



April 23, 2018

Amanda Lessard, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Amendment to approved subdivision plan
River Road Subdivision, Abenaki Drive
STJ, Inc - Applicant**

Dear Amanda:

On behalf of STJ, Inc. we have prepared the enclosed revised plans to amend the Subdivision Approval for the River Road Subdivision, which was approved by the Planning Board in December of 2017. The nature of the request is to revise the tree clearing limits on Lots 1, 2, 3 and 4 to allow for a more suitable building envelope on each lot. The previous plans assumed a relatively modest building envelope, but the current developer intends to build slightly larger homes which require the clearing limits to be extended to accommodate a reasonable size yard and building envelope.

The existing stormwater treatment measures consist of a stone-berm level spreader draining to a forested buffer and an under-drained filtration basin. The existing stormwater facilities have additional capacity to receive runoff from the expanded landscaped area on lots 1 and 2. Stormwater infiltration trenches will be constructed on lots 3 and 4 to provide additional treatment of the expanded landscaped areas on those lots. Tables have been included to demonstrate that the proposed modifications to the plans and stormwater treatment tables have been designed in accordance with the Town's standards.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin Roma

Dustin M. Roma, P.E.
President

Project Name: RIVER ROAD SUBDIVISION

Tax Map: 8A **Lot:** 56

Number of lots/dwelling units: 7 **Estimated road length:** 640 FT

Is the total disturbance proposed > 1 acre? ☒ **Yes** ☐ **No**

Contact Information

1. Applicant

Name: STJ, INC.

Mailing Address: 939 PARKER FARM ROAD, BUXTON, ME 04093

Telephone: _____ Fax: _____ E-mail: _____

2. Record owner of property

X (Check here if same as applicant)

Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____ E-mail: _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: DUSTIN ROMA

Company Name: DM ROMA CONSULTING ENGINEERS

Mailing Address: PO BOX 1116, WINDHAM, ME 04062

Telephone: 310 - 0506 Fax: _____ E-mail: DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Dustin Roma 4-23-18
Signature Date

Applicant
t Staff

Final Plan - Major Subdivision: Submission Requirements**A. Mandatory Written Information**

1	A fully executed application form	X	
2	Evidence that the escrow account balance is greater than 25% of the initial Preliminary Plan deposit	X	
3	If public open space is to be provided, written offers of cession to the Town of Windham shall be provided	N/A	
4	If the subdivider reserves title to spaces within the subdivision, provide copies of agreements or other documents.	N/A	
5	Copies of any outside agency approvals	N/A	
6	Statement from the Maine Inland Fisheries & Wildlife that no significant wildlife habitat exists on the site	N/A	
7	Digital transfer of subdivision plan data (GIS format)	X	

B. Mandatory Plan Information

1	All information presented on the Preliminary Plan, and any amendments suggested or required by the Board.	X	
2	Map and lot numbers for all lots as assigned by the Town of Windham Assessing Department	X	
3	Seal of the Maine Licensed Professional who prepared the plan	X	
4	All public open space for which offers of cession are made by the subdivider and those spaces to which title is reserved by the subdivider	X	
5	Location of all permanent monuments	X	

Electronic Submission

X

Warranty Deed

(Statutory Short Forms Deeds Act - 33 M.R.S.A. §761 et seq.)

River Road Housing, LLC, a duly organized and existing Maine limited liability company, with offices in the Town of Standish, County of Cumberland and State of Maine, for consideration paid, grants to **STJ, Inc.**, a duly organized and existing Maine corporation, with offices in the Town of Buxton, County of York and State of Maine, and with a mailing address of 939 Parker Farm Road, Buxton ME 04093, with **warranty covenants**, the land in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as set forth on Exhibit A, attached and incorporated herein by reference.

Witness the hands and seals of Ricky G. Jones and Brian D. Aaskov, in their capacities as Members of River Road Housing, LLC, duly authorized this date: February 22, 2018.

Signed, sealed & delivered in presence of:

River Road Housing, LLC

Witness

By:



Ricky G. Jones

Its:

Member

Witness

By:



Brian D. Aaskov

Its:

Member

State of Maine
Cumberland, ss.

Date: February 22, 2018

Personally appeared the above-named RICKY G. JONES and BRIAN D. AASKOV in their capacities as Members of **River Road Housing, LLC**, and severally acknowledged the foregoing instrument to be their free act and deed in said capacity and individually, and the free act and deed of said limited liability company.

Before me,

Notary Public / Attorney at Law

John W. Sawyer - Attorney at Law
Maine Bar No. 2806

With all powers of a notary public
per Title 4 MRSA Section 1056
NO SEAL REQUIRED

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, with any improvements thereon, situated on the easterly side of River Road in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the easterly side of River Road at the northwest corner of land now or formerly of Richard E. Peterson and Vivien Peterson, described in deed recorded in Cumberland County Registry of Deeds in Book 19288, Page 342; thence North $86^{\circ} 51' 11''$ East along said land of Peterson, a distance of 199.91 feet to the northeast corner of said land of Peterson; thence South $3^{\circ} 03' 05''$ East along said land of Peterson, a distance of 149.18 feet to land now or formerly of Daryl Hawes, described in deed recorded in said Registry in Book 22478, Page 226; thence North $88^{\circ} 50' 27''$ East, along said land of Dawes, a distance of 394.11 feet to a point at land now or formerly of Stephen R. Farrar and Patricia Y. Farrar (described as retained land of the Grantors in prior deed); thence North $0^{\circ} 03' 21''$ West along said land now or formerly of Farrar, a distance of 218.00 feet to a point; thence North $89^{\circ} 56' 39''$ East continuing along said land now or formerly of Farrar, a distance of 543.41 feet to the line of land now or formerly of Timothy H. Coffee and Jodi S. Coffee, described in deed recorded in said Registry in Book 15186, Page 39; thence North $1^{\circ} 56' 51''$ West along said land of Coffee, a distance of 408.79 feet to the line of land now or formerly of Jesse R. Cloutier, described in deed recorded in said Registry in Book 29923, Page 38; thence South $75^{\circ} 04' 09''$ West along said land of Cloutier, a distance of 866.00 feet to a point at the northeast corner of land described and conveyed in a warranty deed from Stephen R. Farrar and Patricia Y. Farrar to Ricky G. Jones and Brian D. Aaskov dated July 20, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34181, Page 70, as corrected by corrective warranty deed from Stephen R. Farrar and Patricia Y. Farrar to Ricky G. Jones and Brian D. Aaskov dated December 4, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34538, Page 292, and as further corrected by corrective warranty deed from Stephen R. Farrar and Patricia Y. Farrar to Ricky G. Jones and Brian Aaskov, of even or recent date and recorded, or to be recorded herewith; thence South $11^{\circ} 04' 08''$ East along said land of Jones/Aaskov, a distance of 129.49 feet to the southeast corner of said land of Jones/Aaskov; thence southwesterly by and along the sideline of said land of Jones/Aaskov, along a curve concave to the left having a radius of 205.00 feet an arc distance of 15.71 feet to a point of tangency (said curve having a chord of South $60^{\circ} - 20' - 46''$ West 15.71'); thence South $58^{\circ} 09' 02''$ West by and along said land of Jones/Aaskov, a distance of 100.08 feet to a point of curvature; thence westerly by and along the southerly sideline of said land of Jones/Aaskov along a curve concave to the right having a radius of 155.00 feet an arc distance of 77.65 feet to a point of tangency (said curve having a chord of South $72^{\circ} - 30' - 06''$ West 76.84'); thence South $86^{\circ} 51' 11''$ West along said land of Jones/Aaskov, a distance of 151.82 feet to the easterly sideline of River Road; thence South $4^{\circ} 44' 59''$ East, along said River Road, a distance of 55.02 feet, more or less, to land of said Peterson and the point of beginning.

Bearings are Grid North.

The above described property is conveyed together with utility easement rights in common with others in and to a 40 foot wide utility easement being more particularly described as follows: Beginning at a 5/8 inch capped rebar (#1328) found set in the ground at the northeasterly corner of land now or formerly of Alan P. Brigham, et ux., described in deed recorded in said Registry in Book 6158, Page 151; thence North 33° 55' 28" West across land of the Grantors a distance of 343.15 feet to a 5/8 inch capped rebar (#1328) found set in the ground; thence South 73° 22' 00" East continuing across land of the Grantors a distance of 62.96 feet to a point; thence South 35° 55' 28" East continuing across land of the Grantors a distance of 294.52 feet to a point; thence South 01° 40' 08" West continuing across land of the Grantors a distance of 45.27 feet to a point on the northerly end of the turn-a-round on Timberhill Road; thence along the said Timberhill Road following a curve to the left with a radius of 60.00 feet, a distance of 40.00 feet to the point of beginning. All bearings are Magnetic North.

Being the same premises described and conveyed in a warranty deed from Stephen R. Farrar and Patricia Y. Farrar to River Road Housing, LLC dated July 20, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34181, Page 67, as corrected by corrective warranty deed from Stephen R. Farrar and Patricia Y. Farrar to River Road Housing, LLC dated December 4, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34538, Page 294, and as further corrected by corrective warranty deed from Stephen R. Farrar and Patricia Y. Farrar to River Road Housing, LLC dated February 16, 2018 and recorded or to be recorded in the Cumberland County Registry of Deeds.

The land conveyed hereby encompasses that parcel of land consisting of Lots 1 through 7, together with the open space and private way (Abenaki Drive), as depicted on survey plan entitled "Subdivision Plan, River Road Subdivision, Windham, Maine, for record owner River Road Housing, LLC, 105 Standish Neck Road, Standish, Maine 04084, prepared by DM Roma Consulting Engineers dated December 4, 2017, revised through December 4, 2017, as approved by the Windham Planning Board, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 52.

This conveyance is made **subject to** an access easement, including utility installation as described in Easement Deed from River Road Housing, LLC to Ricky G. Jones and Brian D. Aaskov, dated February 22, 2018 and recorded or to be recorded in the Cumberland County Registry of Deeds.

This conveyance is made **together with** the benefit of a perpetual stormwater drainage easement as described in Easement Deed from Ricky G. Jones and Brian D. Aaskov to River Road Housing, LLC, dated February 22, 2018 and recorded or to be recorded in the Cumberland County Registry of Deeds.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

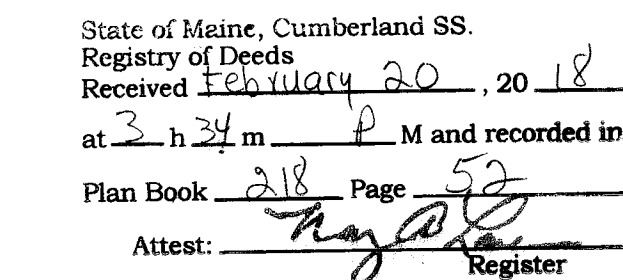
This conveyance is subject to municipal zoning and land use ordinances, utility easements of record, and real estate taxes payable to the local municipality for the current tax year.

Received
Recorded Register of Deeds
Feb 23, 2018 10:16:47A
Cumberland County
Nancy A. Lane

LINE TABLE		
LINE #	LENGTH	BEARING
L1	39.93'	S11° 04' 08"E
L2	57.52'	S11° 04' 08"E
L3	32.04'	S11° 04' 08"E
L4	40.29'	S23° 29' 15"E
L5	21.36'	S23° 29' 15"E
L6	8.68'	N75° 04' 09"E
L7	31.25'	N75° 04' 09"E
L8	28.06'	N11° 04' 08"W
L9	22.05'	N11° 04' 08"W
L10	30.38'	S07° 55' 02"W

TOTAL PARCEL AREA:	401,482 S.F.
DEDUCT AREA OF LOT A	(50,242 S.F.)
GROSS LAND AREA:	351,240 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	39,943 S.F.
2. STEEP SLOPES (OVER 25%)	6,558 S.F.
3. 10-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	715 S.F.
5. VERY POORLY DRAINED SOILS	0 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SENSITIVE WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	310,294 S.F.
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	7.75
NUMBER OF LOTS PROPOSED:	7

GROSS LAND AREA:	8.06	351,240
NET RESIDENTIAL AREA:	7.12	310,024
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	4.03	175,620
TOTAL OPEN SPACE AREA PROVIDED:	4.03	175,700
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	3.56	155,012
NET AREA PROVIDED IN OPEN SPACE:	4.02	175,131



EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF WETLANDS	
	CONTOUR LINE	

1. THE OWNER OF RECORD OF THE PROPERTY IS RIVER ROAD HOUSING, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34538 PAGE 294.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 8.06 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 8A, LOT 56.
4. PLAN REFERENCES:
 - A) "BOUNDARY SURVEY OF RIVER ROAD WINDHAM MAINE FOR RIVER ROAD HOUSING, LLC, RICKY G. JONES AND BRIAN D. AASKOV" PREPARED BY SURVEY, INC. DATED NOVEMBER 17, 2017 WITH JOB # REFERENCE 17131.
5. HORIZONTAL DATUM: MAGNETIC NORTH FROM PLAN REFERENCE 4A.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD88)
7. BOUNDARY SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM-RESIDENTIAL DISTRICT.
10. SPACE AND BULK REQUIREMENTS: FR DISTRICT

MIN LOT SIZE:	FR DISTRICT
MAX LOT SIZE:	20,000 S.F. (CLUSTER)
	35,000 S.F. (CLUSTER)
	45,000 S.F. (1 LOT WITHIN SUBDIVISION)
NET RESIDENTIAL DENSITY:	40,000 S.F.
MIN STREET FRONTAGE:	75 FT (CLUSTER)
MIN FRONT YARD:	25 FT (CLUSTER)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	20%

1. SECTION 911-M-5-B-5-2: DEAD END STREETS SHALL BE CONSTRUCTED TO PROVIDE A CUI-DE-SAC TURN-AROUND.

2. SECTION 911-M-5-B-6-2: A SHOULDER OR SIDEWALK SHALL BE PROVIDED ON MINOR LOCAL STREETS IN SUBDIVISIONS.

3. SECTION 911-J-6: STORMWATER FLOODING

New Impervious Area =	39,605 sf	
New Impervious Area Requiring Treatment (95%)	37,625 sf	
Provided New Impervious Treatment=	38,920 sf	
	98%	New Impervious Area Treated
New Developed Area =	134,415 sf	
New Developed Area Requiring Treatment (80%)=	107,532 sf	
New Developed Area Treated=	126,540 sf	
	94%	New Developed Area Treated

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 24, 2017, AS AMENDED DECEMBER 5, 2017, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATION SUBMITTED TO THE TOWN PLANNING BOARD. ANY CHANGES TO THE PROPOSALS AND PLANS, INCLUDING ANY UNDESIRABLE VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 93.3 OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144 OF THE TOWN OF WESTPORT CODE. ANY DEVELOPER, CONTRACTOR, OR OTHER PARTY RESPONSIBLE FOR THE CONSTRUCTION OF A PROJECT SUBJECT TO THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN.

APPROVED _____
 CHAIRPERSON _____
 APPROVED DECEMBER 11, 2017
 DATE _____

RIVER ROAD SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
RIVER ROAD HOUSING, LLC
105 STANDISH NECK ROAD
STANDISH, MAINE 04084

OB NUMBER: _____

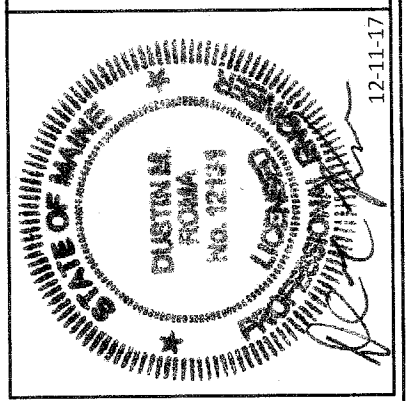
SCALE:

12-11-2017

DATE: _____

SHEET 3 OF 6

S-1



DM ROMA
CONSULTING ENGINEERS

REV	DATE	BY	DESCRIPTION
A	7-24-17	DMR	ISSUED TO TOWN FOR SKETCH PLAN REVIEW
B	10-2-17	DMR	ISSUED TO TOWN FOR REVIEW
C	11-20-17	DMR	REVISED PER TOWN REVIEW COMMENTS
D	12-4-17	DMR	REVISED PER TOWN REVIEW COMMENTS
E	12-11-17	DMR	ADDED CONDITIONS OF APPROVAL

Stormwater Treatment Table

River Road Subdivision

	Total Watershed Area (SF)	New Impervious Area (SF)	New Landscaped Area (SF)	Existing/Offsite Impervious Area (SF)	Existing/Offsite Landscaping Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated (SF)	New Landscaped Area Treated (SF)	Treatment Device
WS-10	58,355	3,210	10,445	3,105	7,075	34,520	Yes	3,210	10,445	Filter Basin
WS-11	7,795	2,500	5,295	0	0	0	Yes	2,500	5,295	Filter Basin
WS-12	107,815	15,920	45,565	2,145	7,570	36,615	Yes	15,920	45,565	Level Spreader
WS-13	8,985	3,035	5,950	0	0	0	Yes	3,035	5,950	Level Spreader
WS-14	6,680	4,095	2,585	0	0	0	Yes	4,095	2,585	Level Spreader
WS-15	72,740	1,450	16,190	560	2,885	51,655	Yes	1,450	16,190	Infiltration BMP
WS-16	1,420	1,420	0	0	0	0	Yes	1,420	0	Drip Edge
WS-17	55,185	685	7,190	4,275	1,905	41,130	No	0	0	None
WS-20	157,595	8,690	31,480	3,595	3,215	110,615	Yes	8,690	31,480	Buffer
Total		41,005	124,700					40,320	117,510	

New Impervious Area =	41,005 sf
New Impervious Area Requiring Treatment (95%)	38,955 sf
Provided New Impervious Treatment=	40,320 sf
	98% New Impervious Area Treated
New Developed Area =	165,705 sf
New Developed Area Requiring Treatment (80%)=	132,564 sf
New Developed Area Treated=	157,830 sf
	95% New Developed Area Treated

Flooding Waiver Calculations

A waiver from the Flooding Standard can be requested if 75% of the project's impervious and developed areas are treated in buffers

Total New Site Impervious Area = 41,005 sf
Total New Site Developed Area = 165,705 sf

Watersheds Treated By Buffer

	New Impervious Area (SF)	New Landscaped Area (SF)	New Developed Area (SF)
WS-12	15,920	45,565	61,485
WS-13	3,035	5,950	8,985
WS-14	4,095	2,585	6,680
WS-15	1,450	16,190	17,640
WS-20	8,690	31,480	40,170
	33,190		134,960

% of New Impervious Area Treated In Buffers = 80.9%
% of New Developed Area Treated In Buffers = 81.4%

Forested Stormwater Buffer (with Level Lip Spreader)

Soils 1: Belgrade

Class 1: Very fine sandy loam

HSG: B/D

*Since this soil is classified as a fine sandy loam and has an HSG of B/D we are proposing to utilize the sizing criteria for an HSG C Loamy Sand or Sandy Loam

% Area of Buffer: 55%

Soils 2: Scantic

Class 2: Silt loam

HSG: D

% Area of Buffer: 45%

Buffer Length= 100 ft

Buffer Slope= <8%

HSG	Berm Length Per Acre of Impervious Area	Berm Length Per Acre of Landscaped Area
C	100	30
D	150	45
Composite	122.42	36.73

Level Spreader 1

Tributary Impervious Area = 21,100 sf (WS-12 & 13 Impervious Area)

Tributary Landscaped Area = 59,085 sf (WS-12 & 13 Landscaped Area)

Required Berm Length: 109 ft

Provided Berm Length: 109 ft

Level Spreader 2

Tributary Impervious Area = 4,095 sf (WS-14 Impervious Area)

Tributary Landscaped Area = 2,900 sf (WS-14 Landscaped Area)

Required Berm Length: 14 ft

Provided Berm Length: 20 ft

Filter Basin FB-1

Tributary Impervious Area=	1,450 sf	(WS-15 Impervious Area)
Tributary Landscaped Area=	16,190 sf	(WS-15 Landscaped Area)

Water Quality Volume (WQV) Calculation

WQV (Required) = $1.0 \times \text{Impervious Area} + 0.4 \times \text{Landscaped Area}$

WQV (Required) = 661 cf

WQV (Required) Per Lot= 330 cf

Stage Storage Volume

Elevation	Area (sf)	Storage (cf)
0	200	0
1	500	350

Outlet Elevation =	1.00
Storage Volume Provided =	350 cf > Required