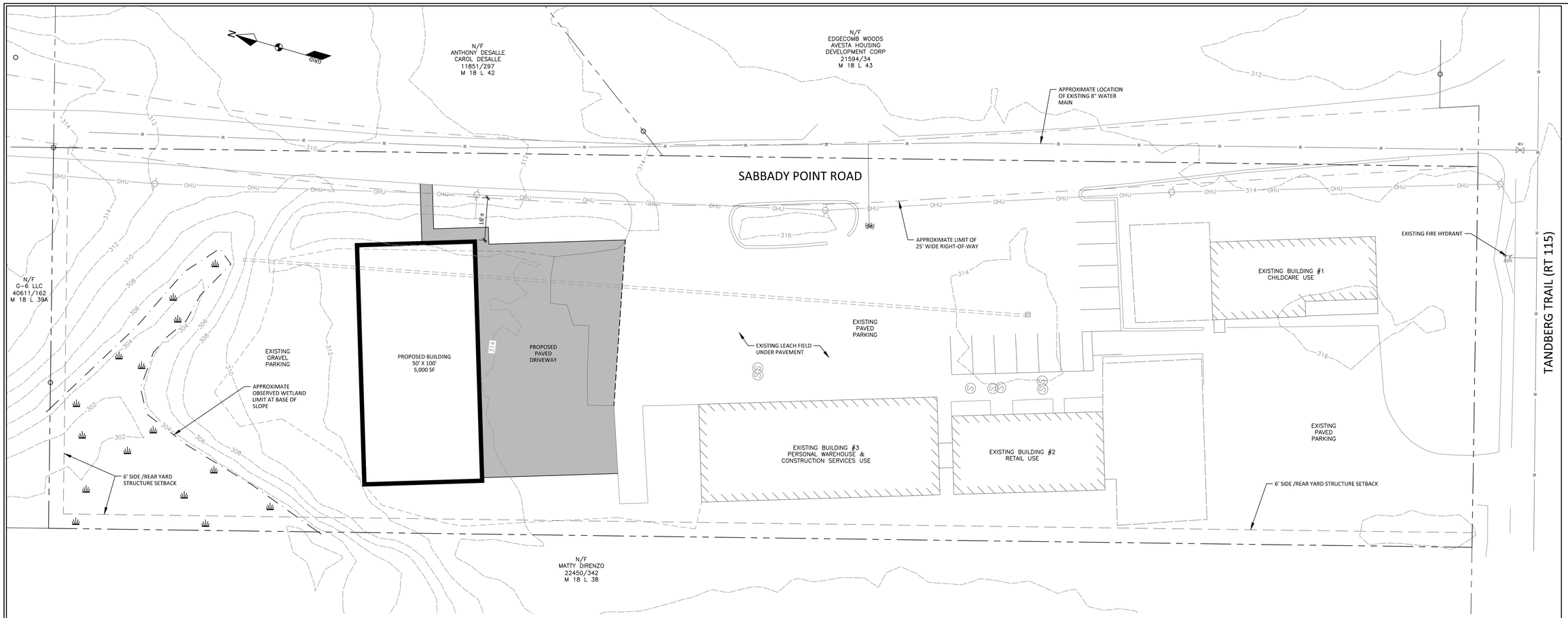


## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | 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 | |
| 200 201 | CONTOUR LINE | 200 201 |
| | TREELINE | |
| TP-1 | TEST PIT | |
| | CATCHBASIN | |
| | DRAINAGE MANHOLE | |
| | CULVERT/STORMDRAIN | |
| | UNDERDRAIN | UD |
| | SEWER MANHOLE | |
| S | SANITARY SEWER PIPE | S |
| FM | FORCE MAIN | FM |
| W | WATER MAIN | W |
| WV | WATER VALVE | |
| | HYDRANT | |
| | AIR RELEASE | |
| W | WELL | W |
| | UTILITY POLE | |
| | LIGHT POLE | |
| OHU | OVERHEAD UTILITIES | OHU |
| UGU | UNDERGROUND UTILITIES | UGU |
| | TRANSFORMER PAD | T |
| G | GAS MAIN | G |
| | GAS VALVE | |
| | RIPRAP | |
| | SILT FENCE | SF |

## GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS ULTIMATE PROPERTY MANAGEMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35183 PAGE 36.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 2.1 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOT 39.
4. PLAN REFERENCES:
   A) BOUNDARY AND TOPOGRAPHIC SURVEY OF 120 TANDBERG TRAIL PREPARED FOR ULTIMATE PROPERTY MANAGEMENT LLC, PREPARED BY SURVEY, INC.
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 PLAN REFERENCE 4A.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 (C-1) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

| | |
|---|---|
| MIN LOT SIZE: | NONE |
| MIN STREET FRONTAGE: | 100 FT |
| MIN FRONT YARD: | NONE |
| MAX FRONT YARD (PRINCIPAL): | 20 FT |
| MIN SIDE/REAR YARD: | 6 FT |

## 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

PROPOSED COMMERCIAL BUILDING
120 TANDBERG TRAIL
WINDHAM, MAINE
FOR:
ULTIMATE PROPERTY MANAGEMENT LLC
14 OUTLET COVE ROAD
WINDHAM, MAINE 04062

21082
JOB NUMBER:

1" = 20'
SCALE:

6-17-2024
DATE:

SHEET 1 OF 1

S-1