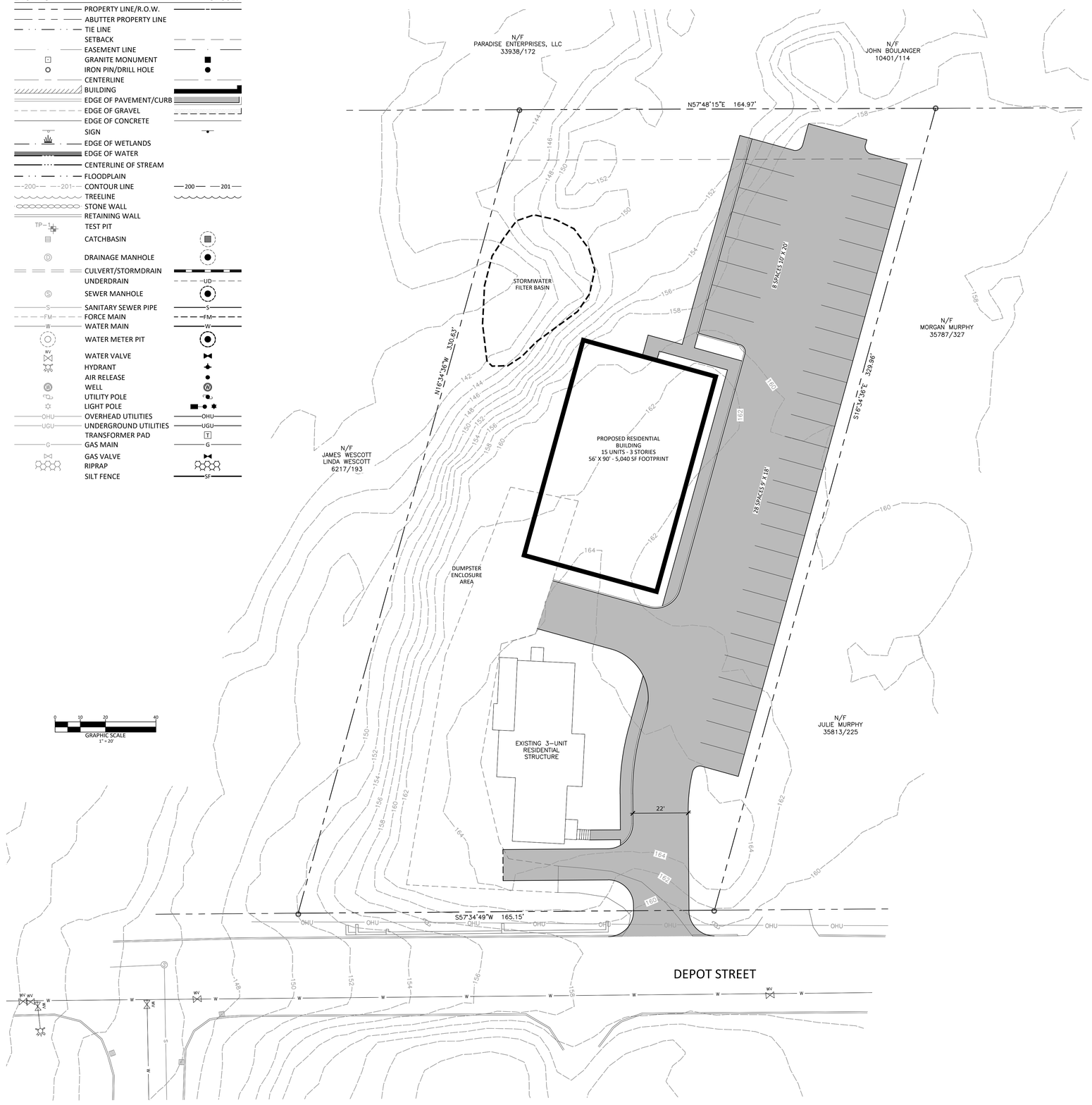
LEGEND

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



GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS 24 DEPOT STREET, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39382 PAGE 226.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 1.20 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 38, LOT 52.
4. PLAN REFERENCES:
   A) EXISTING CONDITIONS PLAN OF 24 DEPOT STREET, WINDHAM, MAINE MADE FOR 24 DEPOT STREET, LLC, PREPARED BY WAYNE T. WOOD & CO. DATED AUGUST 2022.
5. HORIZONTAL DATUM: MAGNETIC OF THE YEAR 1993 PER PLAN REFERENCE 4A.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY, TOPOGRAPHIC CONTOURS AND EXISTING CONDITIONS SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. THE PROPERTY IS LOCATED IN THE VILLAGE COMMERCIAL DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS FOR LOTS CONNECTED TO PUBLIC WATER AND PUBLIC SEWER:

MIN LOT SIZE:	5,000 SF
MIN STREET FRONTAGE:	50 FT
MIN FRONT YARD:	NONE
MIN SIDE YARD:	NONE
MIN REAR YARD:	20 FT
MAX BUILDING HEIGHT:	35 FT
MAX BUILDING COVERAGE:	NONE

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA OF SUBDIVISION:	52,476 S.F.
DEDUCTIONS:	
1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	6,000 S.F.±
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	0 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA OF SUBDIVISION PARCEL:	46,476 S.F.
REQUIRED NET AREA PER DWELLING:	2,500 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	18
NUMBER OF EXISTING LOTS/DWELLINGS:	3
NUMBER OF LOTS/DWELLINGS PROPOSED:	15

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 & SUBDIVISION PLAN

24 DEPOT STREET RESIDENTIAL DEVELOPMENT

24 DEPOT STREET
WINDHAM, MAINE

FOR:
24 DEPOT STREET, LLC
PO BOX 1161
WINDHAM, ME 04062

24062	JOB NUMBER:
1" = 20'	SCALE:
4-6-2026	DATE:
SHEET 1 OF 1	
S-1	