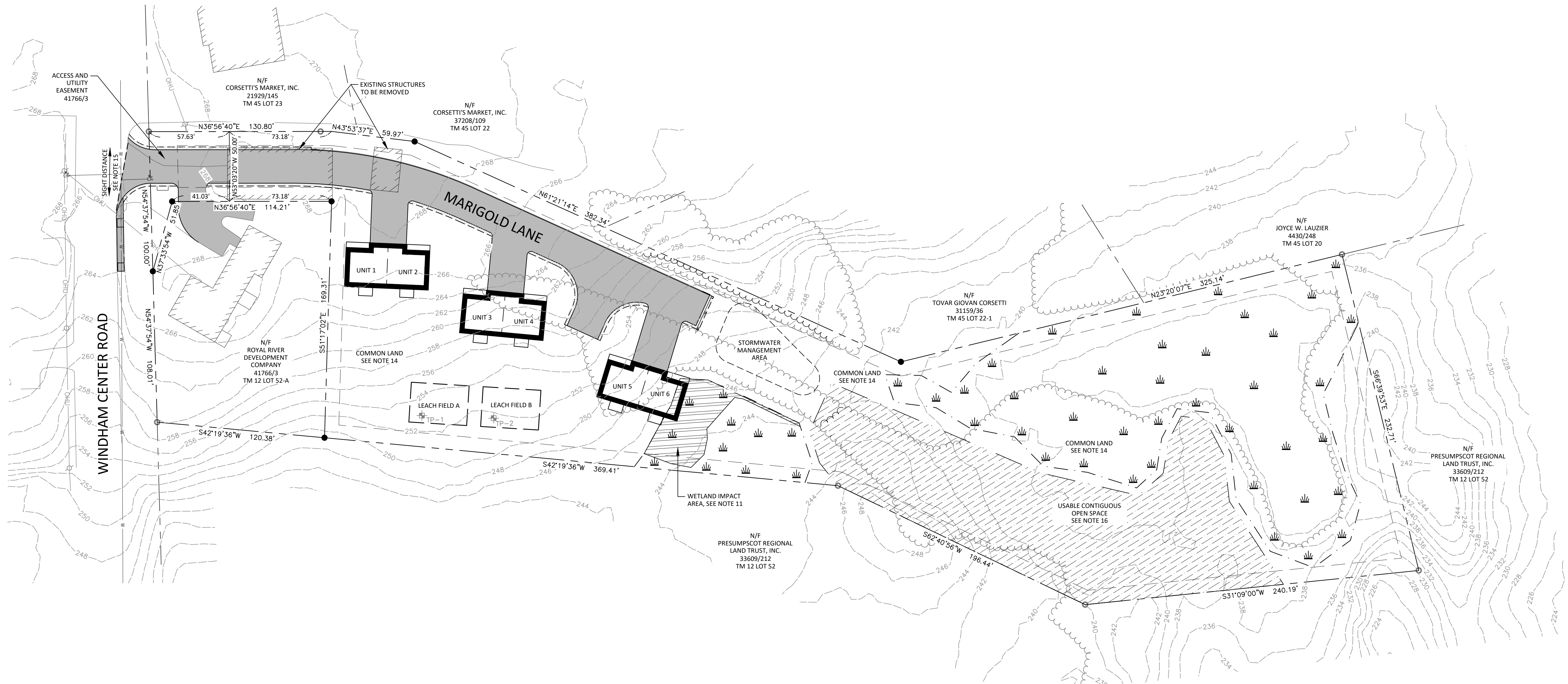




	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
	FLOODPLAIN	
	CONTOUR LINE	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

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. THE AREA OF THE PARCEL 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 9-15-2025

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 AND SUPPLEMENTED WITH ON-THE-GROUND TOPOGRAPHIC MAPPING PERFORMED WITH GPS BY DM ROMA CONSULTING ENGINEERS.

9. THE PROPERTY IS LOCATED IN THE WINDHAM CENTER DISTRICT WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS FOR LOTS CONTAINED TO PUBLIC WATER:

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	20 FT
MIN SIDE/REAR YARD:	50 FT
MAX BUILDING COVERAGE:	30%

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

11. THE DEVELOPMENT OF THIS PROJECT REQUIRES IMPACT TO 2,360 SF OF WETLANDS.

12. ANY TREE CLEARING BEYOND THE LIMITS OF TREE CLEARING SHOWN ON THIS PLAN SHALL NOT BE PERMITTED FOR A PERIOD OF 5 YEARS FOLLOWING THE PLANNING BOARD APPROVAL DATE PRINTED ON THIS PLAN, UNLESS AN AMENDMENT IS APPROVED BY THE PLANNING BOARD.

13. MARGOLD LANE IS A PRIVATE ACCESS DRIVEWAY AND SHALL REMAIN PRIVATE TO BE DEVELOPED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THE ROAD MEETS ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS APPLICABLE TO PUBLIC STREETS.

14. ALL LAND LOCATED OUTSIDE OF THE UNITS AND DRIVEWAYS SHALL BE CONSIDERED COMMON LAND FOR THE DEVELOPMENT AND SHALL NOT BE USED FOR ADDITIONAL DWELLING UNITS UNLESS A SUBDIVISION AMENDMENT IS APPROVED BY THE WINDHAM PLANNING BOARD.

15. VEHICLE SIGHT DISTANCE AT THE PROPOSED DRIVEWAY ENTRANCE ON WINDHAM CENTER ROAD WAS MEASURED TO BE AT LEAST 310 FEET LOOKING LEFT AND THROUGH THE SIGNALIZED INTERSECTION WITH GRAY ROAD LOOKING RIGHT. SIGHT DISTANCE IS EXPECTED TO IMPROVE LOOKING LEFT FOLLOWING COMPLETION OF THE SIDEWALK CONSTRUCTION. THE POSTED SPEED LIMIT IS 25 MPH.

16. THE PROJECT REQUIRES A MINIMUM OF 15% OF THE GROSS LAND AREA TO BE OPEN SPACE, WHICH CALCULATES TO 21,356 SQUARE FEET. THE HATCHED AREA SHOWN ON THIS PLAN REPRESENTS 25,668 SQUARE FEET OF LAND THAT IS DEDICATED OPEN SPACE.

17. THE DEVELOPER/OPERATOR SHALL SUBMIT A NOTICE OF INTENT TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A CONSTRUCTION GENERAL PERMIT PRIOR TO THE START OF CONSTRUCTION.

18. THE BUILDINGS CONTAINING UNITS 1, 2, 5 & 8 SHALL HAVE GABLE-END ROOF STRUCTURE AND THE BUILDING CONTAINING UNITS 3 & 4 SHALL HAVE A HIP ROOF STRUCTURE TO PROVIDE TWO DIFFERENT BUILDING FORMS. THE SIDING COLOR OF THE BUILDING CONTAINING UNITS 3 & 4 SHALL NOT BE THE SAME COLOR AS THE SIDING OF THE BUILDINGS CONTAINING UNITS 1, 2, 5 & 6.

NET RESIDENTIAL DENSITY CALCULATION

GROSS LAND AREA:

DEDUCTIONS:

- RIGHT-OF-WAY
- STEEP SLOPES (OVER 25%)
- 100-YEAR FLOOD PLAIN
- RESOURCE PROTECTION DISTRICT
- VERY POORLY DRAINED SOILS
- SURFACE WATERBODIES
- SIGNIFICANT WILDLIFE HABITAT
- ENDANGERED BOTANICAL RESOURCES

TOTAL NET AREA:
REQUIRED NET AREA PER DWELLING:
MAXIMUM ALLOWABLE LOTS/DWELLINGS:
NUMBER OF LOTS/DWELLINGS PROPOSED:

0 20
FEET

GRU

GROSS LAND AREA:	142,370 S.F. (3.26 ACRES)
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	41,530 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	
REQUIRED NET AREA FOR DWELLING:	100,840 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	15,000 S.F.
NUMBER OF LOTS/DWELLINGS PROPOSED:	6
	6.72

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 23, 2025 AS AMENDED OCTOBER 27, 2025 AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED AS THE APPLICABLE BASIS FOR THE PERMIT, COMPOSED BY THE PLANNING BOARD, ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH § 230-912 OR § 230-915 OF THE LAND USE ORDINANCE.
2. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF THE PERMIT. THE TOWN MANAGER SHALL BE REQUIRED TO SET AN OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT § 230-1201C.
3. IN ACCORDANCE WITH § 230-914(B)(5) AND § 230-815(C)(1)(B) OF THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. THE DEVELOPER SHALL BE REQUIRED TO REQUEST AN EXTENSION OF THE CONSTRUCTION DEADLINE PRIOR TO THE EXPIRATION OF THE PERIOD. SUCH REQUEST SHALL BE IN WRITING AND SHALL BE MADE TO THE TOWN PLANNER. THE TOWN MANAGER MAY REQUIRE AN UPDATE TO THE SCHEDULE OF VALUES FOR THE PROJECT. IF THE CONSTRUCTION OF IMPROVEMENTS COVERED BY THE SUBDIVISION PLAN APPROVAL OR THE CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE, OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPLIED PLAN.
4. IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS, NO LOT OR LOT AREA SHALL BE SUBJECT TO A BUY-BACK PERIOD FOR ANY BUILDING OR ANY PORTION OF THE DEVELOPMENT SHALL BE ISSUED BY THE CODE ENFORCEMENT OFFICER, UNTIL THE COMPLETION OF ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE ORDINANCES AND STANDARDS. THE TOWN MANAGER SHALL HAVE THE AUTHORITY TO STOP ALL PROJECT IMPROVEMENTS BEING COMPLETED IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE LAWS, ORDINANCES AND STANDARDS, A PERFORMANCE GUARANTEE EQUAL TO THE COST OF THE REMAINING IMPROVEMENTS SHALL BE REQUIRED TO BE SUBMITTED TO THE TOWN MANAGER, IN CONSULTATION WITH THE PLANNING DIRECTOR, AND SUBMITTED TO THE TOWN.

[illegible]

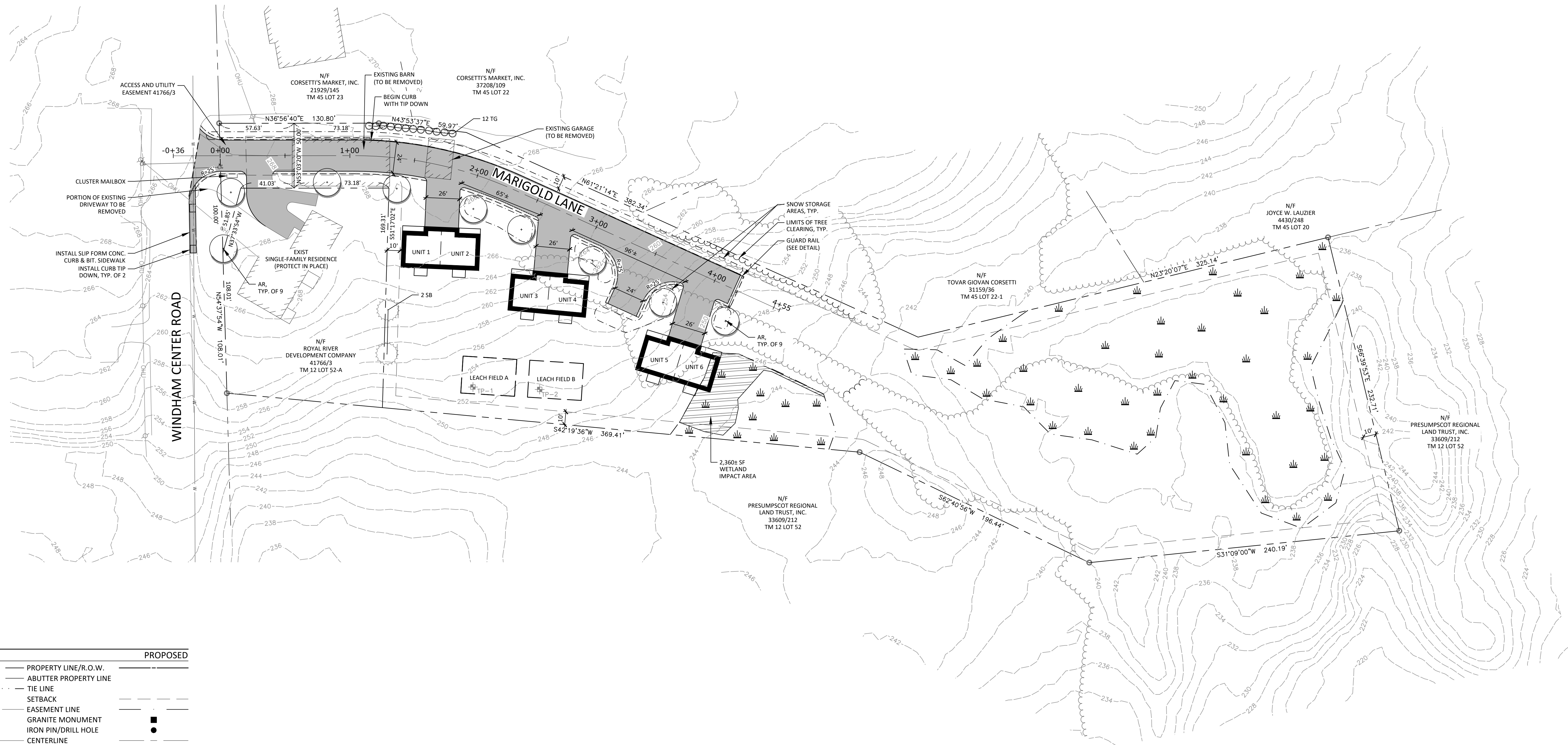
STATE OF MAINE
____ COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____h ____m ____M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER



	REV	DATE	BY	DESCRIPTION
	A	9-2-25	DMR	ISSUED FOR PERMIT REVIEW
	B	10-6-25	DMR	ISSUED FOR PERMIT REVIEW
	C	10-22-25	DMR	REVISED PER TOWN REVIEW

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

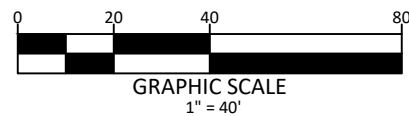
SB-1



PLANTING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
5. ALL PLANTING BEDS ARE TO REMAIN FREE OF WEEDS DURING THE 1 YEAR GUARANTEE PERIOD.
6. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR HIS DESIGNATED DESIGN PROFESSIONAL PRIOR TO AND AFTER PLANTING.
7. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER OR HIS DESIGNATED DESIGN PROFESSIONAL.
8. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE OWNER OR HIS DESIGNATED DESIGN PROFESSIONAL. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
9. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF PLANTS, REPLACEMENT OF NEW OR DEAD PLANTS, RESETTLE PLANTS TO PROPER GRADE OR UPRIGHT (FLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.

ABBREVIATIONS
 REV. = REVISION
 QTY. = QUANTITY
 HT. = HEIGHT
 B&B = BALL AND BURLAP
 GAL. = GALLON
 CAL. = CALIPER



SITE & LANDSCAPING PLAN

MARIGOLD LANE SUBDIVISION

250 WINDHAM CENTER ROAD
WINDHAM, MAINE
FOR:
CASCO BAY HOLDINGS, LLC

24035 JOB NUMBER:
1" = 40' SCALE:
10-22-2025 DATE:
SHEET 4 OF 8
S-1

