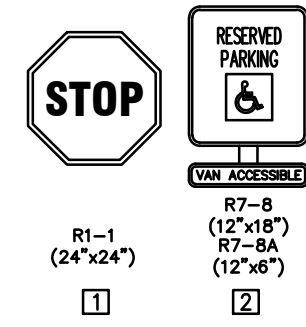


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SIGN LEGEND:



CURBING LEGEND:

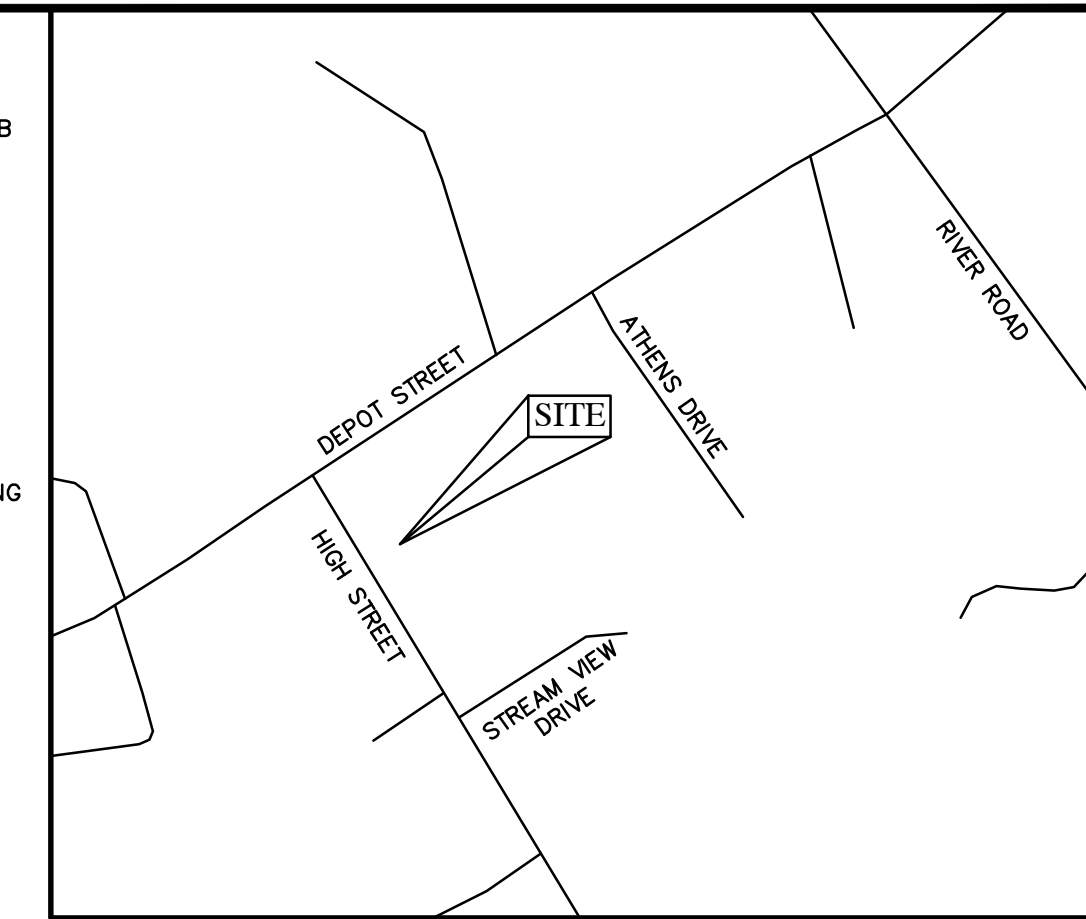
VERTICAL SLIPFORM CONCRETE CURB: VSC
 TD TIP DOWN

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



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: 11,057 S.F. (0.25 AC)
NET CHANGE IN IMPERVIOUS AREA: +11,057 S.F. (0.25 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 PLANS, 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.

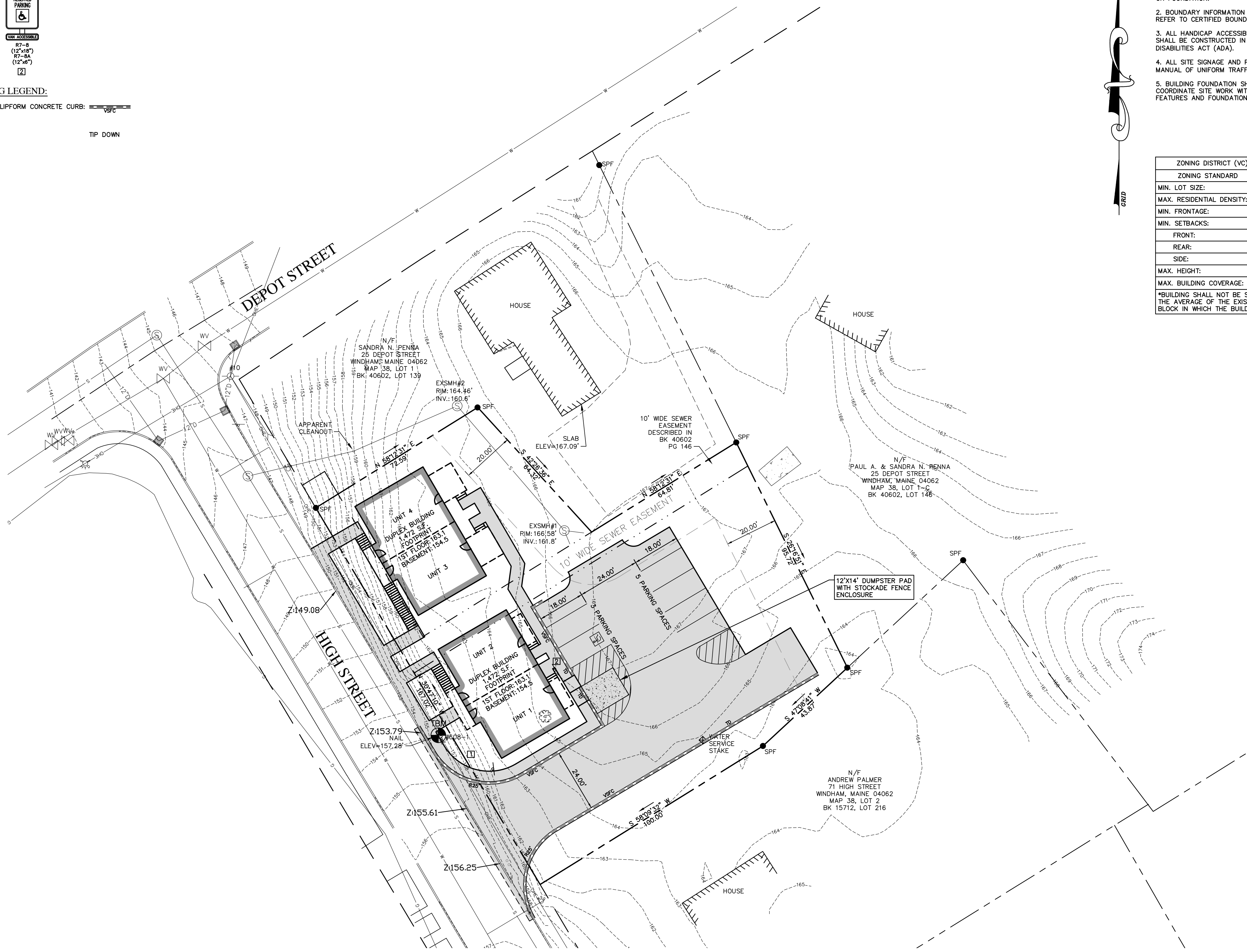
1. 07-01-25 SUBMITTED TO TOWN FOR SKETCH SITE PLAN/SUBDIVISION JUM

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

STATE OF MAINE
JOSEPH J. MARDEN
12828
PROFESSIONAL LAND SURVEYOR
02-05-28

FIELD WK: CH & MC	SCALE: 1" = 20'	C3
DRN BY: RPL	JOB #: 5109	
CH'D BY: JIM	MAP/PLOT: 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

www.digsafe.com

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ISSUED FOR:
PERMITTING REVIEW

02-05-28