

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAMAR, INC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32676 PAGE 102.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 1.12 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOT 52.
4. PLAN REFERENCES:
 - A) EXISTING CONDITIONS PLAN OF ROUTE 302 & WHITES BRIDGE ROAD FOR MARTIN LIPPMAN, PREPARED BY SEBAGO TECHNICS, INC. DATED 7-11-2003.
5. HORIZONTAL DATUM: MAGNETIC 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 1 (C-1) DISTRICT.
10. SPACE AND BULK REQUIREMENTS: C-1 DISTRICT

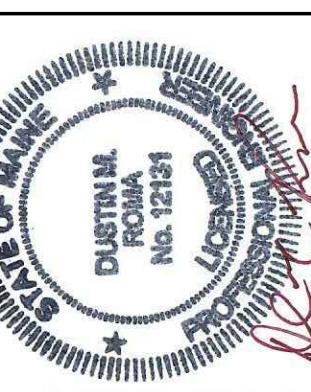
| | |
|----------------------|--------|
| MIN LOT SIZE: | NONE |
| MIN STREET FRONTAGE: | 100 FT |
| MIN FRONT YARD: | 10 FT |
| MAX FRONT YARD: | 20 FT |
| MIN SIDE/REAR YARD: | 6 FT |
| MAX BUILDING HEIGHT: | NONE |

11. WETLANDS SHOWN HEREON ARE APPROXIMATE BASED ON A FIELD VISIT BY THE DESIGN ENGINEER AND MUST BE FIELD VERIFIED BY A QUALIFIED PROFESSIONAL. STREAM LOCATION IS BASED ON PLAN REFERENCE 4A.

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 116
WINDHAM, ME 04062
(207) 310-0506

SITE PLAN
896 ROOSEVELT TRAIL COMMERCIAL DEVELOPMENT

18062
JOB NUMBER:
1" = 20'
SCALE:
3-23-2020
DATE:
SHEET 1 OF 1
S-1



| REV | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |

LEGEND

| EXISTING | PROPOSED |
|-----------------------------|-----------------------------|
| — — — PROPERTY LINE/R.O.W. | — — — ABUTTER PROPERTY LINE |
| — — — ABUTTER PROPERTY LINE | — — — SETBACK |
| — — — EASEMENT LINE | — — — |
| — — — GRANITE MONUMENT | — — — |
| — — — IRON PIN/DRILL HOLE | — — — |
| — — — CENTERLINE | — — — |
| — — — BUILDING | — — — |
| — — — EDGE OF PAVEMENT/CURB | — — — |
| — — — 201— CONTOUR LINE | — — — |
| — — — CATCHBASIN | — — — |
| — — — DRAINAGE MANHOLE | — — — |
| — — — CULVERT/STORMDRAIN | — — — |
| — — — SEWER MANHOLE | — — — |
| — — — UTILITY POLE | — — — |
| — — — OHU | — — — OHU |

APPROVED - WINDHAM PLANNING BOARD:

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| CHAIRPERSON | DATE |
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| STATE OF MAINE | |
| COUNTY SS. REGISTRY OF DEEDS | |
| RECEIVED | 20 |
| AT | h m M |
| AND RECORDED IN | |
| PLAN BOOK | PAGE |
| ATTEST: _____ | |
| REGISTER | |