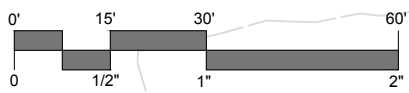


GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS 968 ROOSEVELT TRAIL, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 16102 PAGE 291
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 3.2 ACRES.
LOT "A": 2.1 ACRES
LOT "B": 1.1 ACRES
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 21, LOT 2A.
4. PLAN REFERENCES:
A) "BOUNDARY SURVEY, 968 ROOSEVELT TRAIL, WINDHAM, ME 04062, MADE FOR 968 ROOSEVELT TRAIL, LLC" DATED JULY, 2015 BY SURVEY, INC AND RECORDED IN PLAN BOOK 216 PAGE 21 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
B) "TOPOGRAPHIC WORKSHEET OF 964 ROOSEVELT TRAIL AND 968 ROOSEVELT TRAIL, WINDHAM, MAINE" FOR DM ROMA CONSULTING ENGINEERS BY SURVEY INC DATED MARCH 2016.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BEARINGS ARE BASED ON MAGNETIC NORTH AS DEPICTED ON PLAN REFERENCE 4A.
8. THE PROPERTY IS LOCATED IN THE C-1 COMMERCIAL DISTRICT.
9. SPACE AND BULK REQUIREMENTS: C-1 DISTRICT

MIN LOT SIZE:	C-1 DISTRICT
MIN STREET FRONTAGE:	NONE
MIN FRONT YARD:	100 FT
MIN SIDE/REAR YARD:	40 FT
MIN SIDE/REAR YARD:	6 FT
MAX BUILDING HEIGHT:	NONE
10. PARKING SUMMARY:
RETAIL BUILDING: 3.5 SPACES PER 1,000 SF GFA
PARKING REQUIRED: 17 SPACES
PARKING PROVIDED: 20 SPACES

PROPERTY CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD	DIRECTION	CHORD LENGTH
C1	145.74'	1392.69'	N40°50'46"W		145.67'
C2	19.54'	1382.69'	S35°44'08"E		19.54'



PRELIMINARY PLAN
NOT FOR
CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	7-5-16	DMK	ISSUED TO TOWN FOR SKETCH PLAN REVIEW

SKETCH PLAN
RETAIL & SELF STORAGE FACILITY
WINDHAM, MAINE
FOR:
LITTLE MOUNTAIN, LLC
3 GOLFPORT ROAD
OWE ELLIOTT, MAINE 04017

1" = 30'
SCALE:
7-5-2016
DATE:
SHEET 1 OF 1
SK-1

N/F
ROY MOORE
STEVEN & JENNIFER DANZIG
DAVID PETERSON
ROBERT ARNOLD & LEAH FOSTER-DESROCHE
ROSALIE MARCELLE, INC.
RICHARD SMALL, CPA PA
BLUE STORM, LLC
DOUBLE PR REALTY
JUDSON SMITH
ANNE O'BRIEN
ROBERTA GAGNE
LISA TURNER
MARIETTA SANTANGELO
MAP 21 LOT 2A-2

N/F
FAITH LUTHERAN CHURCH
6502/160
MAP 21 LOT 2B

N/F
968 ROOSEVELT TRAIL, LLC
MAP 21 LOT 2A
LOT "B"

N/F
DEW, LLC
20997/304
MAP 21 LOT 2A-3

N/F
MCNULTY ENTERPRISES, INC.
15833/132
MAP 21 LOT 2A-1

ROOSEVELT TRAIL
(STATE ROUTE 302)

