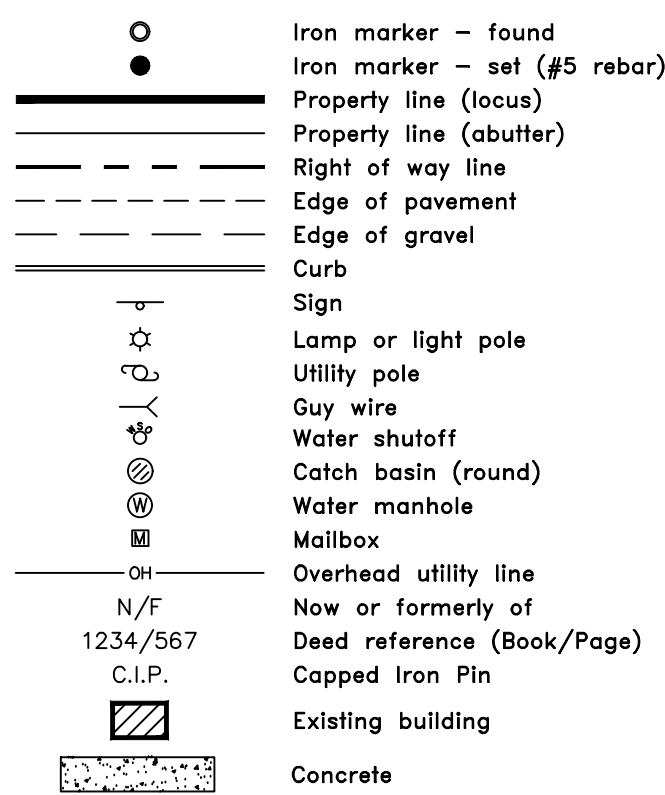
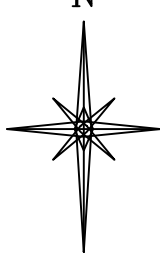


LEGEND



GRID
N



VICINITY MAP

No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
- 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 4) Property lies within Zone C based on FIRM Community #230189 Panel #0030 B, effective date September 2, 1981. Area of minimal flooding.
- 5) Depot Street was under construction at time of survey. Located edge of gravel on project side of the road.
- 6) All parcels will be connected to the public sewer system.

PLAN REFERENCES

- 1) Plan of Property Depot Street & River Road, Windham, Maine, made for The Estate of Pasquale Miele, by Titcomb Associates, dated November 11, 1985.
- 2) State of Maine Department of Transportation Right of Way Map, State Aid Highway No. 2, Federal Aid Project No. STP-8907(00)X sect. 1, D.O.T. File No. 3-476, dated March 2002, recorded in Plan Book 204, Page 488.
- 3) Boundary Survey and Lot Split on High Street, made for Wayne True Jr., by Boundary Surveying Engineering Technology (B.E.S.T.), dated December 30, 2003.
- 4) Plan of Depot Street, made for Gorill-Palmer, by Titcomb Associates, dated August 12, 2019.
- 5) Plan of Red City South Windham Maine, by P.W. Varney Engineering, dated April 1942, recorded in Plan Book 28, Page 14.
- 6) Plan of Boundary Survey & Lot Reconfiguration 23 & 25 Depot Street, Windham, Maine, made for Paul Penna & Sandra N. Penna, by Titcomb Associates, dated June 24, 2021, recorded in Plan Book 221, Page 437.

EASEMENTS / ENCUMBRANCES

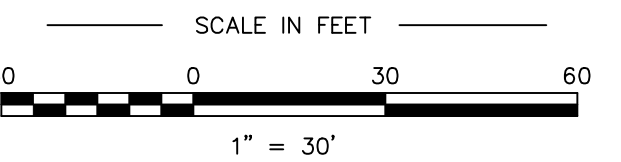
- 1) 25 Depot Street is subject to an access and utility easement granted by Paul A. Penna and Sandra N. Penna to Central Maine Power Company recorded in Book 6645, Page 124.

AREA

#25 Depot Street:	72,375 square feet / 1.66 acres
#23 Depot Street:	13,969 square feet / 0.32 acres
Parcel A:	20,000 square feet / 0.46 acres

ZONING

Village Commercial (VC)	
Minimum Lot Size:	5,000 square feet (public sewer)
Minimum Frontage:	50 feet
Front Setback:	none
Side Setback:	none
Rear Setback:	20 feet
Maximum Building Height:	35 feet



OWNERS OF RECORD

Sandra N. Penna, Paul A. Penna
25 Depot Street, Windham, Maine
6928/ 119, 6240/ 181, 29570/ 205

PLAN OF
Boundary Survey & Lot Division

23 Depot Street Windham, Maine

MADE FOR

Paul Penna & Sandra Penna

25 Depot Street Windham, Maine

JOB #21568 DATE: August 21, 2023 SCALE: 1" = 30'

BOOK #938

21568_R4.dwg

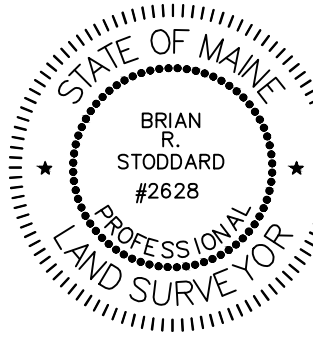
Sheet 1 of 1



CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Brian R. Stoddard
Brian R. Stoddard, P.L.S. #2628



State of Maine, Cumberland ss
Registry of Deeds
Received _____ 20 _____

at _____ M and recorded in

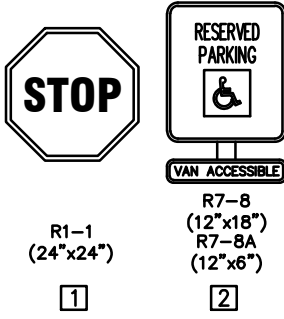
Plan Book _____ Page _____

Attest: _____
Register

© 2025. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS UNLAWFUL AND IS AT THE USER'S RISK.

PLANNING COLLECTION/REVISION/NO. 25-001 BY: JIM MARDEN/STATE OF MAINE/07-01-25 2:00 PM J.M.

SIGN LEGEND:



CURBING LEGEND:

VERTICAL SLIPFORM CONCRETE CURB:

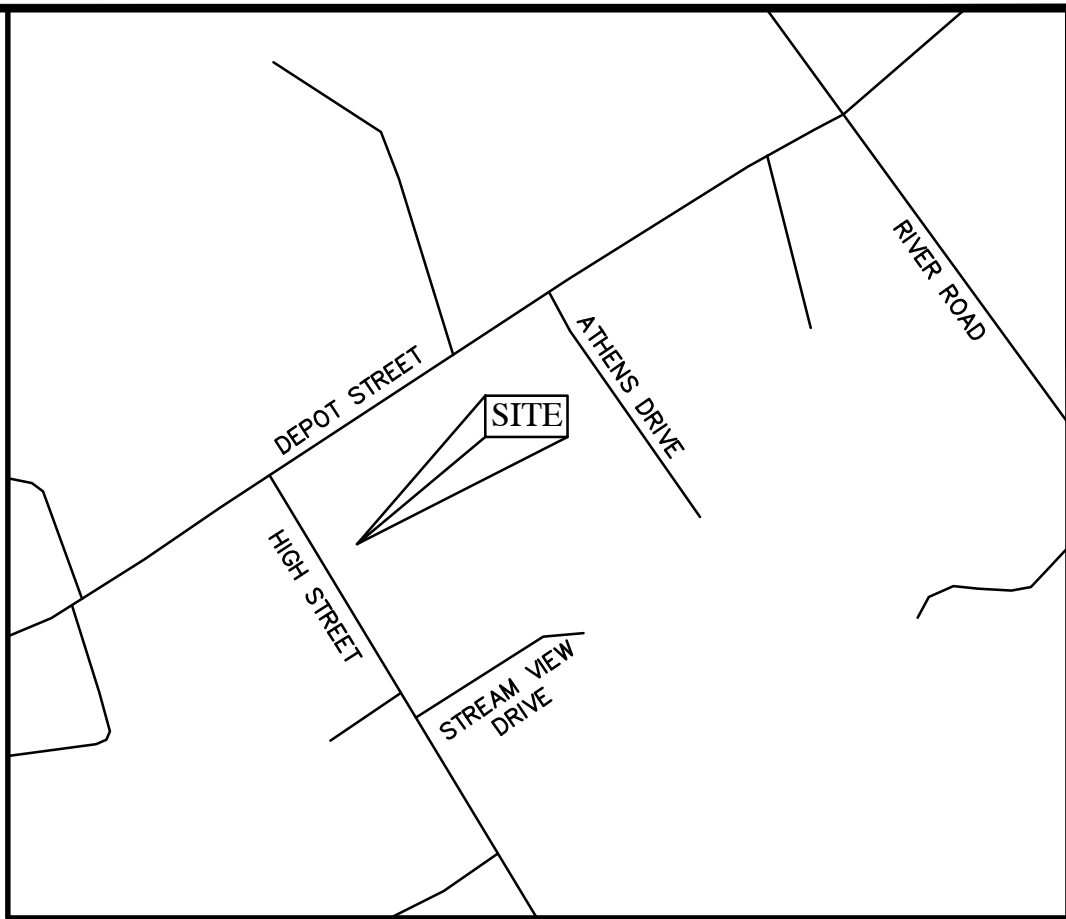
TD TIP DOWN

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
2. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
3. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
5. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.

ZONING DISTRICT (VC) VILLAGE COMMERCIAL	
ZONING STANDARD	REQUIRED
MIN. LOT SIZE:	5,000 S.F.
MAX. RESIDENTIAL DENSITY:	1 PER 2,500 S.F.
MIN. FRONTAGE:	50'
MIN. SETBACKS:	
FRONT:	0'
REAR:	20'
SIDE:	0'
MAX. HEIGHT:	35'
MAX. BUILDING COVERAGE:	N/A

*BUILDING SHALL NOT BE SETBACK FURTHER THAN THE AVERAGE OF THE EXISTING SETBACKS IN THE BLOCK IN WHICH THE BUILDING IS LOCATED



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:
BK 41325, PG 108
2. PLAN REFERENCE(S):
(1) PLAN OF BOUNDARY SURVEY & LOT DIVISION, 23 DEPOT STREET, WINDHAM MAINE, MADE FOR PAUL PENNA & SANDRA PENNA, BY TITCOMB ASSOCIATES, DATED AUGUST 21, 2023 JOB #21568.
3. AREA INFORMATION:
LOT AREA: 20,000 S.F. (0.46 ACRES)
4. TAX MAP REFERENCE:
TAX MAP 38, LOT 1-D
5. BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
6. ELEVATION DATUM:
NAVD88
7. FLOOD ZONE INFORMATION:
PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANEL 23005C0656F, EFF. DATE JUNE 20, 2024.
8. IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA: 0 S.F. (0.00 AC)
PROPOSED IMPERVIOUS AREA: 9,446 S.F. (0.22 AC)
NET CHANGE IN IMPERVIOUS AREA: +9,446 S.F. (0.22 AC)
9. NET RESIDENTIAL DENSITY:
TOTAL LOT AREA: 20,000 S.F.
PUBLIC/PRIVATE ROW: 0 S.F.
STEEP SLOPES (25%): 2,046 S.F.
100-YEAR FLOODPLAIN: 0 S.F.
RESOURCE PROTECTION DISTRICT: 0 S.F.
WETLANDS: 0 S.F.
SURFACE WATER BODIES: 0 S.F.
SIGNIFICANT WILDLIFE HABITAT: 0 S.F.
BOTANICAL RESOURCES: 0 S.F.
NET RESIDENTIAL ACREAGE: 17,954 S.F.
NET RESIDENTIAL DENSITY: 1 UNIT PER 2,500 S.F.
NUMBER OF ALLOWABLE UNITS: 7 UNITS

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLAN. AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (811) PRIOR TO EXCAVATION.

1. 07-01-25 SUBMITTED TO TOWN FOR SKETCH SITE PLAN/SUBDIVISION J.M.

TITLE:	CONCEPTUAL SITE AND SUBDIVISION PLAN
PROJECT:	DUPLEX DEVELOPMENT HIGH STREET WINDHAM, MAINE
PREPARED FOR:	DWN ASSET MANAGEMENT, INC 6 HARDY ROAD, FALMOUTH, MAINE 04105

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CH & MC	SCALE: 1" = 20'	SHEET: C3
DRN BY: RPL	JOB #: 5109	
CH'D BY: JIM	MAP/LOT: 38/1D	
DATE: 03-13-2025	FILE: 5109-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

