GRID OR MAG

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.	
	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	
200 201	CONTOUR LINE	200 201
	TREELINE	
	STONE WALL	
	RETAINING WALL	
TP-1	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	UNDERDRAIN	UD
S	SEWER MANHOLE	
S	SANITARY SEWER PIPE	S
FM	FORCE MAIN	FM
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

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

STATE OF MAINE
DUSTIN M. ROMA
No. 12131
REGISTERED PROFESSIONAL ENGINEER

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 593-5055

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:
9-17-2025	DATE:
SHEET 1 OF 1	
S-1	