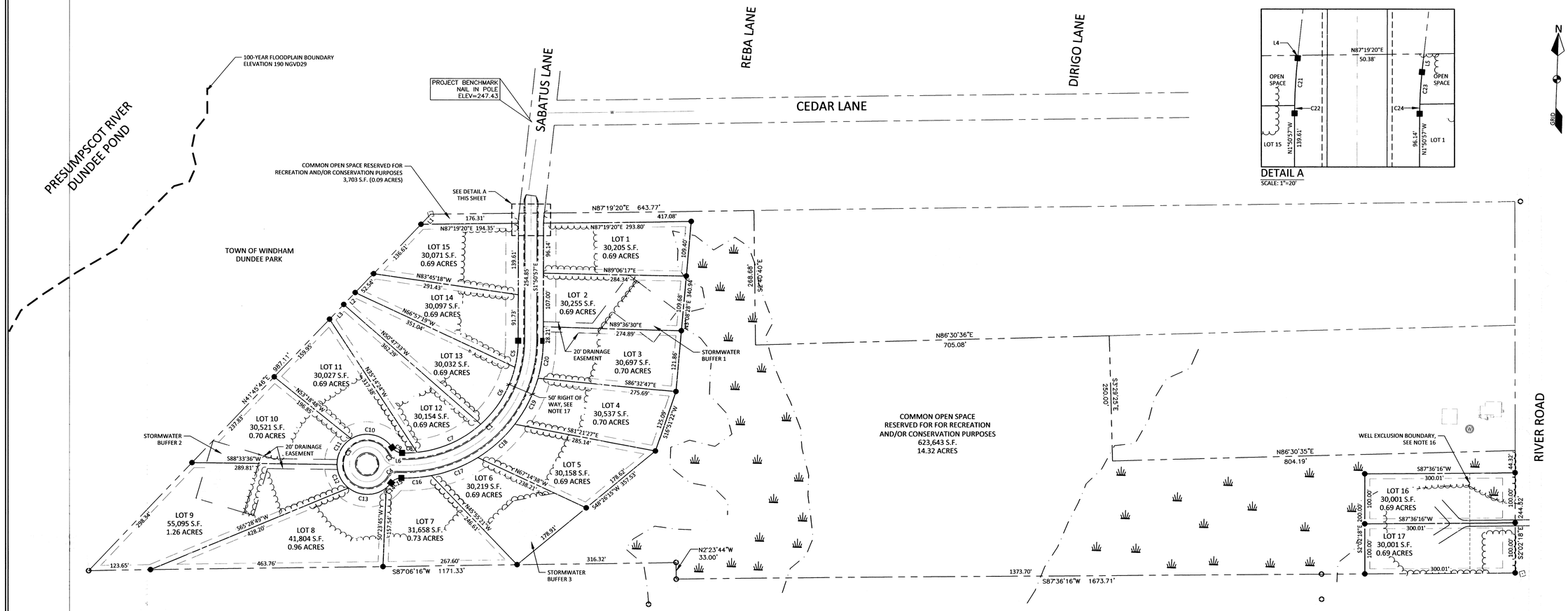

TAX ASSESSMENT DATA:

SUBDIVISION PARCEL ID	TAX MAP NUMBER	LOT NUMBER
1	11	12-1
2	11	12-2
3	11	12-3
4	11	12-4
5	11	12-5
6	11	12-6
7	11	12-7
8	11	12-8
9	11	12-9
10	11	12-10
11	11	12-11
12	11	12-12
13	11	12-13
14	11	12-14
15	11	12-15
16	11	12-16
17	11	12-17
OPEN SPACE	11	12

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	
	CONTOUR LINE	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	SEWER MANHOLE	
	UTILITY POLE	
	OVERHEAD UTILITIES	

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	399.39'	250.00'	91° 32' 02"	N43° 55' 05"E	358.25'
C2	28.53'	25.00'	65° 22' 32"	S57° 37' 38"E	27.00'
C3	189.83'	35.00'	310° 45' 05"	S0° 18' 54"E	29.17'
C4	28.53'	25.00'	65° 22' 32"	S56° 59' 50"W	27.00'
C5	53.54'	225.00'	13° 38' 04"	N4° 58' 05"E	53.42'
C6	134.77'	225.00'	34° 19' 05"	N28° 56' 39"E	132.76'
C7	141.10'	225.00'	35° 55' 50"	N64° 04' 07"E	138.80'
C8	29.89'	225.00'	7° 36' 44"	N85° 50' 23"E	29.87'
C9	23.57'	25.00'	54° 00' 26"	S63° 21' 02"E	22.70'
C10	91.60'	60.00'	87° 28' 06"	N80° 04' 52"W	82.96'
C11	61.50'	60.00'	58° 43' 35"	S26° 49' 18"W	58.84'
C12	53.86'	60.00'	51° 26' 01"	S28° 15' 31"E	52.07'
C13	80.68'	60.00'	77° 02' 40"	N87° 30' 09"E	74.74'
C14	13.89'	60.00'	13° 15' 48"	N42° 20' 55"E	13.86'
C15	23.54'	25.00'	53° 56' 32"	S62° 41' 16"W	22.68'
C16	60.04'	275.00'	12° 30' 35"	N83° 24' 15"E	59.92'
C17	100.00'	275.00'	20° 50' 05"	N66° 43' 55"E	99.45'
C18	100.00'	275.00'	20° 50' 05"	N45° 53' 50"E	99.45'
C19	103.50'	275.00'	21° 33' 51"	N24° 41' 52"E	102.89'
C20	75.66'	275.00'	15° 45' 53"	N6° 02' 00"E	75.43'
C21	18.94'	205.00'	5° 17' 35"	S1° 40' 33"W	18.93'
C22	3.14'	205.00'	0° 52' 42"	S1° 24' 36"E	3.14'
C23	12.83'	155.00'	4° 44' 32"	S1° 57' 04"W	12.83'
C24	3.87'	155.00'	1° 25' 45"	S1° 08' 04"E	3.87'

LINE TABLE

LINE #	LENGTH	BEARING
L1	28.01'	S41° 45' 46"W
L2	32.95'	S41° 45' 46"W
L3	40.88'	S41° 45' 46"W
L4	1.13'	S4° 19' 20"W
L5	7.27'	S4° 19' 20"W
L6	14.06'	S89° 41' 06"W

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS GRONDIN CORPORATION BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34549 PAGE 91.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 28.09 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 11, LOT 12-C.
4. PLAN REFERENCES:
   A) "PROPOSED DIVISION OF THE EDWARD L. TOTTLE ESTATE ON RIVER ROAD, WINDHAM, MAINE" PREPARED BY WAYNE T. WOOD & CO. DATED JULY 2015.
   B) "BOUNDARY SURVEY OF RIVER ROAD AND SABATUS LANE, WINDHAM, MAINE" FOR GRONDIN CORPORATION" PREPARED BY SURVEY, INC. DATED JANUARY 25, 2018 REVISED THROUGH FEBRUARY 16, 2018.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD 83, U.S. FEET
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. PROPERTY BOUNDARY IS BASED ON PLAN REFERENCE 4B.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. WETLAND DELINEATION WAS PERFORMED BY MARK HAMPTON ASSOCIATES IN NOVEMBER/DECEMBER 2017.
10. THE PROPERTY IS LOCATED IN THE FARM ZONING DISTRICT.
11. SPACE AND BULK REQUIREMENTS: F DISTRICT

	F DISTRICT
MIN LOT SIZE:	30,000 S.F. (CLUSTER)
MAX LOT SIZE:	50,000 S.F. (CLUSTER) 60,000 S.F. (1 LOT WITHIN SUBDIVISION)
NET RESIDENTIAL DENSITY:	60,000 S.F.
MIN STREET FRONTAGE:	100 FT (CLUSTER) 50 FT (CUL-DE-SAC)
MIN FRONT YARD:	25 FT (CLUSTER)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	25%

12. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
13. 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 LOT IS DEVELOPED.
14. STREET TREES SHALL BE PLANTED OR PRESERVED AT AN INTERVAL NO LESS THAN ONE TREE EVERY 50 FEET OF ROADWAY, AND IN ACCORDANCE WITH SECTION 911.E.1.B OF THE LAND USE ORDINANCE.
15. 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.
16. THE PRIVATE WELLS INSTALLED ON LOTS 16 AND 17 SHALL BE LOCATED NO MORE THAN 90 FEET FROM THE RIVER ROAD RIGHT-OF-WAY BOUNDARY.
17. THE PROPERTY IS TO BE SUBJECT TO A 50' WIDE UTILITY EASEMENT BENEFITING THE PORTLAND WATER DISTRICT THAT FOLLOWS THE PROPOSED RIGHT OF WAY. ONCE THE TOWN OF WINDHAM ACCEPTS, IF EVER, THE ROADWAY AS A PUBLIC STREET, THE EASEMENT WILL BE DISSOLVED.

NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL PARCEL AREA:	28.09 ACRES
DEDUCTIONS:	
1. RIGHT-OF-WAY	1.02 AC.
2. STEEP SLOPES (OVER 25%)	0 AC.
3. 100-YEAR FLOOD PLAIN	0 AC.
4. RESOURCE PROTECTION DISTRICT	0 AC.
5. VERY POORLY DRAINED SOILS	6.37 AC.
6. SURFACE WATERBODIES	0 AC.
7. SIGNIFICANT WILDLIFE HABITAT	0 AC.
8. ENDANGERED BOTANICAL RESOURCES	0 AC.
TOTAL NET AREA:	20.70 ACRES
REQUIRED NET AREA PER DWELLING:	60,000 S.F.
MAXIMUM NET RESIDENTIAL DENSITY:	15 LOTS
MAXIMUM LOTS ALLOWED - CLUSTER WITH 20% BONUS:	18 LOTS

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM ZONE:

	ACRES
GROSS LAND AREA:	28.09
NET RESIDENTIAL AREA:	20.70
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	14.05
TOTAL OPEN SPACE AREA PROVIDED:	14.40
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	10.35
NET AREA PROVIDED IN OPEN SPACE:	8.32*

*WAIVER REQUESTED FOR MINIMUM NET AREA IN OPEN SPACE

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED DECEMBER 18, 2017, AS AMENDED FEBRUARY 19, 2018 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, 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 OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. 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 ON OR BY MAY 1ST OF EACH YEAR.
3. A DEED TRANSFERRING OWNERSHIP OF THE OPEN SPACE TO THE TOWN OF WINDHAM OR AN ACCESS EASEMENT FOR PUBLIC USE OF THE OPEN SPACE MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

WAIVERS GRANTED:

1. SECTION 911.K.4.b.2 - CLUSTER SUBDIVISION OPEN SPACE REQUIREMENT, PERFORMANCE STANDARD

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON — DATE: APPROVED MARCH 12, 2018

STATE OF MAINE — WILLIAM C. SHIPPEN — 2118 — PROFESSIONAL LAND SURVEYOR

STATE OF MAINE — JAYSON R. WESSEL — No. 13002 — LICENSED PROFESSIONAL ENGINEER — 3-12-18

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

REV	DATE	BY	DESCRIPTION
A	3-25-18	DMR	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW
B	2-1-18	DMR	ADDED NOTE 16
C	2-20-18	DMR	ISSUED TO TOWN FOR FINAL APPROVAL
D	2-22-18	DMR	REVISED PER PORTLAND WATER DISTRICT REVIEW
E	3-12-18	DMR	FINAL APPROVAL

SUBDIVISION PLAN

SABATUS LANE SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
GRONDIN CORPORATION
39 BLANGER AVE
WINDHAM, ME 04062

17067
JOB NUMBER:

1" =100'
SCALE:

3-12-2018
DATE:

SHEET 3 OF 7

SB-1