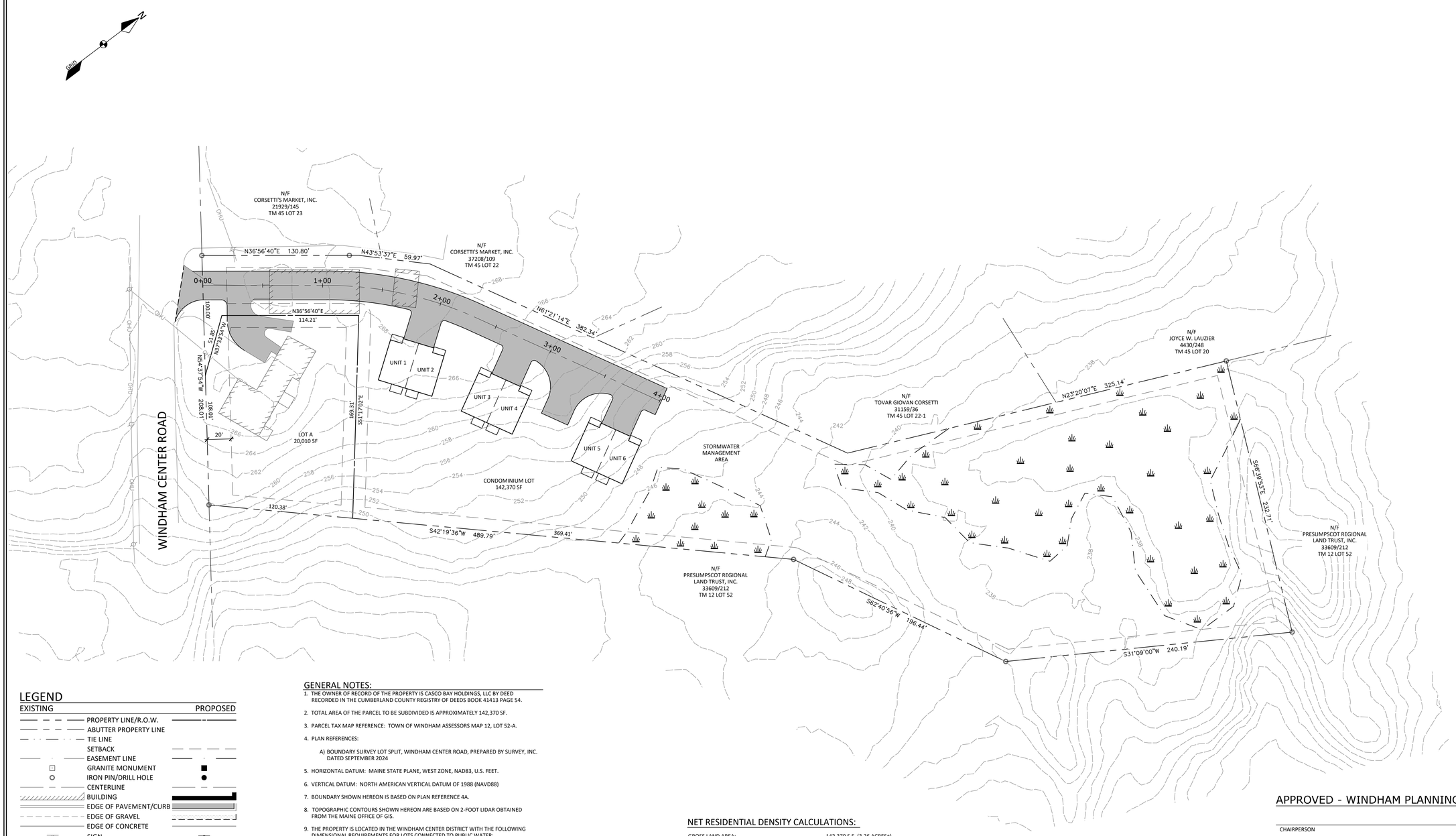

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
	FLOODPLAIN	
200 201	CONTOUR LINE	200 201
	TREELINE	
	STONE WALL	
	RETAINING WALL	
TP-1	TEST PIT	
	CATCHBASIN	
D	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
W	WATER MAIN	W
	WATER METER PIT	
WV	WATER VALVE	
	HYDRANT	
W	WELL	W
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	OHU

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS CASCO BAY HOLDINGS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41413 PAGE 54.
2. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 142,370 SF.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 12, LOT 52-A.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY LOT SPLIT, WINDHAM CENTER ROAD, PREPARED BY SURVEY, INC. DATED SEPTEMBER 2024
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 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE WINDHAM CENTER DISTRICT WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS FOR LOTS CONNECTED TO PUBLIC WATER:

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	20 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING COVERAGE:	50%

10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS LLC IN JUNE 2025.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	142,370 S.F. (3.26 ACRE±)
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	41,530 S.F.
6. SURFACE WATERBODIES	*INCLUDED IN #5
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	100,840 S.F.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	6.72
NUMBER OF LOTS/DWELLINGS PROPOSED:	6

0 20 40 80
GRAPHIC SCALE
1" = 40'

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

REV	DATE	BY	DESCRIPTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

SITE & SUBDIVISION PLAN

250 WINDHAM CENTER ROAD
250 WINDHAM CENTER ROAD
WINDHAM, MAINE

FOR:
CASCO BAY HOLDINGS, LLC
PO BOX 275
CUMBERLAND, ME 04021

24035
JOB NUMBER:

1" = 40'
SCALE:

6-23-2025
DATE:

SHEET 1 OF 1

S-1