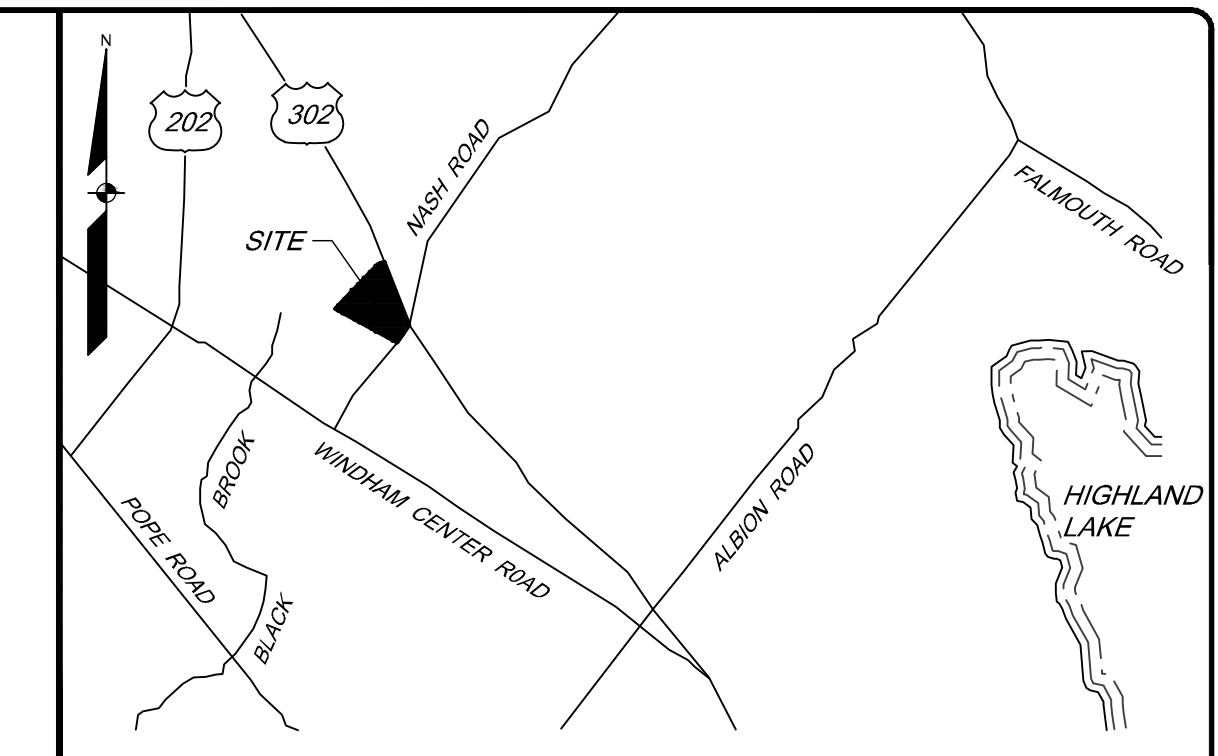


CB	RIM	INV. IN	INV. OUT	SUMP
118	240.34'	10" HDPE 236.09'	12" HDPE 235.84'	233.74'
178	238.97'	12" HDPE 235.05'	12" HDPE 234.92'	233.37'

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
CT	54.18'	688.98'	S 35°15'32" W	54.16'

LINE	BEARING	DISTANCE
L1	S 07°23'08" W	10.75'

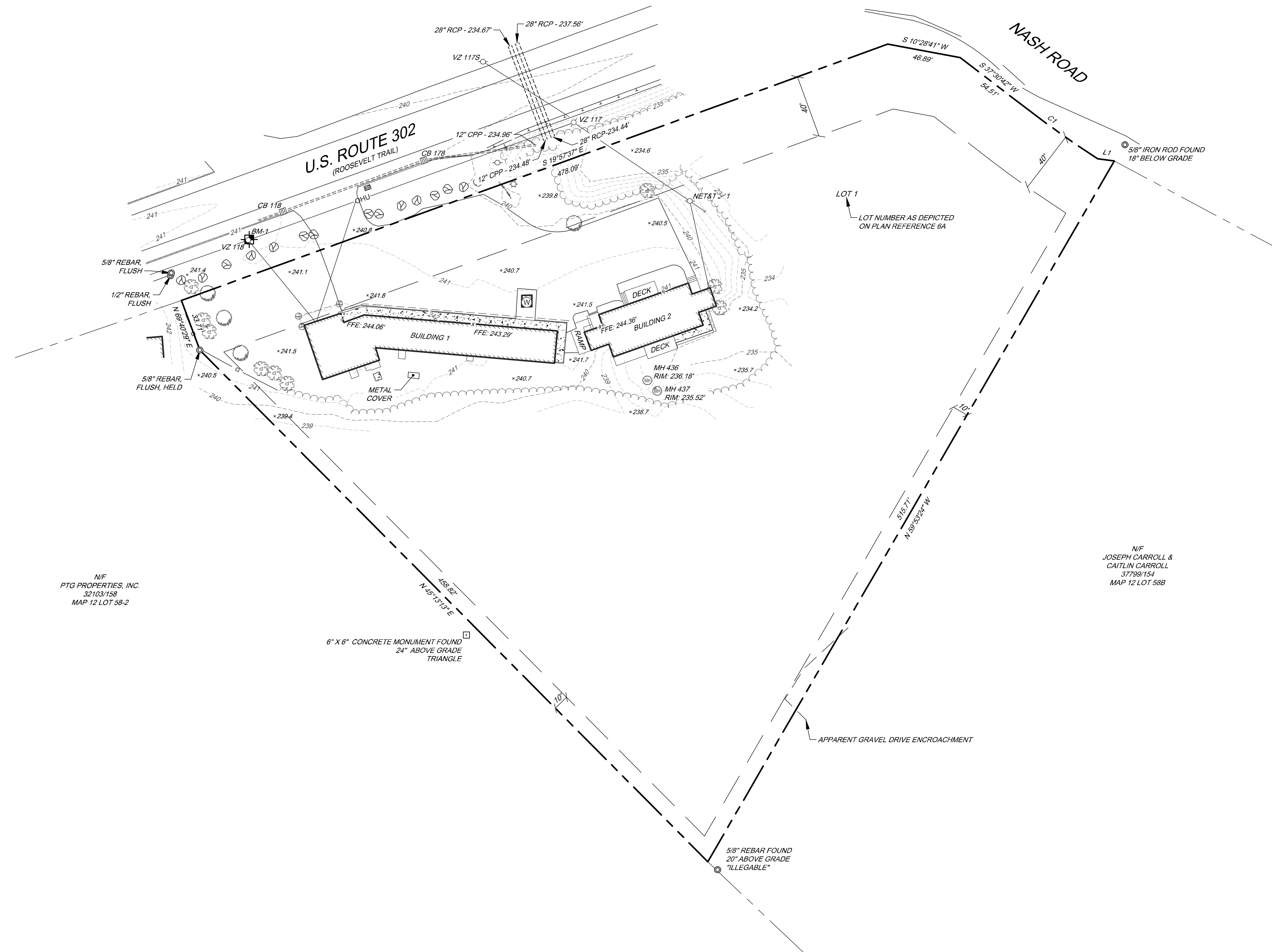


LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS 322 ROOSEVELT TRAIL LLC BY DEED DATED MAY 31, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34047, PAGE 213.
- THE PROPERTY IS SHOWN AS LOT 58 ON THE TOWN OF WINDHAM TAX MAP 12 AND IS LOCATED IN THE FARM (F) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE FARM (F) DISTRICT ARE AS FOLLOWS:  
 NET RESIDENTIAL DENSITY: 60,000 S.F.  
 MINIMUM LOT SIZE: 80,000 S.F.  
 MINIMUM LOT WIDTH: 200 FEET  
 MINIMUM FRONT YARD: 40 FEET  
 MINIMUM SIDE YARD: 10 FEET  
 MINIMUM REAR YARD: 10 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: 25%  
 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 3.52 ACRES PER PLAN REFERENCE 6A.
- BOUNDARY INFORMATION IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2022. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2022.
- PLAN REFERENCES:  
 A. "STANDARD BOUNDARY SURVEY PLAN OF LAND SUBURBAN PINES MOTEL, U.S. ROUTE 302 & NASH ROAD, WINDHAM, MAINE MADE FOR V.P. ASSOCIATES, 547 MAIN STREET, WESTBROOK, MAINE" DATED SEPTEMBER 1, 1989 BY JAMES C. LAUZIER, RLS. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 186, PAGE 22.  
 B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION STATE HIGHWAY "14", WESTBROOK, CUMBERLAND COUNTY, FEDERAL AIR PROJECT NO. F-NH-014P(58)E, PART "I" DOT FILE 3-481 DATED JULY OF 2002.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:  
 BM-1 SPIKE SET IN UTILITY POLE VZ 118 ELEVATION: 242.05 FEET (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF WINDHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230189 0030 B, HAVING AN EFFECTIVE DATE OF SEPTEMBER 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C. AREAS OF MINIMAL FLOODING. (NO SHADING)
- NO WETLAND INVESTIGATION HAS BEEN CONDUCTED ON THIS PROPERTY BY SEBAGO TECHNICS, INC.

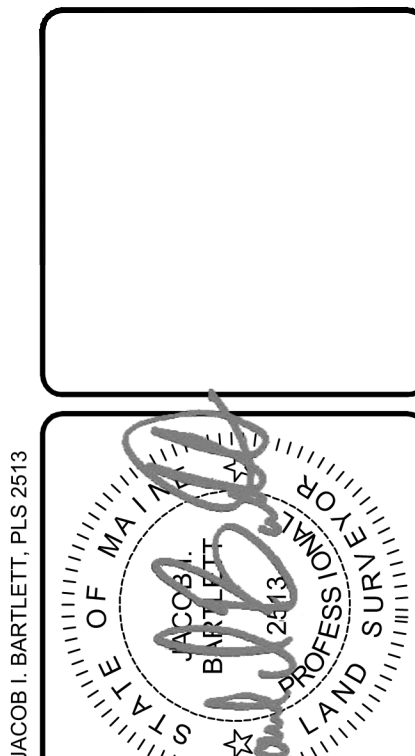
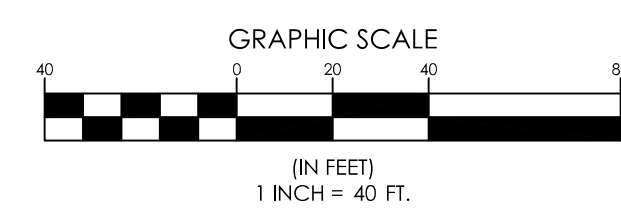


N/F  
PTG PROPERTIES, INC.  
32103159  
MAP 12 LOT 58-2

N/F  
JOSEPH CARROLL &  
CAITLIN CARROLL  
37798/154  
MAP 12 LOT 58B

LEGEND

- EXISTING
- PROPERTY LINE O.W.
  - ABUTTER LINE O.W.
  - SETBACK
  - IRON PIPE/ROD
  - N/F NOW OR FORMERLY
  - BENCHMARK
  - BUILDING
  - DECK/STEPS/OVERHANG
  - EDGE PAVEMENT
  - EDGE CONCRETE
  - PAVEMENT PAINT
  - EDGE GRAVEL
  - CURB LINE
  - TREELINE
  - CONTOURS
  - SPOT GRADE
  - POST & RAIL FENCE
  - STOCKADE FENCE
  - GUARD RAIL
  - SHRUB
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - MULCH LINE
  - ELECTRICAL POST
  - SIGN
  - WELL
  - CULVERT
  - CATCH BASIN
  - OVERHEAD UTILITY
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - BOULDER



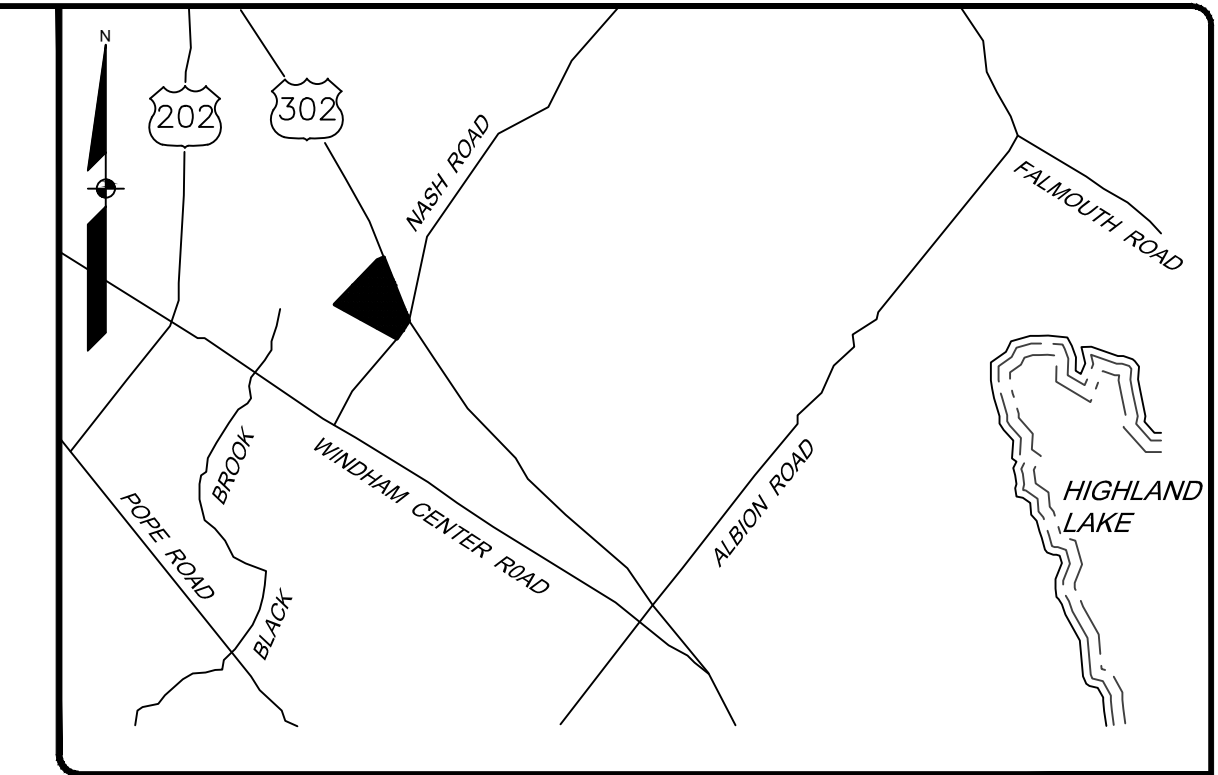
REV.	BY	DATE	STATUS	ISSUED TO CLIENT FOR REVIEW
C	JIB	05-18-2023	SETBACKS ADDED, ENCROACHMENT CALL, ADD ROAD LABEL	
B	JIB	05-17-2023	MINOR LABEL CHANGES	
A	JIB	06-06-2022	ISSUED TO CLIENT FOR REVIEW	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

EXISTING CONDITIONS PLAN  
 OF:  
**322 ROOSEVELT TRAIL**  
 WINDHAM, ME  
 FOR:  
**CLARKE PROPERTY MANAGEMENT**  
 983 MAIN, SUITE 1  
 WESTBROOK, ME 04092

DESIGNED	-
DRAWN	CDM/TSL/JMC
CHECKED	JIB
DATE	05-17-2022
SCALE	1" = 40'
PROJECT	20380



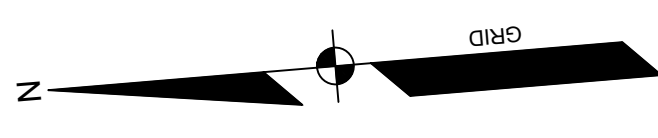
LOCATION MAP

N.T.S.

SHAWN M. FRANK, P.E. 0398

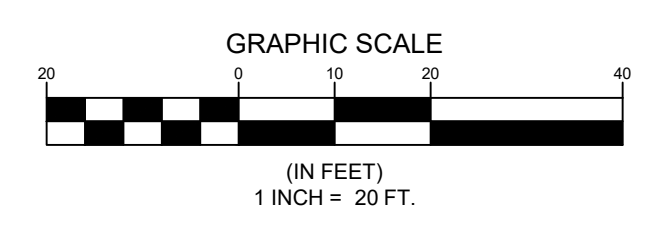
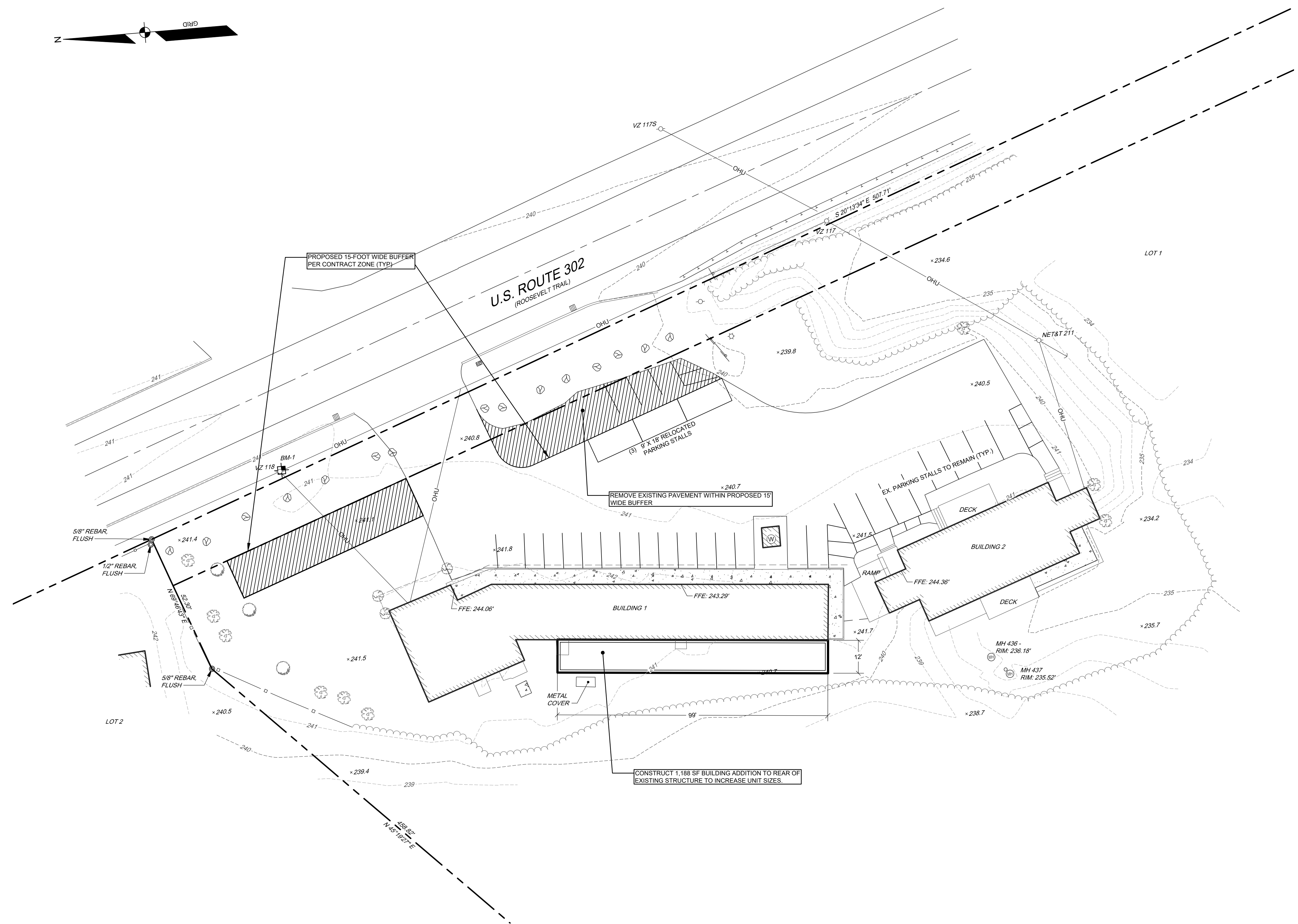
REV	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



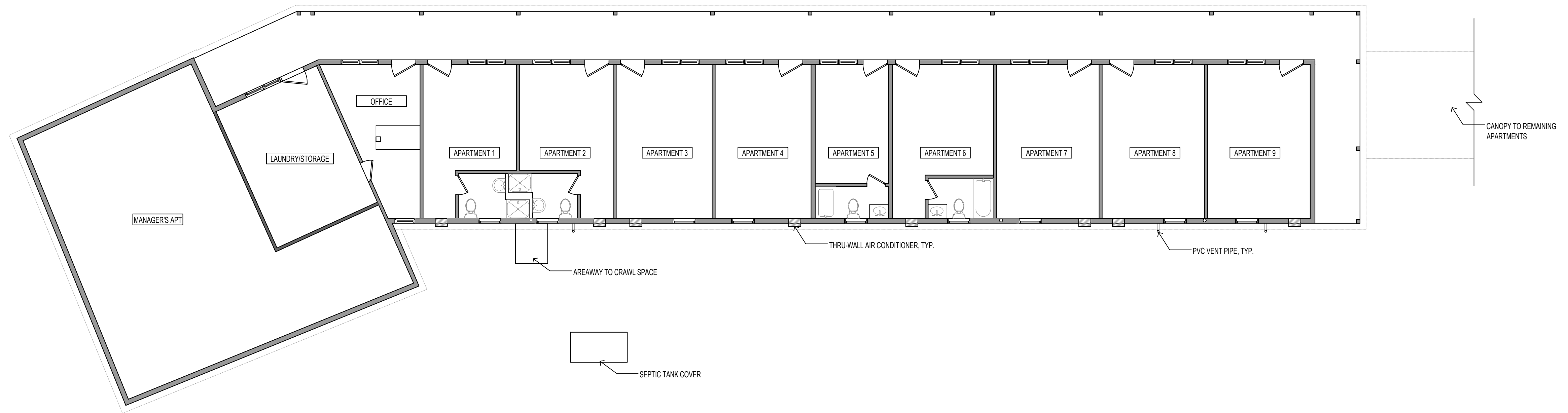
**LEGEND**

- | EXISTING | PROPOSED                  |
|----------|---------------------------|
|          | PROPERTY LINE/R.O.W.      |
|          | ABUTTER LINE/R.O.W.       |
|          | SETBACK                   |
|          | IRON PIPE/ROD             |
|          | NOW OR FORMERLY BENCHMARK |
|          | BUILDING                  |
|          | DECK/STEPS/OVERHANG       |
|          | EDGE PAVEMENT             |
|          | EDGE CONCRETE             |
|          | PAVEMENT PAINT            |
|          | EDGE GRAVEL               |
|          | CURB LINE                 |
|          | TREELINE                  |
|          | CONTOURS                  |
|          | SPOT GRADE                |
|          | POST & RAIL FENCE         |
|          | STOCKADE FENCE            |
|          | GUARD RAIL                |
|          | SHRUB                     |
|          | DECIDUOUS TREE            |
|          | CONIFEROUS TREE           |
|          | MULCH LINE                |
|          | ELECTRICAL POST           |
|          | SIGN                      |
|          | WELL                      |
|          | CULVERT                   |
|          | CATCH BASIN               |
|          | OVERHEAD UTILITY          |
|          | LIGHT POLE                |
|          | UTILITY POLE              |
|          | GUY WIRE                  |
|          | BOULDER                   |

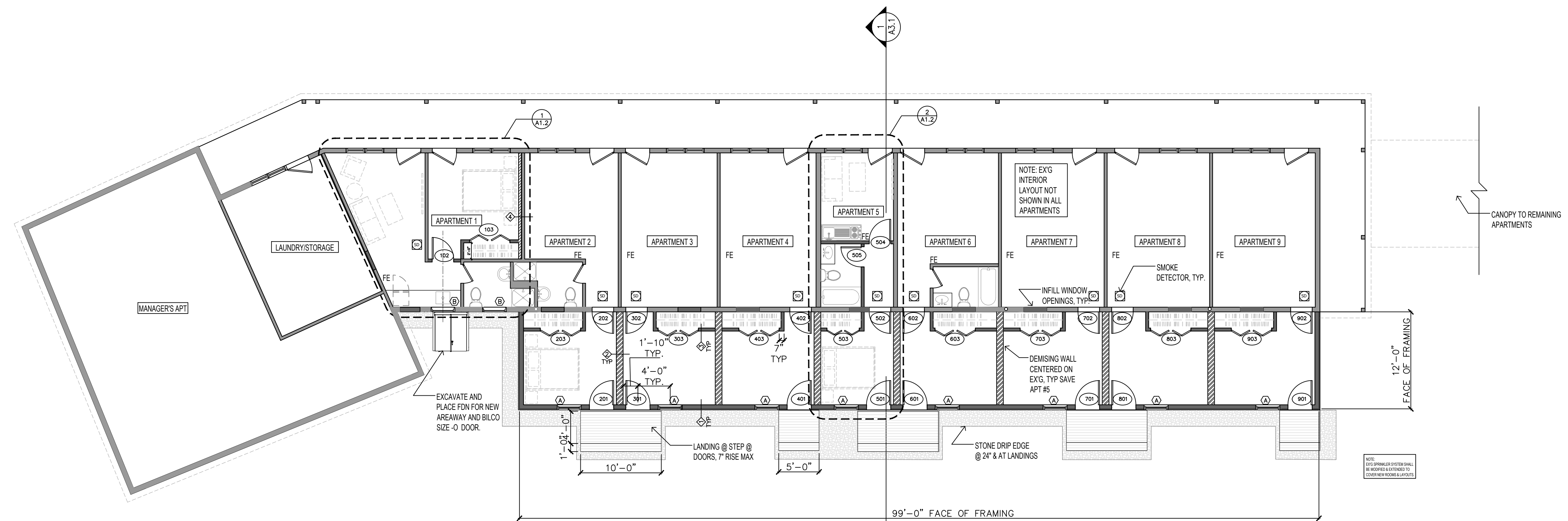


**SITE PLAN SKETCH**  
 OF:  
**322 ROOSEVELT TRAIL APARTMENTS**  
 WINDHAM, ME  
 FOR:  
**322 ROOSEVELT TRAIL, LLC**  
 963 MAIN SUITE 1  
 WESTBROOK, ME 04092

DESIGNED	SMF
DRAWN	CDM/TSL/KEW
CHECKED	JIB
DATE	02-26-2024
SCALE	1" = 20'
PROJECT	20380

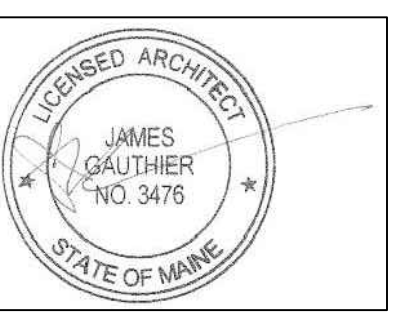


2 EXISTING FLOOR PLAN  
1/8" = 1'-0"



PARTITION TYPES KEY	
(Solid line)	EXISTING TO REMAIN
(Dashed line)	DEMOLISH
(Thin solid line)	NEW PARTITION
(Hatched pattern)	2 HR ASSEMBLY
(Diagonal hatched pattern)	1 HR ASSEMBLY

1 PROPOSED FLOOR PLAN  
1/8" = 1'-0"



Description	Date	Mark

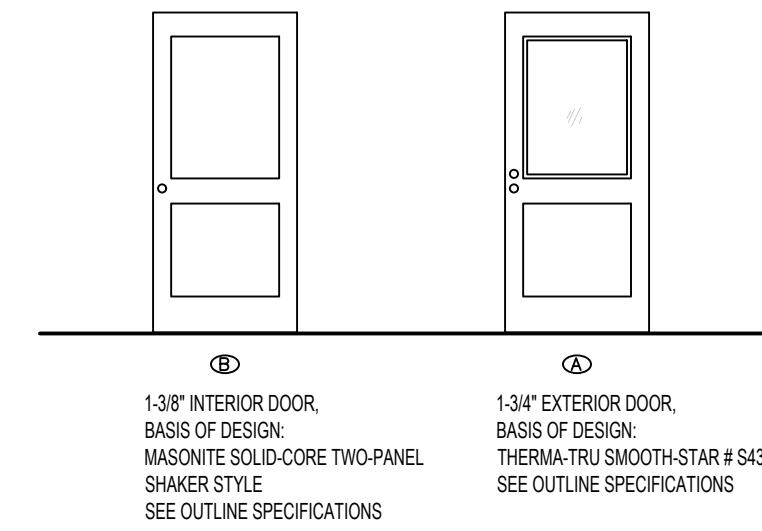
322 Roosevelt Trail  
Apartments  
Addition & Renovation  
Wintham, Maine

ISSUED FOR PERMIT  
December 13, 2023

FLOOR PLANS

A-1.1

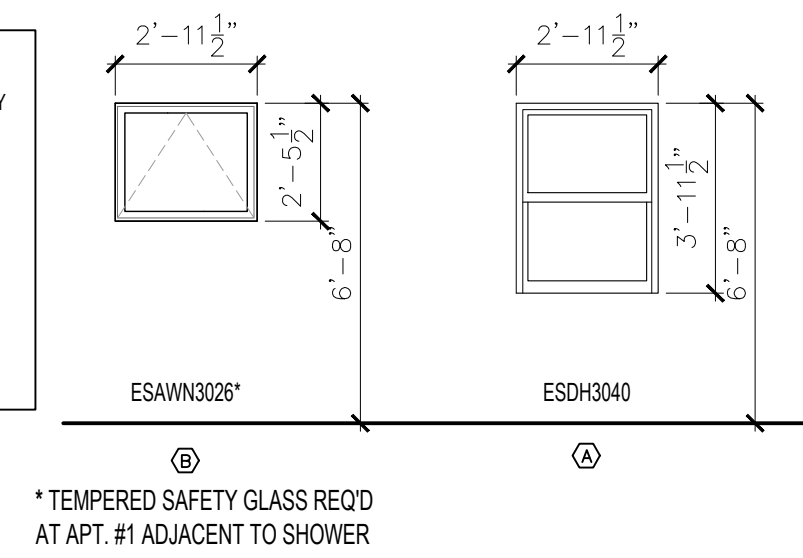
DOOR SCHEDULE					
NUMBERS	LOCATION	WxH	TYPE	MATERIAL	NOTES
201-901	BEDROOM ENTRY	3/0x6/8	A	FIBERGLASS	INSULATED. ENTRY LATCH & DEADBOLT SET
202-902	BEDROOM TO LIVING	2/8x6/8	B	MASONITE	SOLID CORE. PRIVACY SET
103-903	BEDROOM CLOSET	5/0x6/8	B	MASONITE	DOUBLE BI-FOLD DOOR SET. MAGNETIC CATCH.
504	#5 LIVING TO HALL	2/8x6/8	B	MASONITE	PASSAGE SET
505	#5 HALL TO BATH	2/6x6/8	B	MASONITE	BATH SET



NOTE: DOOR & WINDOW MANUFACTURER'S SPECIFICATIONS/SHOP DRAWINGS TO BE REVIEWED BY ARCHITECT PRIOR TO PLACING ORDER.

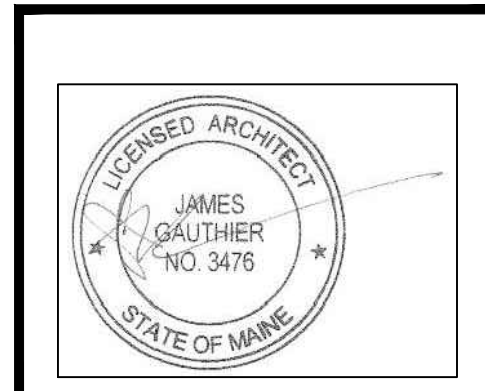
WINDOW BASIS OF DESIGN: MARVIN ESSENTIAL. SEE OUTLINE SPECIFICATIONS.

WINDOWS SHALL LOW-E ARGON, AND MEET THE FOLLOWING MINIMUM PERFORMANCE REQUIREMENTS:  
 U-VALUE: 0.24  
 SHGC: 0.27  
 VLT: 0.24

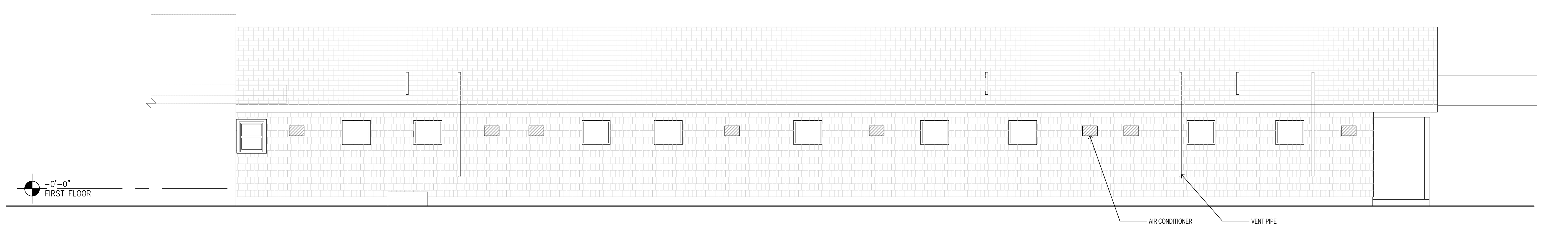


4 DOOR SCHEDULE

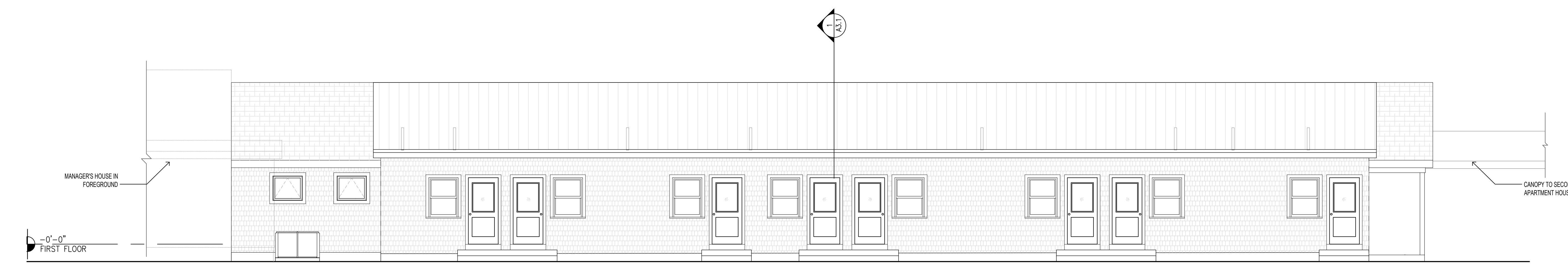
3 WINDOW & DOOR TYPES  
1/4" = 1'-0"



Description	Date	Mark



2 EXISTING WEST ELEVATION, PARTIAL  
3/16" = 1'-0"



1 PROPOSED WEST ELEVATION, PARTIAL  
3/16" = 1'-0"

322 Roosevelt Trail  
Apartments  
Addition & Renovation  
Wintham, Maine

ISSUED FOR PERMIT  
December 13, 2023

ELEVATIONS

A-2.1