

LIGHT POLE

OVERHEAD UTILITIES

### **GENERAL NOTES:**

- RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41413 PAGE 54.
- 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 142,370 SF.
- 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 12, LOT 52-A.
- 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 CONNECTED TO PUBLIC WATER:
  - MIN LOT SIZE: MIN STREET FRONTAGE: 100 FT MIN FRONT YARD: 20 FT 10 FT MIN SIDE/REAR YARD: MAX BUILDING COVERAGE: 50%
- 10. WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINELY SOILS LLC IN
- 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
- 13. MARIGOLD LANE IS A PRIVATE ACCESS DRIVEWAY AND SHALL REMAIN PRIVATE TO BE MAINTAINED 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.

THE OWNER OF RECORD OF THE PROPERTY IS CASCO BAY HOLDINGS, LLC BY DEED 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 & 6 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 CALCULATIONS:

#### GROSS LAND AREA: 142,370 S.F. (3.26 ACRES±) 0 S.F. RIGHT-OF-WAY 2. STEEP SLOPES (OVER 25%) 0 S.F. 3. 100-YEAR FLOOD PLAIN 0 S.F. 4. RESOURCE PROTECTION DISTRICT VERY POORLY DRAINED SOILS 41,530 S.F. 6. SURFACE WATERBODIES \*INCLUDED IN #5 7. SIGNIFICANT WILDLIFE HABITAT 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:

# **CONDITIONS OF APPROVAL:**

- . 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 BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED 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 § 120-912 OR § 120-815 OF THE LAND USE ORDINANCE.
- 2. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF NEW BUILDING PERMITS: PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMIT FOR THE DEVELOPMENT §
- 3. IN ACCORDANCE WITH § 120-914(B)(5) AND § 120-815(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 MAY REQUEST A ONE-YEAR EXTENSION OF THE CONSTRUCTION COMPLETION 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 AND THE AMOUNT OF THE GUARANTEE WHEN ACCEPTING AN EXTENSION OF THE CONSTRUCTION PERIOD. IF 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 APPROVED PLAN.
- 4. IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS, NO LOT OR PARCEL OF LAND MAY BE CONVEYED, AND NO BUILDING PERMIT 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 LAWS, ORDINANCES AND STANDARDS. IF THE APPLICANT WISHES TO CONVEY A LOT PRIOR TO 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 FIRST BE APPROVED BY THE TOWN MANAGER, IN CONSULTATION WITH THE PLANNING DIRECTOR, AND SUBMITTED TO THE TOWN.

## APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON

DATE

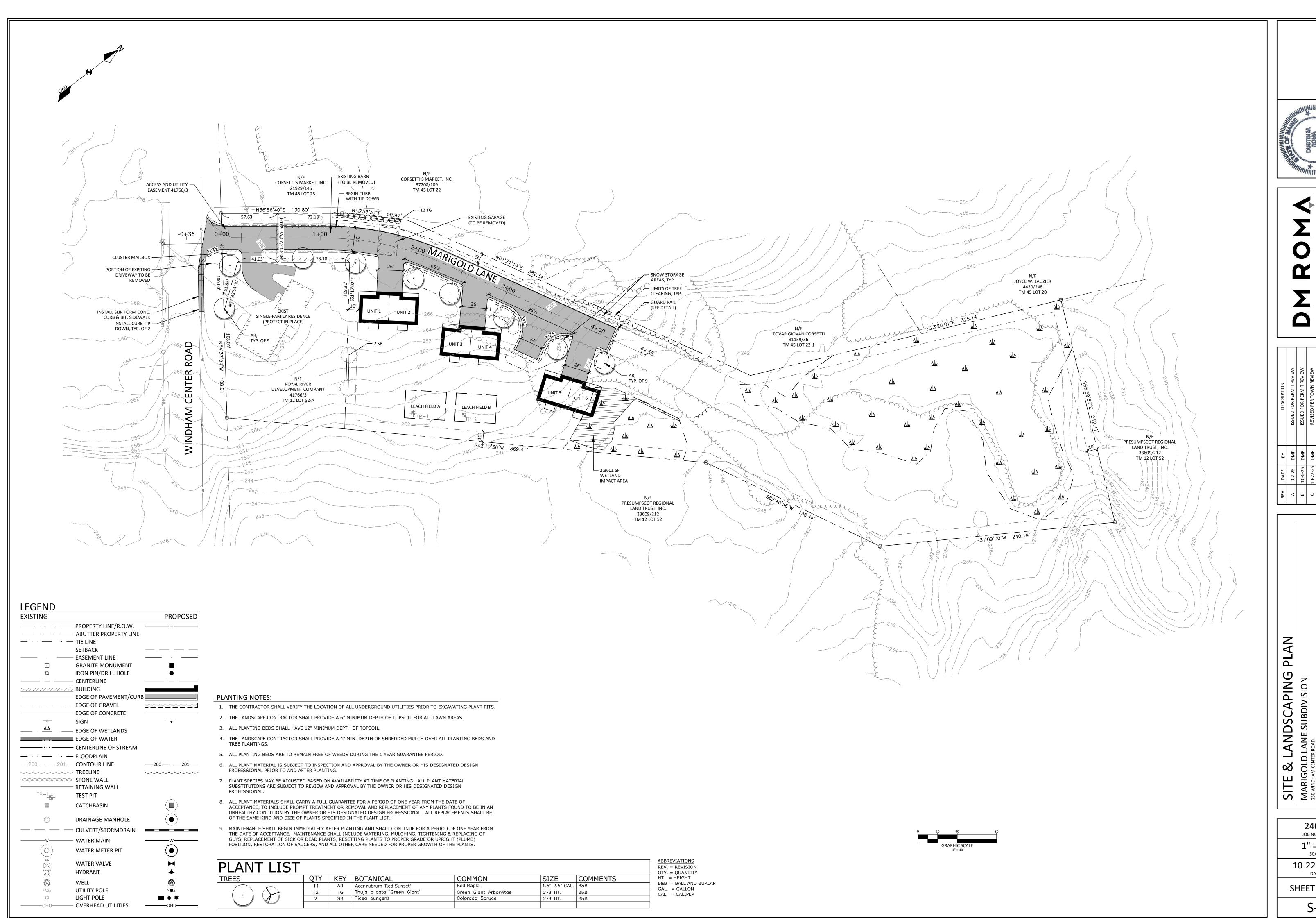
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ATTEST:	
1	REGISTER

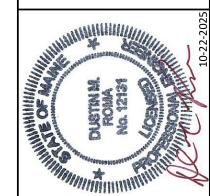
24035 JOB NUMBER: 1" = 40' 10-22-2025

SHEET 3 OF 8 SB-1

DESCRIPTION	ISSUED FOR PERMIT REVIEW	ISSUED FOR PERMIT REVIEW	REVISED PER TOWN REVIEW		
ВУ	DMR	DMR	DMR		
DATE	9-2-52	10-6-25	10-22-25		
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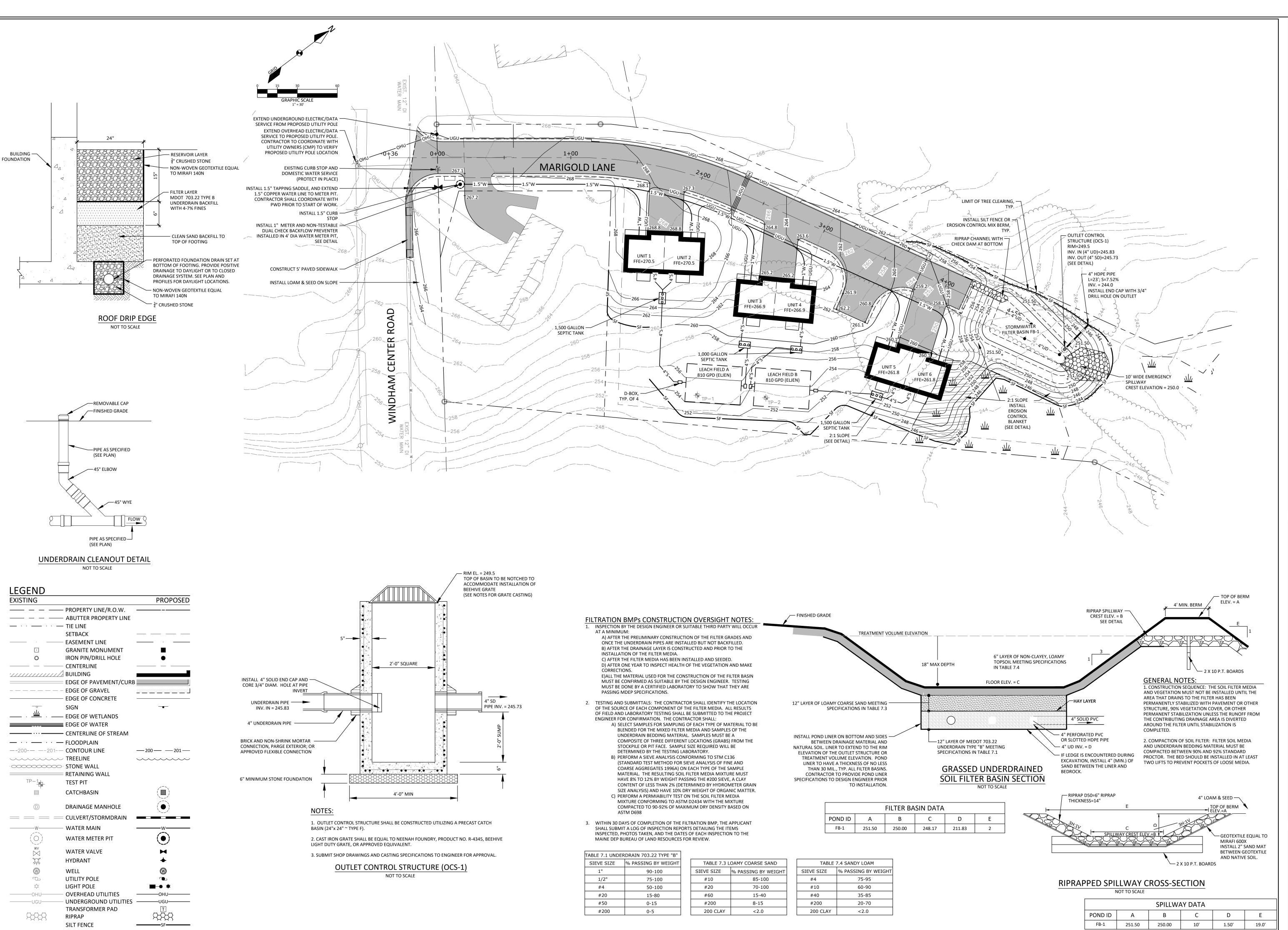


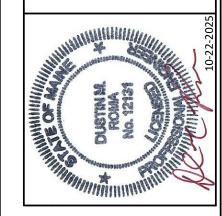
	DESCRIPTION	ISSUED FOR PERMIT REVIEW	ISSUED FOR PERMIT REVIEW	REVISED PER TOWN REVIEW		
	ВУ	DMR	DMR	DMR		
	DATE	9-2-55	10-6-25	10-22-25		

	DESCRIPTION	ISSUED FOR PERMIT REVIEW	ISSUED FOR PERMIT REVIEW	REVISED PER TOWN REVIEM		
	ВУ	DMR	DMR	DMR		
	DATE	9-2-52	10-6-25	10-22-25 DMR		
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24035 JOB NUMBER: 1'' = 40' 10-22-2025

SHEET 4 OF 8





	DESCRIPTION	ISSUED FOR PWD REVIEW	ISSUED FOR PERMIT REVIEW	ISSUED FOR PERMIT REVIEW	REVISED PER TOWN REVIEW		
	ВУ	JPC	DMR	DMR	DMR		
	DATE	8-25-25	9-2-55	10-6-25	10-22-25		
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LITY PLAN VISION
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ASCO BOX 275 24035

JOB NUMBER: 1" = 30' 10-22-2025

SHEET 5 OF 8