

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	90.17'	180.00'	28° 42' 09"	N72° 30' 06"E	89.23'
C2	97.05'	180.00'	30° 53' 35"	S73° 35' 50"W	95.88'
C3	77.65'	155.00'	28° 42' 09"	N72° 30' 06"E	76.84'
C4	102.70'	205.00'	28° 42' 09"	N72° 30' 06"E	101.62'
C5	15.71'	205.00'	4° 23' 28"	S60° 20' 46"W	15.71'
C6	54.30'	205.00'	15° 10' 31"	S70° 07' 45"W	54.14'
C7	40.53'	205.00'	11° 19' 36"	S83° 22' 49"W	40.46'
C8	43.14'	155.00'	15° 56' 51"	S66° 07' 27"W	43.00'
C9	40.43'	155.00'	14° 56' 44"	S81° 34' 15"W	40.32'

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

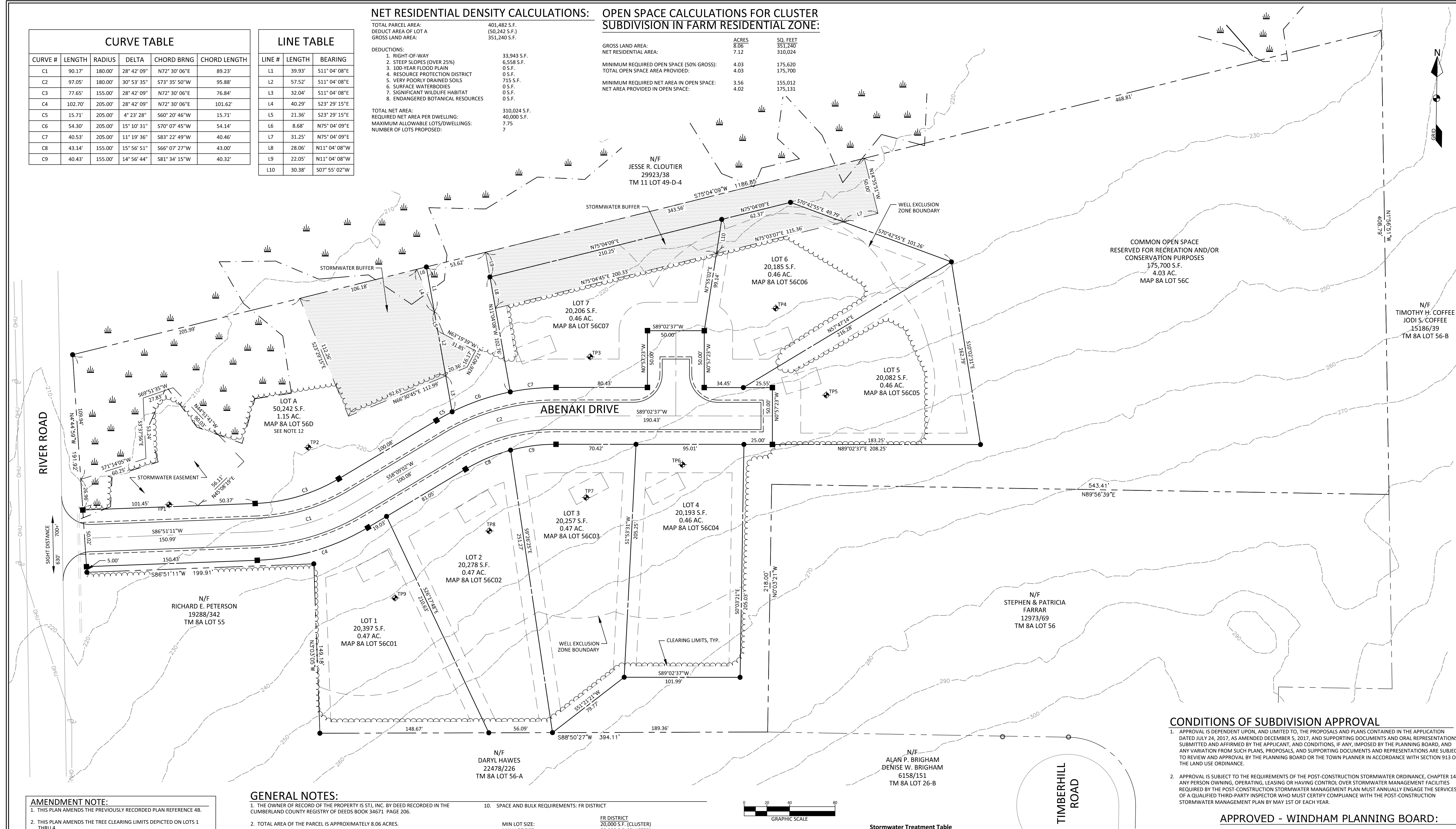
NET RESIDENTIAL DENSITY CALCULATIONS:

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	33,943 S.F.
2. STEEP SLOPES (OVER 25%)	6,558 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINDED SOILS	715 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	310,024 S.F.
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	7.75
NUMBER OF LOTS PROPOSED:	7

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM RESIDENTIAL ZONE:

	<u>ACRES</u>	<u>SQ. FEET</u>
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



LEGEND

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	---

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS STJ, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34671 PAGE 206.
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 MAP 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.
 - B) "SUBDIVISION PLAN OF RIVER ROAD SUBDIVISION, WINDHAM, MAINE" FOR RIVER ROAD HOUSING, LLC PREPARED BY DM ROMA CONSULTING ENGINEERS, DATED AUGUST 17, 2017 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 238 PAGE 52.

5. HORIZONTAL DATUM: MAGNETIC NORTH FROM PLAN REFERENCE 4A.
 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 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.
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- ## WAIVERS GRANTED:
1. SECTION 911-M-5-B-5-2: DEAD END STREETS SHALL BE CONSTRUCTED TO PROVIDE A CUL-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

10. SPACE AND BULK REQUIREMENTS: FR DISTRICT

- | | FR DISTRICT |
|--------------------------|--|
| MIN LOT SIZE: | 20,000 S.F. (CLUSTER) |
| MAX LOT SIZE: | 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% |
- WETLAND DELINEATION PERFORMED BY ALBERT FRIC ASSOCIATES, INC. IN MAY OF 2017.
 - THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911 E.1 A OF THE LAND USE ORDINANCE.
 - THE DEVELOPMENT IS SUBJECT TO A MAINE DEPARTMENT OF TRANSPORTATION ENVIRONMENTAL/ENTRANCE PERMIT (PERMIT #25434) AND A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT-BY-RULE.
 - ALL DWELLINGS WITHIN THE SUBDIVISION SHALL INCLUDE SPRINKLER SYSTEMS.
 - STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFER SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER THE ROAD AND LEVEL SLOPES ARE CONSTRUCTED.
 - THE STORMWATER TREATMENT TABLE SHOWN ON THIS PLAN IS BASED ON ASSUMPTIONS OF PROPOSED AND DEVELOPED AREAS FOR EACH LOT. REFER TO TREATMENT PLAN "TP-1" FOR DESCRIPTIONS OF ASSUMED DRAINAGE AND BUILDING LOCATIONS. PROPOSED DEVELOPED AREA IS REPRESENTED BY THE "CLEARING LIMITS" LINE SHOWN ON THIS PLAN.

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	38,335	3,210	3,105	7,075	34,520	3,210	Yes	10,445	10,445	Filter Basin
WS-11	7,795	2,500	5,295	0	0	0	Yes	2,500	5,295	Filter Basin
WS-12	10,815	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	4,680	4,095	2,385	0	0	0	Yes	4,095	2,385	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	0	41,130	No	0	0	None
WS-20	157,595	8,690	31,480	3,395	1,905	110,615	No	0	31,480	Buffer
		41,005	124,700					40,630	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

CONDITIONS OF SUBDIVISION APPROVAL

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 REPRESENTATIONS SUBMITTED TO THE BOARD OF SUPERVISORS AND THE TOWN PLANNER. APPROVAL IS LIMITED TO THE PROPOSALS AND PLANS, AND ANY 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 913.3 OF THE ZONING ORDINANCE.
2. APPLICANT SHALL OBTAIN REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE, CHAPTER 144-1, ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED PROFESSIONAL ENGINEER TO CONDUCT ANNUAL INSPECTIONS TO VERIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN BY MAY 1ST OF EACH YEAR.

APPROVED - WINDHAM PLANNING BOARD:

[illegible]

AMENDED SUBDIVISION PLAN

RIVER ROAD SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
STJ, INC.
939 PARKER FARM ROAD
BUXTON, MAINE 04093

17020

JOB NUMBER

$$1'' = 40'$$

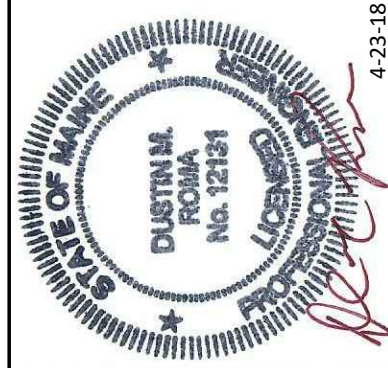
4 22 2018

4-23-2018
DATE:

SHEET 2 OF 6

SHEET 3 OF 6

S-1

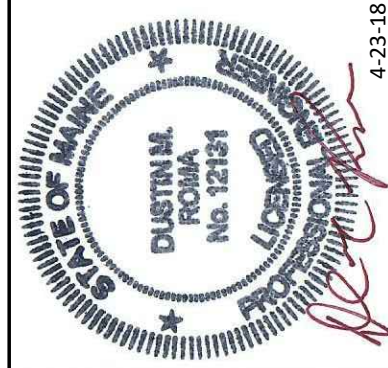
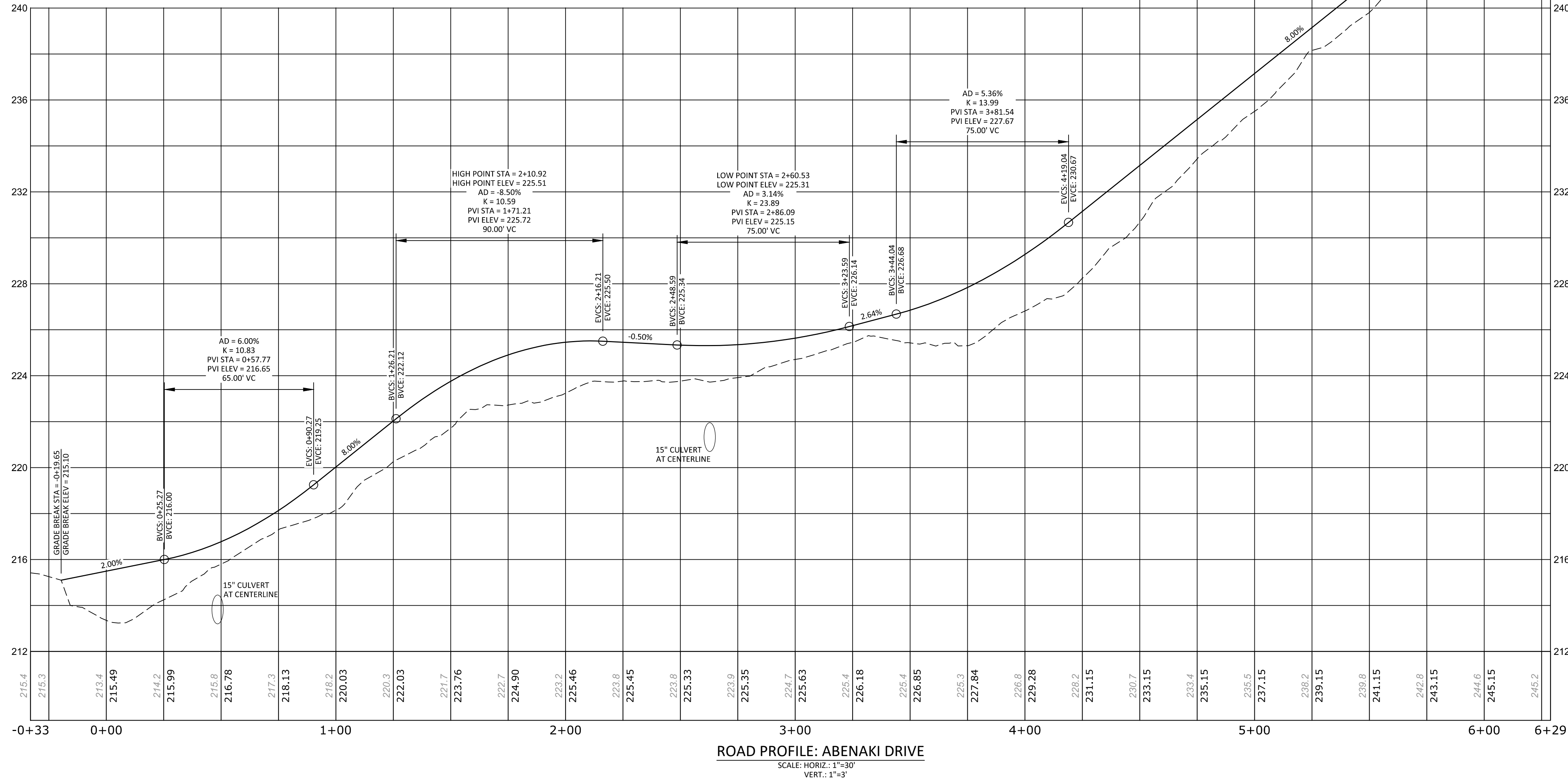
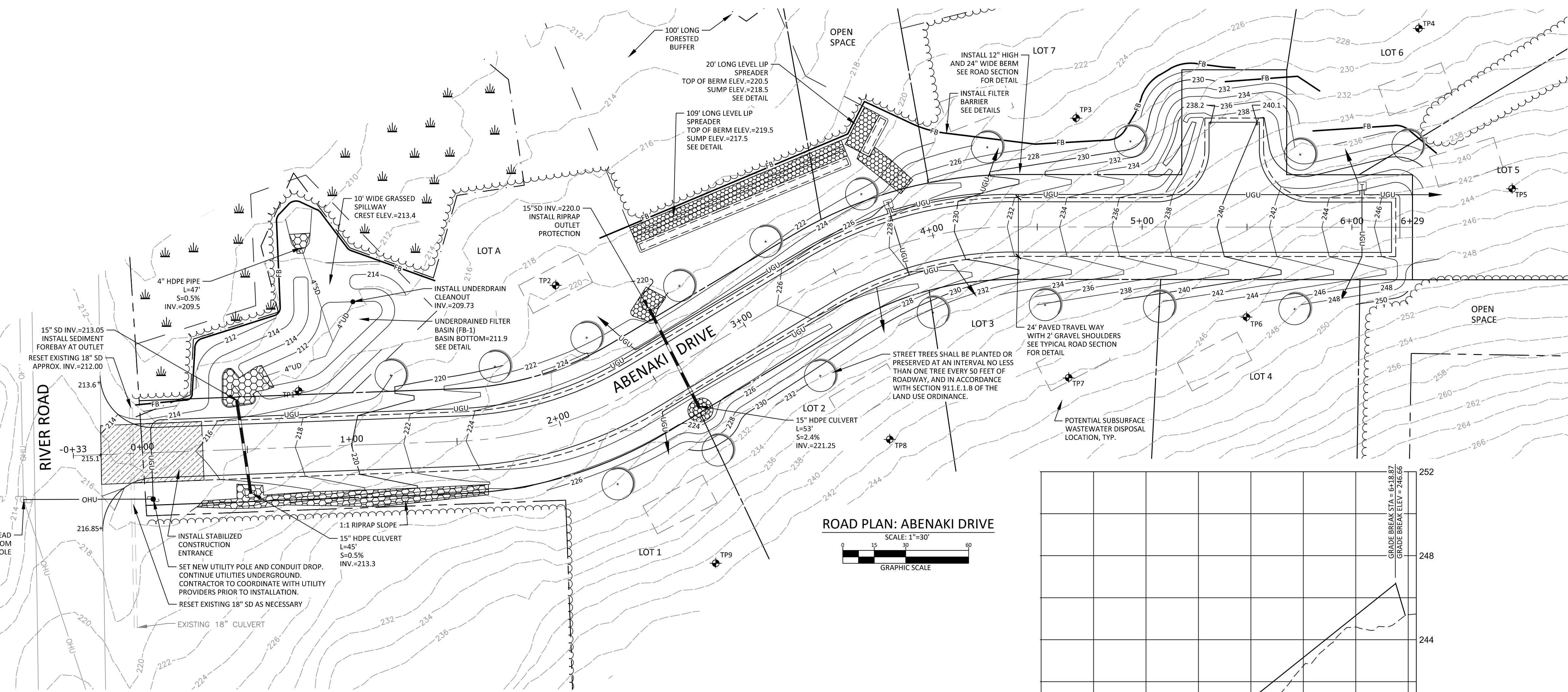


DM ROMA
CONSULTING ENGINEERS

[illegible]

LEGEND

EXISTING	PROPOSED



DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	4-23-18	DMR	ISSUED TO TOWN FOR REVIEW

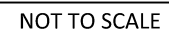
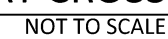
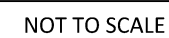
ROADWAY PLAN & PROFILE: ABENAKI DRIVE
RIVER ROAD SUBDIVISION
WINDHAM, MAINE
FOR RECORD OWNER:
STJ, INC.
935 PARKWAY ROAD
BOSTON, MAINE 02108

17020 JOB NUMBER:
AS NOTED SCALE:
4-23-2018 DATE:
SHEET 4 OF 6
PP-1

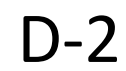
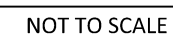


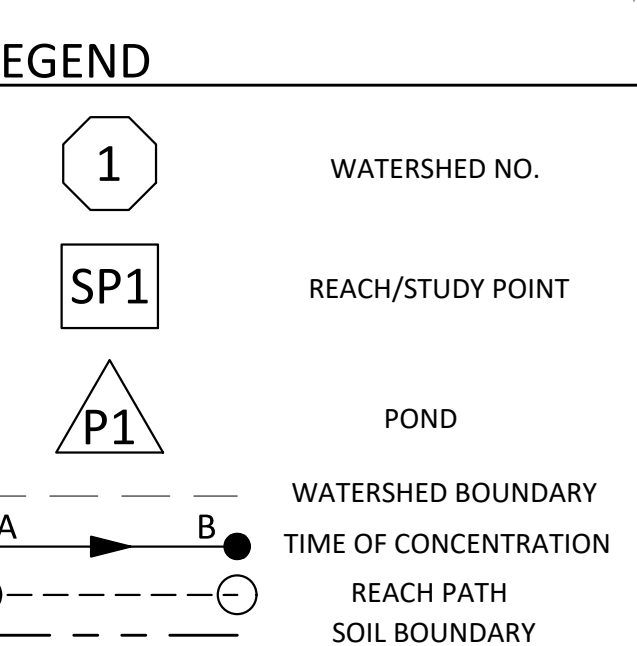
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NOT TO SCALE



NOT TO SCALE

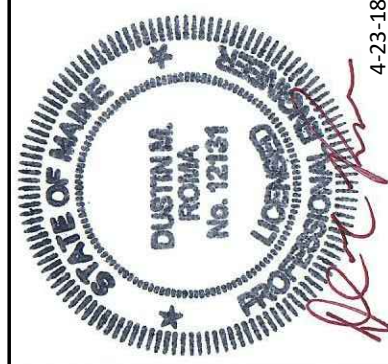




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W5-13	8,985	3,035	5,950	0	0	0	Yes	3,035	5,950	Level Spreader
W5-14	6,680	4,095	2,585	0	0	0	Yes	4,095	2,585	Level Spreader
W5-15	72,740	1,450	16,190	560	2,885	51,655	Yes	1,450	16,190	Infiltration BMP
W5-16	1,420	1,420	0	0	0	0	Yes	1,420	0	Drip Edge
W5-17	55,185	685	7,190	4,275	1,905	41,130	No	0	0	None
W5-20	157,595	8,690	31,480	3,595	3,215	110,615	Yes	8,690	31,480	Buffer
Total	41,005	124,200						40,330	117,830	

41,005 sf
38,955 sf
40,320 sf
98% New Impervious Area Treated

165,705 sf
132,564 sf
157,830 sf
95% New Developed Area Treated



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CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310 - 0506

[illegible]

TREATMENT PLAN
RIVER ROAD SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
STJ, INC.
939 PARKER FARM ROAD

17020
JOB NUMBER:

1" = 50'

4-23-2018

SHEET 1 OF 1

TP-1