



60' ACCESS
EASEMENT

N/F
ARC LWWDMM001 LLC
30727/31
TM 18-A LOT 48B

R=325.73'
L=293.18'

R=4327.18'
L=360.76'

R=25.00'
L=38.84'

S19°27'27"E
165.76'

S19°27'27"E
187.31'

140.53'
S64°29'26"W

S19°27'27"E
107.05'

S70°32'33"W

NOTES

1. OWNER OF RECORD IS MANCHESTER PROPERTIES, INC. BY DEED RECORDED IN BOOK 8559 PAGE 41 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS A PORTION OF LOT 48 ON THE TOWN OF WNDHAM'S ASSESSORS MAP 18-A.
3. BEARINGS ARE MAGNETIC 1964 PER MARKERS FOUND AS SHOWN ON PLAN REFERENCE 18.
4. REFERENCE IS MADE TO A PLAN ENTITLED "RESIDENTIAL PARCELS ROUTE 35 - BASIN ROAD - HACKETT ROAD - UPPER BASIN ROAD AND MARSTON ROAD WNDHAM, MAINE FOR MANCHESTER PROPERTIES, INC. DATED APRIL 2016 BY SURVEY INC."

13394/295
DRAINAGE
EASEMENT

PARCEL C
LOT 1
14.20± AC

N71°25'16"E
237.30'

S74°39'37"E
311.92'

PORTLAND NATURAL GAS
TRANSMISSION SYSTEM EASEMENT

PROPOSED COMMERCIAL LOT

ON
MANCHESTER DRIVE
WINDHAM, MAINE

FOR

MANCHESTER PROPERTIES, INC.

ZONING

THE A PORTION OF THE PARCEL LIES WITHIN THE COMMERCIAL DISTRICT II WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	40,000 SF
MINIMUM FRONTAGE	150 FT
MINIMUM FRONT SETBACK	40 FT
MINIMUM SIDE SETBACK	10 FT
MINIMUM REAR SETBACK	10 FT
MAXIMUM BUILDING HEIGHT	35 FT

REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE TOWN OF WNDHAM, MAINE FOR ADDITIONAL INFORMATION.

INFO@SURVEYINCORPORATED.COM

SURVEY, INC.

P.O. BOX 210

WINDHAM, ME 04062

(207) 892-2556

DWN: WCS

DATE: FEBRUARY 10, 2017

REV: FEBRUARY 28, 2017

CHK: DJP
JOB NO. 15084