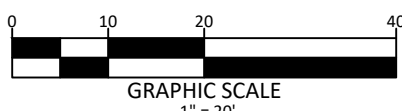


- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS LUSSIER APARTMENTS LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41682 PAGE 310.
 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 1.25 ACRES.
 3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 10-A, LOT 25-A.
 4. PLAN REFERENCES:
A) PROPOSED DIVISION ROOSEVELT TRAIL WINDHAM, MAINE FOR CARLBERG INVESTMENT GROUP, LLC, DATED MARCH 2022 BY SURVEY, INC.
 5. HORIZONTAL DATUM: MAGNETIC 2002 PER PLAN REFERENCE 4A.
 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 LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
 9. THE PROPERTY IS LOCATED IN THE COMMERCIAL 3 DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR NON-RESIDENTIAL USES.
- | | |
|----------------------|-------------------------|
| MIN LOT SIZE: | 20,000 SF |
| MIN STREET FRONTAGE: | 100 FT |
| MIN FRONT YARD: | 60 FT (ARTERIAL STREET) |
| MIN SIDE/REAR YARD: | 10 FT |

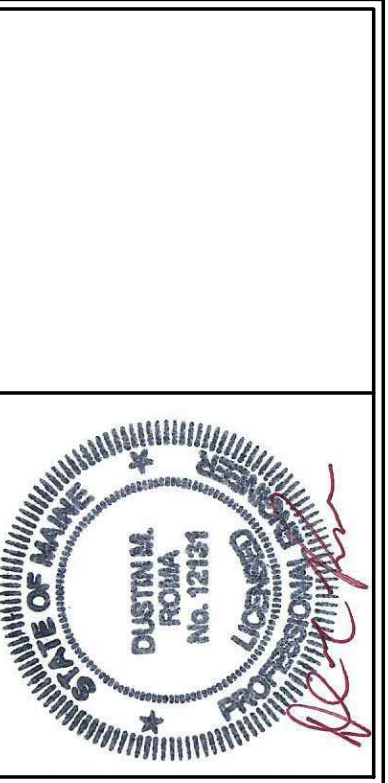


LEGEND	
EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
TIE LINE	TIE LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
GRANITE MONUMENT	GRANITE MONUMENT
IRON PIN/DRILL HOLE	IRON PIN/DRILL HOLE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF CONCRETE	EDGE OF CONCRETE
SIGN	SIGN
EDGE OF WETLANDS	EDGE OF WETLANDS
CONTOUR LINE	CONTOUR LINE
TREELINE	TREELINE
STONE WALL	STONE WALL
RETAINING WALL	RETAINING WALL
TEST PIT	TEST PIT
CATCHBASIN	CATCHBASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
CULVERT/STORMDRAIN	CULVERT/STORMDRAIN
UNDERDRAIN	UNDERDRAIN
SEWER MANHOLE	SEWER MANHOLE
SANITARY SEWER PIPE	SANITARY SEWER PIPE
FORCE MAIN	FORCE MAIN
WELL	WELL
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
OVERHEAD UTILITIES	OVERHEAD UTILITIES
UNDERGROUND UTILITIES	UNDERGROUND UTILITIES
TRANSFORMER PAD	TRANSFORMER PAD
GAS MAIN	GAS MAIN
GAS VALVE	GAS VALVE
RIPRAP	RIPRAP
SILT FENCE	SILT FENCE

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) 591-5055

REV	DATE	BY	DESCRIPTION

SITE PLAN
COMMERCIAL BUILDING
ROOSEVELT TRAIL
WINDHAM, MAINE
FOR:
LUSSIER APARTMENTS LLC
243 ROOSEVELT TRAIL
WINDHAM, ME 04062

25056
JOB NUMBER:
1" = 20'
SCALE:
9-2-2025
DATE:
SHEET 1 OF 1
S-1