



- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS ROBIE HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 37273 PAGE 340.
  2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 14.16 ACRES.
  3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18A, LOT 48.
  4. PLAN REFERENCES:  
A) PROPOSED COMMERCIAL LOT ON MANCHESTER DRIVE, WINDHAM, MAINE FOR MANCHESTER PROPERTIES, INC. PREPARED BY SURVEY, INC. DATED FEB 28, 2017
  5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
  8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY SURVEY, INC AND SUPPLEMENTED WITH 2-FOOT LIDAR OBTAINED FROM THE MAINE STATE OFFICE OF GIS.
  9. THE PROPERTY IS LOCATED IN THE COMMERCIAL 2 (C-2) DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:  

MIN LOT SIZE - RESIDENTIAL:	40,000 SF
MIN LOT SIZE - NON-RESIDENTIAL:	NONE
MAX NET RESIDENTIAL DENSITY:	5,000 SF
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	10 FT (PRINCIPAL STRUCTURE)
MAX FRONT YARD:	20 FT (PRINCIPAL STRUCTURE)
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	NONE

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
—200— —201—	CATCHBASIN
⊕	DRAINAGE MANHOLE
⊕	CULVERT/STORMDRAIN
⊕	SEWER MANHOLE
⊕	UTILITY POLE
OHU	OVERHEAD UTILITIES

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE	
COUNTY SS. REGISTRY OF DEEDS	
RECEIVED	20
AT	h m M
AND RECORDED IN	
PLAN BOOK	PAGE
ATTEST:	REGISTER



DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION

OVERALL SUBDIVISION PLAN

MANCHESTER DRIVE RESIDENTIAL DEVELOPMENT

MANCHESTER DRIVE  
WINDHAM, MAINE

FOR: ROBIE HOLDINGS, LLC  
PO BOX 1508  
WINDHAM, ME 04062

20039
JOB NUMBER:
1" = 50'
SCALE:
11-2-2020
DATE:
SHEET 1 OF 1
S-1