

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	39.16'	25.00'	89° 45' 11"	N69° 08' 36"W	35.28'
C2	38.10'	25.00'	87° 19' 05"	N20° 50' 34"E	34.52'
C3	293.47'	325.00'	51° 44' 13"	S44° 38' 51"W	283.60'
C4	16.63'	325.00'	2° 55' 52"	S17° 18' 48"W	16.62'
C5	54.98'	35.00'	90° 00' 00"	S64° 29' 03"E	49.50'
C6	281.47'	295.00'	54° 40' 03"	N47° 10' 56"E	270.91'
C7	467.82'	170.00'	157° 40' 15"	S62° 59' 15"E	333.57'
C8	399.02'	145.00'	157° 40' 15"	S62° 59' 15"E	284.51'
C9	536.62'	195.00'	157° 40' 15"	S62° 59' 15"E	382.62'
C10	124.17'	120.00'	59° 17' 21"	N8° 31' 57"E	118.71'
C11	98.31'	95.00'	59° 17' 21"	N8° 31' 57"E	93.98'
C12	151.69'	145.00'	59° 56' 24"	N8° 12' 25"E	144.87'
C13	138.10'	150.00'	52° 45' 03"	N47° 29' 15"W	133.28'
C14	161.12'	175.00'	52° 45' 03"	S47° 29' 05"E	155.49'
C15	115.08'	125.00'	52° 45' 03"	N47° 29' 15"W	111.06'
C16	251.67'	4327.18'	3° 19' 57"	S21° 09' 01"E	251.64'
C17	109.49'	4327.18'	1° 26' 59"	S23° 32' 29"E	109.49'

# GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ROBBIE 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-D.
4. PLAN REFERENCES:
  - a) BOUNDARY SURVEY OF BASIN ROAD AND MANCHESTER DRIVE, WINDHAM, MAINE FOR ROBBIE HOLDINGS, LLC PREPARED BY SURVEY, INC. DATED AUGUST 13, 2020, REVISED THROUGH NOVEMBER 23, 2020.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
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
10. 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.1.4 OF THE LAND USE ORDINANCE.
11. THE FORESTED STORMWATER TREATMENT BUFFER IS A DEED RESTRICTED AREA AND SHALL REMAIN IN ITS NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFER SHALL BE PERMANENTLY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE. SEE THE INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN FOR CHAMBERLAIN ESTATES FOR MAINTENANCE AND RESTRICTIONS FOR FORESTED STORMWATER BUFFERS.
12. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
13. INCLUDED AS PART OF THE DEEDED LAND TO ROBBIE HOLDINGS, LLC IS THE FEE INTEREST IN PORTIONS OF BASIN ROAD.
14. THE PROJECT IS SUBJECT TO STORMWATER PERMIT # L-290713-NJ-N-A FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
15. SIGHT DISTANCE SHOWN HEREON WAS MEASURED BY TRAFFIC SOLUTIONS, LLC AS INDICATED IN THE TRAFFIC ASSESSMENT FOR MANCHESTER DRIVE/STATION ROAD DEVELOPMENT DATED DECEMBER 17, 2020.
16. THE 50-FT RIGHT OF WAY TO BASIN ROAD IS CONCEPTUAL AND IS NOT INTENDED TO DEPICT A SPECIFIC LOCATION FOR A PROPOSED ROAD. ANY IMPROVEMENTS PROPOSED WITHIN THIS RIGHT-OF-WAY MUST BE APPROVED BY THE WINDHAM PLANNING BOARD. THE STORMWATER MAINTENANCE PERIOD FOR THIS PROJECT DID NOT INCLUDE ANY DEVELOPED AREA ALLOCATION FOR THIS POTENTIAL ROAD CONNECTION.

### CONDITIONS OF SUBDIVISION APPROVAL

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED NOVEMBER 2, 2020 AS AMENDED MAY 6, 2021 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND ACCEPTED BY THE ADJUTANT GENERAL, PORTLAND WATER BUREAU OF 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 142. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES MUST COMPLY WITH THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN OR BY MAY 1ST OF EACH YEAR.
3. PRIOR TO THE START OF CONSTRUCTION, THE APPLICANT SHALL RECORD A DRAINAGE EASEMENT FROM JAROB ROBBIE FOR THE STORMWATER STRUCTURES LOCATED ON THE SOUTH SIDE OF BASIN ROAD AND OBTAIN AUTHORIZATION FROM PORTLAND NATURE AND TRANSIT DEPARTMENT FOR THE STORMWATER MANAGEMENT PLANS AND STRUCTURES WITHIN THEIR EASEMENTS AND SHALL PROVIDE EVIDENCE OF SUCH AUTHORIZATION TO THE MAINE DEP AND PLANNING DEPARTMENT FOR REVIEW.
4. BEFORE BUILDING PERMITS MAY BE ISSUED, THE DEVELOPER MUST PAY THE NORTH ROUTE 302 ROAD IMPROVEMENT APPLICANT FEE TO THE TOWN OF WINDHAM, AS NOTED ON THE SUBDIVISION MAP, OF \$20,000.00, CALCULATED TO BE \$7,331.36 ON \$116.57 WITH EACH DUBUQUE BUILDING PERMIT.
5. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE SEWER ORDINANCE, CHAPTER 195. UPON NOTIFICATION FROM THE SUPERINTENDENT THAT PUBLIC SEWER SERVICE IS AVAILABLE IN THE SERVICE AREA, THE SUBDIVISION SHALL BE SUBMITTED TO THE PLANNING BOARD. AT THE OWNERS OPTION, CONNECT ANY PLUMBING FACILITIES DIRECTLY WITH THE PUBLIC SEWER IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER WITHIN ONE HUNDRED TWENTY (120) DAYS AFTER THE DATE OF NOTICE BY THE SUPERINTENDENT TO DO SO. PLANS APPROVED BY THE PORTLAND WATER DISTRICT FOR THE PUBLIC SEWER SERVICE FROM TOWN TRAIL SERVICE THE SUBDIVISION SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

**WAIVERS GRANTED:**

1. SECTION 522-B-2-A: A PARCEL SHALL BE LIMITED TO ONE (1) CURB CUT ON THE SAME STREET
2. SECTION 911-M-5-B-7: DEVELOPMENT WITH 31 OR MORE UNITS REQUIRE TWO (2) CONNECTIONS TO AN EXISTING PUBLIC STREET.
3. SECTION 911-M-5-A-1: STREET STANDARDS IN ACCORDANCE WITH APPENDIX B.

**APPROVED - WINDHAM PLANNING BOARD:**

-DocSigned by:  
*Kathie Elder*  
CLAB08697056...  
DATE  
*BK*  
SCN=SGA00H42..  
*Marge Hoover*  
(PharmSigSzZhp)1..  
*L B*  
-DocSigned By:  
*Rozell*  
FATVCE-SOFESA..

Cumberland COUNTY SS. REGISTRY OF DEEDS

RECEIVED May 18 20 21

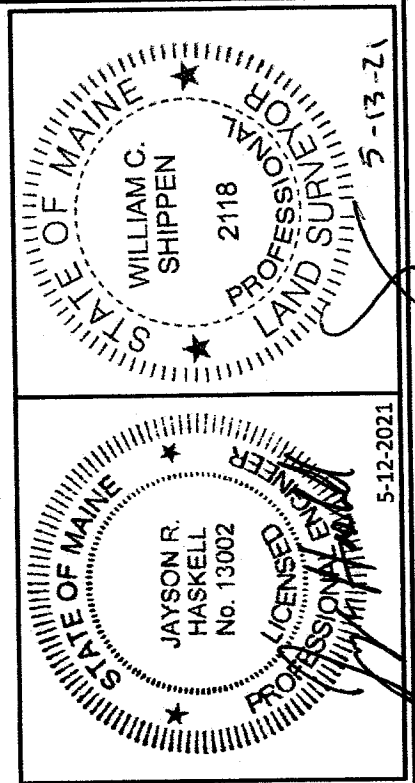
AT 8 h 09 m A M

AND RECORDED IN

PLAN BOOK 221 PAGE 287

ATTEST: May G. Lane

REGISTER



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 11116  
WINDHAM, ME 04062  
(207) 310-0506

REV	DATE	BY	DESCRIPTION
G	3-8-21	JRH	REVISED PER TOWN REVIEW
H	3-19-21	JRH	REVISED ROADWAY LAYOUT
I	3-29-21	JRH	REVISED PER TOWN REVIEW
H	4-5-21	JRH	ISSUED FOR FINAL SUBDIVISION REVIEW
	4-19-21	JRH	REVISED PER TOWN REVIEW
J	5-6-21	JRH	REVISED PER TOWN REVIEW
K	5-12-21	JRH	ADDED CONDITIONS OF APPROVAL

**SUBDIVISION PLAN**

**CHAMBERLAIN ESTATES**  
MANCHESTER DRIVE, CHAMBERLAIN DRIVE AND DOVAK WAY  
WINDHAM, MAINE  
FOR RECORD OWNER:  
**ROBIE HOLDINGS, LLC**  
PO BOX 1508  
WINDHAM, ME 05093

20039  
JOB NUMBER:  
1" = 50'  
SCALE:  
5-11-2021  
DATE:  
HEET 4 OF 13  
SB-1