

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 DRAINED SOILS 715 S.F.
6. SURFACE WATERBODIES 0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT 0 S.F.
8. ENDANGERED BOTANICAL RESOURCES 0 S.F.

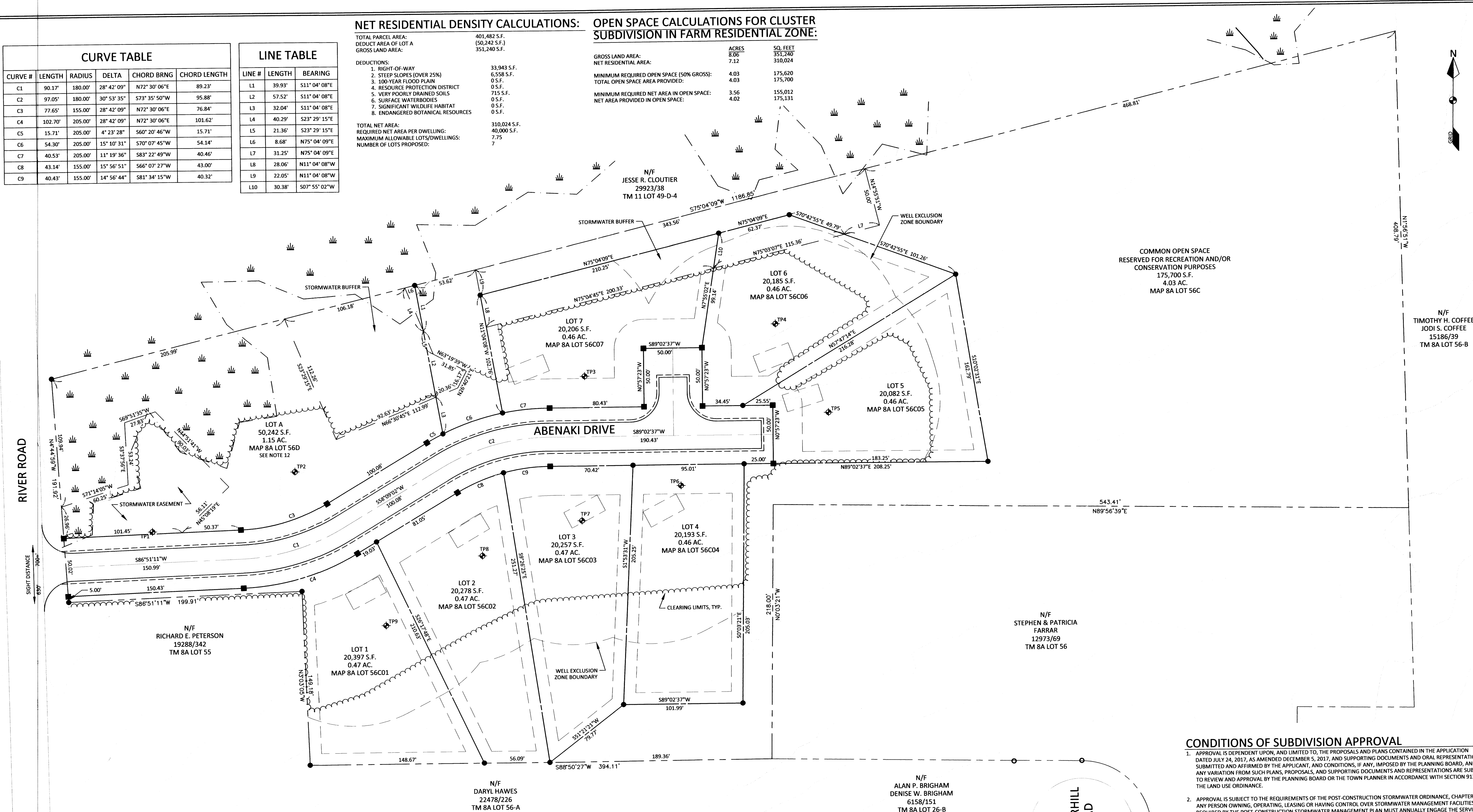
TOTAL NET AREA: 310,024 S.F.
 REQUIRED NET AREA PER DWELLING: 40,000 S.F.
 MAXIMUM ALLOWABLE LOTS/DWELLINGS: 7.75
 NUMBER OF LOTS PROPOSED: 7

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM RESIDENTIAL ZONE:

GROSS LAND AREA: 4.03 ACRES
 NET RESIDENTIAL AREA: 7.12 ACRES

MINIMUM REQUIRED OPEN SPACE (50% GROSS): 4.03 ACRES
 TOTAL OPEN SPACE AREA PROVIDED: 4.03 ACRES

MINIMUM REQUIRED NET AREA IN OPEN SPACE: 3.56 ACRES
 NET AREA PROVIDED IN OPEN SPACE: 4.02 ACRES



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:

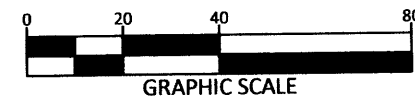
1. THE OWNER OF RECORD OF THE PROPERTY IS RIVER ROAD HOUSING, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34538 PAGE 294.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 8.06 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 8A, LOT 56.
4. PLAN REFERENCES:
 - A) 'BOUNDARY SURVEY RIVER ROAD WINDHAM MAINE FOR RIVER ROAD HOUSING, LLC, RICKY G. JONES AND BRIAN D. ASKOV' 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 (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.
10. SPACE AND BULK REQUIREMENTS: FR DISTRICT
11. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES, INC. IN MAY OF 2017.
12. 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.
13. THE DEVELOPMENT IS SUBJECT TO A MAINE DEPARTMENT OF TRANSPORTATION DRIVEWAY/ENTRANCE PERMIT (PERMIT #25434) AND A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT-BY-RULE.
14. ALL DWELLINGS WITHIN THE SUBDIVISION SHALL INCLUDE SPRINKLER SYSTEMS.
15. 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 BUFFERS SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER THE ROAD AND LEVEL SPREADER IS CONSTRUCTED.
16. THE STORMWATER TREATMENT TABLE SHOWN ON THIS PLAN IS BASED ON ASSUMPTIONS OF IMPERVIOUS AND DEVELOPED AREA FOR EACH LOT. REFER TO TREATMENT PLAN "TP-3" FOR DEPICTIONS OF ASSUMED DRIVEWAY AND BUILDING LOCATIONS. PROPOSED DEVELOPED AREA IS REPRESENTED BY THE "CLEARING LIMITS" LINE SHOWN ON THIS PLAN.

FR DISTRICT
 20,000 S.F. (CLUSTER)
 35,000 S.F. (CLUSTER)
 45,000 S.F. (LOT WITHIN SUBDIVISION)
 40,000 S.F.
 75 FT (CLUSTER)
 25 FT (CLUSTER)
 10 FT
 35 FT
 20%

NET RESIDENTIAL DENSITY:
 MIN STREET FRONTAGE:
 MIN FRONT YARD:
 MIN SIDE/REAR YARD:
 MAX BUILDING HEIGHT:
 MAX BUILDING COVERAGE:

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



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 Landscaped Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated (SF)	New Landscaped Area Treated (SF)	Treatment Device
WS-10	59,560	3,615	8,485	3,125	6,870	37,465	Yes	3,615	8,485	Filter Basin
WS-11	7,795	2,500	5,295	0	0	0	Yes	2,500	5,295	Filter Basin
WS-12	179,350	15,565	33,825	2,680	10,705	116,575	Yes	15,565	33,825	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	1,420	1,420	0	0	0	0	No	0	0	None
WS-16	55,185	685	7,190	4,275	1,905	41,130	Yes	1,420	0	Drip Edge
WS-20	157,595	8,690	31,480	3,595	3,215	110,615	Yes	8,690	31,480	Buffer
Total		39,605	94,810					38,920	87,620	

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

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 AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 913 OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 14A. 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 THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN BY MAY 1ST OF EACH YEAR.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON: [Signature]
 APPROVED DECEMBER 11, 2017
 DATE

SUBDIVISION PLAN
 RIVER ROAD SUBDIVISION
 WINDHAM, MAINE
 FOR RECORD OWNER:
 RIVER ROAD HOUSING, LLC
 105 STANDISH NECK ROAD
 STANDISH, MAINE 05082

17020

JOB NUMBER:

1" = 40'

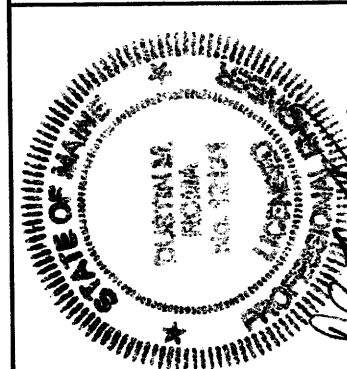
SCALE:

12-11-2017

DATE:

SHEET 3 OF 6

S-1



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

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