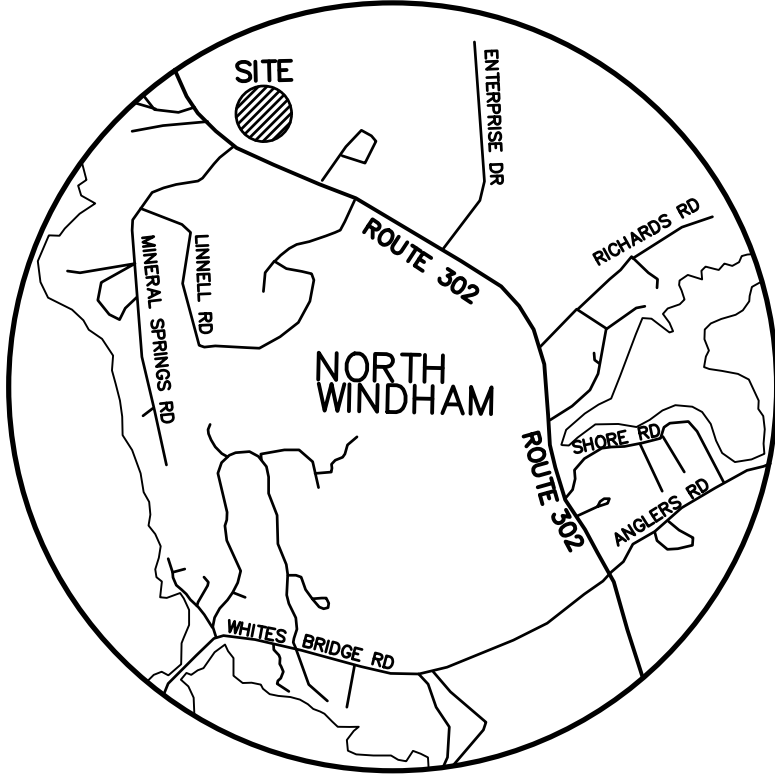
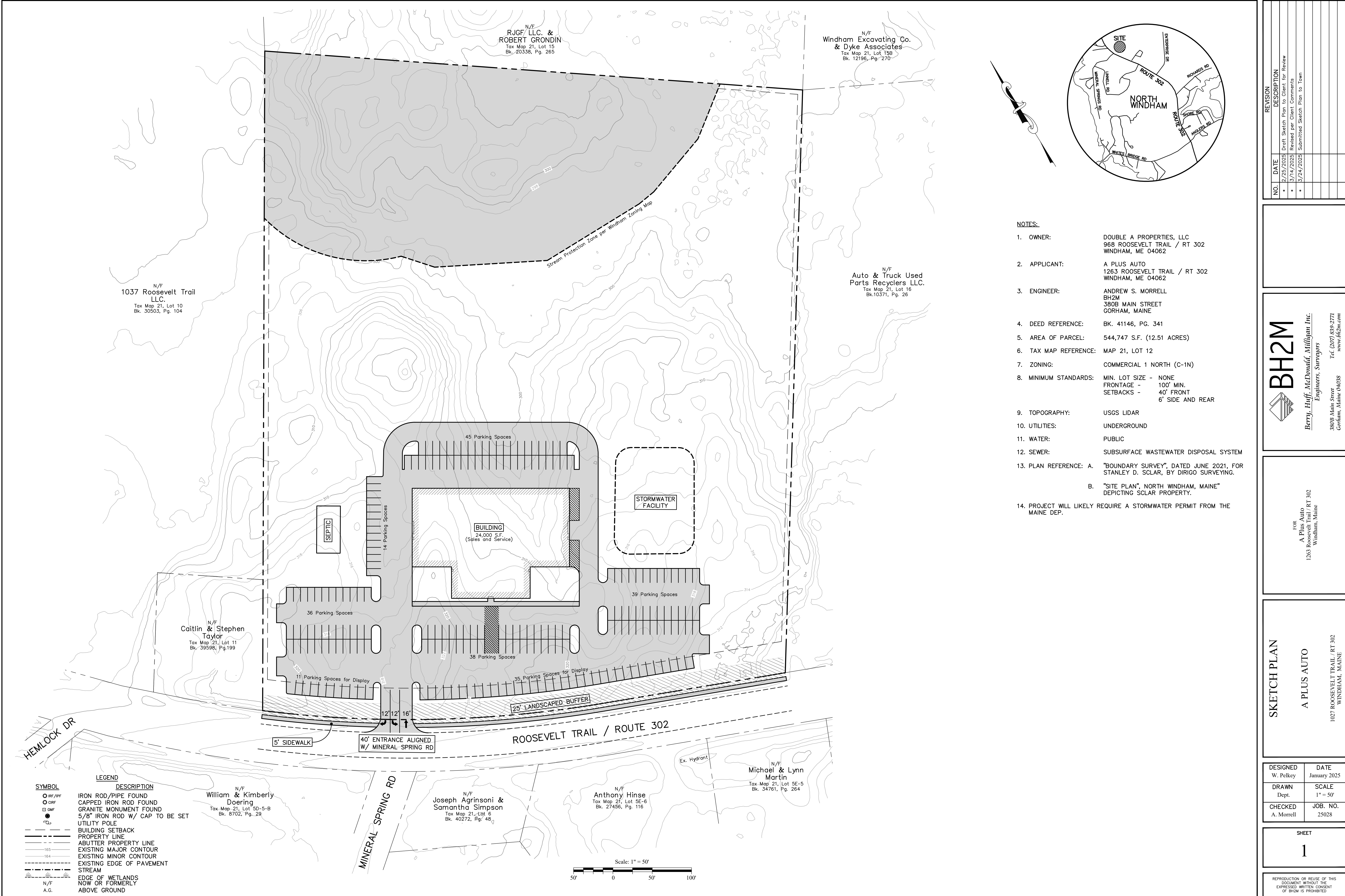
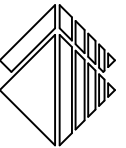


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- NOTES:
1. OWNER: DOUBLE A PROPERTIES, LLC
968 ROOSEVELT TRAIL / RT 302
WINDHAM, ME 04062
 2. APPLICANT: A PLUS AUTO
1263 ROOSEVELT TRAIL / RT 302
WINDHAM, ME 04062
 3. ENGINEER: ANDREW S. MORRELL
BH2M
380B MAIN STREET
GORHAM, MAINE
 4. DEED REFERENCE: BK. 41146, PG. 341
 5. AREA OF PARCEL: 544,747 S.F. (12.51 ACRES)
 6. TAX MAP REFERENCE: MAP 21, LOT 12
 7. ZONING: COMMERCIAL 1 NORTH (C-1N)
 8. MINIMUM STANDARDS: MIN. LOT SIZE - NONE
FRONTAGE - 100' MIN.
SETBACKS - 40' FRONT
6' SIDE AND REAR
 9. TOPOGRAPHY: USGS LIDAR
 10. UTILITIES: UNDERGROUND
 11. WATER: PUBLIC
 12. SEWER: SUBSURFACE WASTEWATER DISPOSAL SYSTEM
 13. PLAN REFERENCE: A. "BOUNDARY SURVEY", DATED JUNE 2021, FOR STANLEY D. SCALAR, BY DIRIGO SURVEYING.
B. "SITE PLAN", NORTH WINDHAM, MAINE" DEPICTING SCALAR PROPERTY.
 14. PROJECT WILL LIKELY REQUIRE A STORMWATER PERMIT FROM THE MAINE DEP.

NO.	DATE	DESCRIPTION
*	12/05/2023	Draft Sketch Plan to Client for Review
*	3/14/2024	Revised per Client Comments
*	5/24/2025	Submitted Sketch Plan to Town



BH2M
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Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
A Plus Auto
1263 Roosevelt Trail / RT 302
Windham, Maine

SKETCH PLAN
A PLUS AUTO
1027 ROOSEVELT TRAIL / RT 302
WINDHAM, MAINE

DESIGNED W. Pelkey	DATE January 2025
DRAWN Dept.	SCALE 1" = 50'
CHECKED A. Morrell	JOB. NO. 25028

SHEET
1

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