

**MAJOR SITE PLAN APPLICATION  
TO TOWN OF WINDHAM**

**FOR**

**ROOSEVELT TRAIL SELF-STORAGE**

**ROOSEVELT TRAIL  
WINDHAM, MAINE**

**PREPARED FOR**

**KEITH HARNUM  
83 BEECH HILL ROAD  
EXETER, NH 03833**

**PREPARED BY**

**DM ROMA**  
CONSULTING ENGINEERS

**PO BOX 1116  
WINDHAM, ME 04062**

## Final Plan - Major Site Plan

**Project Name:** ROOSEVELT TRAIL SELF-STORAGE

**Tax Map:** 12 **Lot:** 67-3

**Estimated square footage of building(s):** 18,000 +/- SF BUILDINGS

**BUILDINGS FOR PUBLIC WAREHOUSING AND/OR COMMERCIAL USE**

**If no buildings proposed, estimated square footage of total development:** \_\_\_\_\_

**Is the total disturbance proposed > 1 acre?** ☒ **Yes** ☐ **No**

### Contact Information

#### 1. Applicant

**Name:** KEITH HARNUM

**Mailing Address:** 83 BEECH HILL ROAD, EXETER, NH 03833

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

#### 2. Record owner of property

\_\_\_\_\_ (Check here if same as applicant)

**Name:** VICKI W. MANN

**Mailing Address:** 361 ROOSEVELT TRAIL, WINDHAM, ME 04062

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

#### 3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

**Name:** DUSTIN ROMA

**Company Name:** DM ROMA CONSULTING ENGINEERS

**Mailing Address:** PO BOX 1116, WINDHAM, ME 04062

**Telephone:** 310-0506 **Fax:** \_\_\_\_\_ **E-mail:** DUSTIN@DMROMA.COM

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

\_\_\_\_\_  
Signature

1-22-19  
Date

Final Plan - Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Evidence of payment of application and escrow fees	X	
c.	Written information - submitted in bound report		
1	A narrative describing the proposed use or activity	X	
2	Name, address, & phone number of record owner, and applicant if different	X	
3	Names and addresses of all abutting property owners	X	
4	Documentation demonstrating right, title, or interest in property	X	
5	Copies of existing proposed covenants or deed restrictions	X	
6	Copies of existing or proposed easements on the property	X	
7	Name, registration number, and seal of the licensed professional who prepared the plan, if applicable	X	
8	Evidence of applicant's technical capability to carry out the project	X	
9	Assessment of the adequacy of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property	X	
10	Estimated demand for water supply and sewage disposal	X	
11	Provisions for handling all solid wastes, including hazardous and special wastes	X	
12	Detail sheets of proposed light fixtures	X	
13	Listing of proposed trees or shrubs to be used for landscaping	X	
14	Estimate weekday AM and PM and Saturday peak hour and daily traffic to be generated by the project	X	
15	Description of important or unique natural areas and site features, including floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archeological resources	X	
16	If the project requires a stormwater permit from MaineDEP or if the Planning Board or if the Staff Review Committee determines that such information is required, submit the following:	X	
	stormwater calculations	X	
	erosion and sedimentation control measures	X	
	water quality and/or phosphorous export management provisions	N/A	
17	If public water or sewerage will be utilized, provide statement from utility district regarding the adequacy of water supply in terms of quantity and pressure for both domestic and fire flows, and the capacity of the sewer system to accommodate additional wastewater.	N/A (NO OFFICE)	
18	Financial Capacity	PENDING	
	i. Estimated costs of development and itemize estimated major expenses	X	
	ii. Financing (submit one of the following)		
	a. Letter of commitment to fund		

	b. Self-financing		
	1. Annual corporate report		
	2. Bank Statement		
	c. Other		
	1. Cash equity commitment of 20% of total cost of development		
	2. Financial plan for remaining financing		
	3. Letter from institution indicating intent to finance		
	iii. If a registered corporation a Certificate of Good Standing from:		
	Secretary of State, or		
	statement signed by corporate officer		
19	Technical Capacity (address both)	X	
	i. Prior experience	X	
	ii. Personnel	X	
d.	<b>Plan Requirements - Existing Conditions</b>		
i.	Location Map adequate to locate project within the municipality	X	
ii.	Vicinity Plan. Drawn to scale of not over 400 feet to the inch, and showing area within 250 feet of the property line, and shall show the following:	X	
	a. Approximate location of all property lines and acreage of parcels	X	
	b. Locations, widths and names of existing, filed or proposed streets, easements or building footprints	X	
	c. Location and designations of any public spaces	N/A	
	d. Outline of proposed subdivision, together with its street system and an indication of the future probable street system of the remaining portion of the tract	N/A	
iii.	North Arrow identifying Grid North; Magnetic North with the declination between Grid and Magnetic; and whether Magnetic or Grid bearings were used	X	
iv.	Location of all required building setbacks, yards, and buffers	X	
v.	Boundaries of all contiguous property under the total or partial control of the owner or applicant	X	
vi.	Tax map and lot number of the parcel or parcels on which the project is located	X	
vii.	Zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in 2 or more districts or abuts a different district.	X	
viii.	Bearings and lengths of all property lines of the property to be developed, and the stamp of the surveyor that performed the survey.	X	
ix.	Existing topography of the site at 2-foot contour intervals	X	
x.	Location and size of any existing sewer and water mains, culvers and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property and on abutting streets or land that may serve the development.	X	
xi.	Location, names, and present widths of existing public and/or private streets and rights-of way within or adjacent to the proposed development	X	
xii.	Location, dimensions, and ground floor elevation of all existing buildings	X	

xiii.	Location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or adjacent to the site.	X	
xiv.	Location of intersecting roads or driveways within 200 feet of the site.	X	
xv.	Location of the following:	X	
	a. Open drainage courses	X	
	b. Wetlands	N/A	
	c. Stone walls	N/A	
	d. Graveyards	N/A	
	e. Fences	X	
	f. Stands of trees or treeline, and	X	
	g. Other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources	X	
xvi.	Direction of existing surface water drainage across the site	X	
xvii.	Location, front view, dimensions, and lighting of existing signs	X	
xviii.	Location & dimensions of existing easements that encumber or benefit the site	X	
xix.	Location of the nearest fire hydrant, dry hydrant, or other water supply	X	
<b>Plan Requirements - Proposed Development Activity</b>			
i.	Location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed	X	
ii.	Grading plan showing the proposed topography of the site at 2-foot contour intervals	X	
iii.	Direction of proposed surface water drainage across the site and from the site, with an assessment of impacts on downstream properties.	X	
iv.	Location and proposed screening of any on-site collection or storage facilities	X	
v.	Location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways, and any changes in traffic flow onto or off-site	X	
vi.	Proposed landscaping and buffering	X	
vii.	Location, dimensions, and ground floor elevation of all buildings or expansions	X	
viii.	Location, front view, materials and dimensions of proposed signs together with method for securing sign	X	
ix.	Location and type of exterior lighting. Photometric plan to demonstrate coverage area of all lighting may be required by Planning Board.	X	
x.	Location of all utilities, including fire protection systems	X	
xi.	Approval block: Provide space on the plan drawing for the following words, "Approved: Town of Windham Planning Board" along with space for signatures and date	X	

<b>2. Major Final Site Plan Requirements</b>		
a.	Narrative and/or plan describing how the proposed development plan relates to the sketch plan	X
b.	Stormwater drainage and erosion control program showing:	X
	1. Existing and proposed method of handling stormwater runoff	X
	2. Direction of the flow of the runoff, through the use of arrows and a description of the type of flow (e.g. sheet flow, concentrated flow, etc.)	X
	3. Location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers	X
	4. Engineering calculations used to determine drainage requirements based on the 25-year, 24-hour storm frequency.	X
	5. Methods of minimizing erosion and controlling sedimentation during and after construction.	X
c.	A groundwater impact analysis prepared by a groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day	N/A
d.	Name, registration number, and seal of the Maine Licensed Professional Architect, Engineer, Surveyor, Landscape Architect and/or similar professional who prepared the plan	X
e.	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone, cable TV, and any other utility services to be installed on the site	X
f.	A planting schedule keyed to the site plan indicating the general varieties and sizes of trees, shrubs, and other vegetation to be planted on the site, as well as information pertaining to provisions that will be made to retain and protect existing trees, shrubs, and other vegetation	X
g.	Digital transfer of any site plan data to the town (GIS format)	X
h.	A traffic impact study if the project expansion will generate 50 or more trips during the AM or PM peak hour, or if required by the Planning Board	N/A
<b>Electronic Submission</b>		
		X

## PROJECT NARRATIVE

### SECTION 1 – PROPOSED USE NARRATIVE

The property currently consists a 1.4-acre parcel off Roosevelt Trail in Windham and is identified on the Windham Tax Map 12 as lot 67-3, and is located within the C-3 (Commercial -3) zoning district. The property exists today as a relatively flat lawn area with frontage on Roosevelt Trail.

The proposed project includes the following activities:

- Construction of three (3) self-storage buildings, with utilities limited to lighting only (no heat, water or sewer).
- Construct an access driveway and parking area associated with the self-storage operation.
- Construct stormwater management facilities, including capture, conveyance and treatment infrastructure. Stormwater design will specifically include: drainage channels, three (3) catch basins and associated piping, drainage culverts, and an underdrained filter basin with an outlet control structure.
- A landscape buffer will be established along the westerly property line, which abuts Roosevelt Trail. The existing fence will remain, and the landscaped area will be maintained as lawn.
- Access to the site will be from an existing driveway off of Roosevelt Trail (to the south of the proposed project site). Construction of driveway connection will be associated with a maintenance and access easement over the existing driveway.

### SECTION 2 – RECORD OWNER INFORMATION

See Application Form

### SECTION 3 – ABUTTING PROPERTY OWNERS

TM 12 L 67-4	Windham DMEP LLC (c/o GBT Realty Corp.), 9010 Overlook Blvd., Brentwood, TN 37027
TM 12 L 67	Kevin R. Cross, 361 Roosevelt Trail, Windham, ME 04062
TM 12 L 67-1	Paula M. Wright, 4 Seasons Lane, Windham, ME 04062
TM 12 L 67A	Berzinis Realty LLC, 483 Roosevelt Trail, Windham, ME 04062
TM 12 L 59	Church of God, 370 Roosevelt Trail, Windham, ME 04062

#### **SECTION 4 – TITLE, RIGHT, OR INTEREST**

A purchase and sale agreement is enclosed which indicates the current owners Vicki W. Mann intend to sell the property to Keith Harnum. Copies of the existing deeds are also enclosed.

#### **SECTION 5 – COVENANTS OR DEED RESTRICTIONS**

None known

#### **SECTION 6 – EASEMENTS**

- Existing Easement ~ (Owner's obligated to provide deeded access from Roosevelt Trail over an existing easement).

#### **SECTION 7 – LICENSED PROFESSIONALS**

The plans and applications were prepared by DM Roma Consulting Engineers. Dustin Roma is a Maine Licensed Professional Engineer PE#12131.

#### **SECTION 8 – TECHNICAL ABILITY**

Dustin Roma has been performing similar consulting and design work in Southern Maine since 2004, including many projects in Windham and the surrounding communities.

#### **SECTION 9 – UTILITIES**

The project will be served underground electrical & data utilities; there is no proposal for an office space so therefore no need for water or sewer utilities at this time. In the event water and sewer is needed, public water will be supplied from the Portland Water District, and a private on-site wastewater disposal system will be installed.

#### **SECTION 10 – WATER SUPPLY AND SEWAGE DISPOSAL DEMAND**

The project is not expected to utilize water or sewer utilities due to its use.

We anticipate that in the event water and sewer utilities are required by the property owner(s), a new leach field will be installed as a concrete-chambered system under the new parking lot area and an HHE-200 application will be prepared by a licensed site evaluator as part of the building permit process.



## **SECTION 11 – SOLID WASTES**

The current project design, does not include the use of an office. Therefore, solid wastes are not expected to be generated. Users of the self-storage facility will be provided information in their leasing agreement indicating that the individual users of the self-storage facility will be responsible for proper disposal of any solid wastes.

## **SECTION 12 – LIGHTING**

The buildings will include security lighting over the doorways. There are no proposed pole mounted lights. Lights on the building will be LED and equal to the catalog cut sheets attached for KIM ArcheType X wall fixtures.

## **SECTION 13 –LANDSCAPING**

Landscaping has been proposed as a combination of deciduous trees, shrubs, perennials and ornamental grasses. The proposed landscaping quantities and species are indicated on the Site Plan.

## **SECTION 14 – VEHICLE TRAFFIC**

Vehicle sight distance at the driveways exceeds 500 feet in both directions. Based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition, the proposed 18,000 SF of warehousing use is expected to generate 9 peak hour trip-ends for a site total of 9 peak hour trips. The project does not require a traffic movement permit from the Maine Department of Transportation.

## **SECTION 15 – UNIQUE NATURAL AREAS**

There are no known unique natural areas within the project vicinity.

## **SECTION 16 – STORMWATER MANAGEMENT**

The property is currently maintained as lawn area. The proposed site will create a total of 43,231 square feet of new impervious area (25,231 s.f. of new pavement and 18,000 s.f. of proposed building). As part of the proposed development, we have designed an underdrained filter basin (FB-1) that will collect stormwater runoff from the majority of the site and which will not only treat stormwater runoff but significantly reduce the stormwater runoff that leaves the site in the current condition.

## SECTION 17 – PUBLIC WATER SUPPLY

The project site is not anticipated to require water service and there is no proposal for water service at this time.

## SECTION 18 – FINANCIAL CAPACITY

A letter of financial capacity is pending.

A cost estimate for the project has been prepared. The following summarizes elements of the project's site cost:

- Site preparation and earthwork ~ \$10,000
- Gravel Base ~ \$60,000
- Bituminous Pavement ~ \$45,000
- Underground Utility Services ~ \$6,000
- Access Gate ~ \$5,000
- Stormwater Infrastructure ~ \$50,000
  - Total Construction Cost: \$ 176,000

## SECTION 19 – TECHNICAL CAPACITY

The applicant currently owns other commercial real estate holdings and has developed similar projects in the past.

## COMMERCIAL DISTRICT DESIGN STANDARDS

The project has been designed to meet the following required and optional standards outlined in section 813 of the Land Use Code.

### Required Design Standards: C-3 Zone

- A-1: Building Style. See sections below for specific requirements. The buildings are not a form of advertising.
- A-2: Materials. The proposed materials for the steel buildings are high quality and will require minimal maintenance to retain the high level of quality.
- A-3: Color. The paint used for building and door finishes will be low-reflectance and non-fluorescent.
- A-4: Roofline. The rooflines will be pitched at a slope of 5:12.
- A-5: Façade. Sections 5a and 5b do not apply to the projects' Public Warehousing use. We are requesting a waiver from Section 5e, requiring that horizontal facades greater than 50 feet in length shall incorporate wall plane projection or recesses having a depth

of at least 3% of the length of the façade and extending at least 20% of the length of the façade. While the proposed project does have facades greater than 50 feet in length, the long side of the buildings is orientated away from Roosevelt Trail, such that all building walls facing Roosevelt Trail are less than 35 feet (proposed building widths are 25, 35 and 30 feet). Additionally, faux, back-lit, windows are proposed along building walls orientated towards Roosevelt Trail to provide a visual break in the appearance of the proposed buildings.

- A-6: Building style coordination (multi-building). The intent is to construct all three buildings as in a single phase, no non-habitable freestanding structures are proposed, and architectural building plans are included with the project plan set to demonstrate compatibility between current and future activities.
- A-7: Entrance. Standard “a” is not applicable for buildings under 20,000 square feet. As each of the self-storage units will consist of a roll-up garage door, colored forest green Standard “c” is met.
- A-8: Architectural Details. The architectural detailing and trim are proportional to the scale and design of the building.
- C-1: Lighting/Photometric Plan. Photometric data is presented on the catalog cut sheets for the proposed LED lighting to be installed on the buildings. There are no proposed free-standing pole lights.
- C-2: Lighting Coordinated with Architecture. The proposed lighting will bring attention to the doorway entrance elements without creating glare or distraction.
- C-3: Lighting Coordinated with Landscaping. The proposed lighting over the doorway entrances will not be negatively impacted by the mature growth of landscaping on the property, and will not result in eventual dark spots.
- C-4: Existing Trees Preserved. The existing project site consists of lawn area only, and there are no existing trees on-site.
- C-5: Snow Storage Areas Designated. The site has been designed to provide snow storage, excluding the sides and bottom of the proposed underdrain filter basin, along the perimeter of the proposed access/driveways without damaging the landscaped areas or conflicting with the stormwater drainage.

#### Optional Design Standards (8 Minimum)

- B-1: Parking Location. The designated parking area is located along the southerly building’s perimeter access and along the site side property line.
- B-2: Internal Traffic Flow. The parking lot will be paved and striped with white reflective pavement marking so that parking spaces and drive aisles are clearly identified.
- B-8: Low-Impact Design Stormwater. The stormwater basins have been designed utilizing low impact development techniques to filter runoff on-site and provide water quality treatment.
- C-5: Snow Storage Areas. The perimeter of the paved access/driveway, except for the westerly side (Roosevelt Trail frontage associated with the proposed underdrained filter

basin) will be designated as snow storage areas. These areas will not conflict with proposed landscaping, and will not impair vehicular or pedestrian visibility.

- C-6: Planting Variety. The proposed plant materials strikes a balance between monoculture and too much variety through utilization of clumps of mass plantings between shade trees.
- C-7: Planting suitability. The proposed landscaping requires a relatively low degree of maintenance, and the plantings are resistant to impacting factors and are hardy to Maine winters.
- C-8: Mass Plantings. The plantings are arranged in clumps of mass plantings that will be mulched to have a larger impact on the visual character of the street front.
- C-9: Illumination Levels. The light fixtures installed on the building are in scale with the site and building development. There are no pole mounted fixtures proposed. The illumination levels are appropriate for the site and use.

SALES AGREEMENT AND DEPOSIT RECEIPT

THIS AGREEMENT made this 5<sup>th</sup> day of October, 2018, between the SELLER, Vicki Mann of 25 Clairmont Road, Town of Windham, County of Cumberland, State of Maine, Zip code 04062 and the BUYER, Keith Harnum, or assigns, of 83 Beech Hill Road Town of Exeter, County of Rockingham, State of New Hampshire, Zip code 03833.

WITNESSETH: that the SELLER agrees to sell and convey, and the BUYER agrees to buy certain real estate located in Town of Windham, known as or described as a 1.38 acre undeveloped Lot, on the easterly side of Roosevelt Trail, shown as "Proposed Lot C" on a Sketch Plan, prepared for John D. Mann and Vicki W. Mann by Northeast Civil Solutions, a copy of which is attached hereto, County of Cumberland, State of Maine. For deed reference see deed recorded in Cumberland County Registry of Deeds at Book 17535, Page 276, dated April 4, 2002.

The SELLING PRICE [REDACTED]  
Deposit, receipt of which is hereby acknowledged, in the form of cash, certified check or bank draft is to be held in an escrow account by Marshall Law Office in the sum of [REDACTED]  
[REDACTED] CASH, CERTIFIED CHECK or BANK DRAFT on date of transfer of title in the sum of [REDACTED]  
[REDACTED]

DEED: Marketable title shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except usual public utilities serving the property; any restrictive covenants of record to be acceptable to the BUYER.

TRANSFER OF TITLE: On or before sixty (60) days after approval and permitting by the Town of Windham, Maine for a self-storage facility, at Attorney's office, Registry of Deeds, Lending Institution, or some other place of mutual consent.

POSSESSION: Free of all tenants, personal property, and encumbrances except as herein stated is to be given on transfer of title.

AGENT: The undersigned SELLER and BUYER agree and understand that no realtors were involved in this transaction.

TITLE: If, upon examination of title, it is found that the title is not marketable, the SELLER shall have a reasonable time, not to exceed 30 days from the date of notification of defect (unless otherwise agreed to in writing), to remedy such defect. Should the SELLER be unable to provide marketable title within said 30 days, the BUYER may rescind this agreement at the BUYER'S sole option, with full deposit being refunded to the BUYER and all parties being released from any further obligations hereunder. The SELLER hereby agree to make a good faith effort to correct the title defect within the 30

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS [Signature]



day period above prescribed once notification of such defect is received. The cost of examination of the title shall be borne by the BUYER.

TAXES, condo fees, special assessments, rents, water and sewage bills and fuel in storage shall be prorated as of transfer of title.

PROPERTY INCLUDED: N/A

INSPECTIONS: N/A

LIQUIDATED DAMAGES: If the BUYER shall default in the performance of his obligation under this agreement, the amount of the deposit may, at the option of the SELLER, become the property of the SELLER as reasonable liquidated damages. In the event of any dispute relative to the deposit monies held in escrow, the Escrow Agent may, in its sole discretion, pay said deposit monies into the Clerk of Court of proper jurisdiction in an Action of Interpleader, providing each party with notice thereof at the address recited herein, and thereupon the Escrow Agent shall be discharged from its obligations as recited therein, and each party to this Agreement shall thereafter hold the Escrow Agent harmless in such capacity. Both parties hereto agree that the Escrow Agent may deduct the cost of bringing such Interpleader action from the deposit monies held in escrow prior to the forwarding of same to the Clerk of such court.

PRIOR STATEMENTS: Any verbal representation, statements and agreements are not valid unless contained herein. This agreement completely expresses the obligations of the parties.

FINANCING: This agreement (\_\_\_ is) ( XXX is not) contingent upon the BUYER obtaining financing under the following terms:

AMOUNT \_\_\_\_\_ TERM/YEARS \_\_\_\_\_ RATE \_\_\_\_\_  
TYPE OF MORTGAGE \_\_\_\_\_

The BUYER agrees to act diligently and in good faith in obtaining such financing and shall, within N/A calendar days, after the SELLER'S written acceptance, submit a complete and accurate application for mortgage financing to at least one financial institution currently providing such loans, requesting financing in the amount and on the terms provided in this agreement. If the BUYER does not make application within the specified number of days, or if the BUYER fails to provide written financing commitment or written evidence of inability to obtain financing acceptable to SELLER by N/A, TIME BEING OF THE ESSENCE, the financing contingency shall lapse, and SELLER shall have the option of declaring the BUYER in default. In the event written evidence of inability to obtain financing is provided by the above date, this agreement shall become null and void, and SELLER hereby authorizes escrow agent to return BUYER's deposit in full. The responsibility to provide SELLER with written evidence, as above, shall be solely the BUYER's.

SELLER(S) INITIALS \_\_\_\_\_

BUYER(S) INITIALS \_\_\_\_\_

EFFECTIVE DATE: This is a binding contract and the effective date is when signed and dated, whether by electronic transfer or original, and all changes initialed and dated, by the SELLER and the BUYER.

ADDITIONAL PROVISIONS:

This agreement is contingent on approval and permitting by the Town of Windham for a self-storage facility as proposed by Buyer.

This agreement is contingent upon conveyance of deeded access from Roosevelt Trail to the subject parcel to Buyer from Seller over the existing easement situated on the southeasterly boundary of the subject parcel.

A copy of this contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

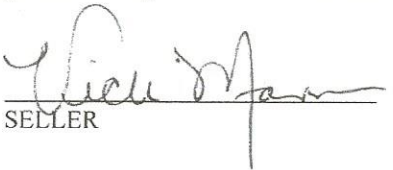
IF NOT FULLY UNDERSTOOD, PARTIES ARE ADVISED TO CONTACT AN ATTORNEY

  
BUYER

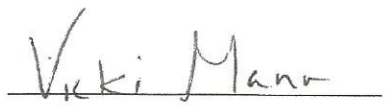
6/5/18  
DATE

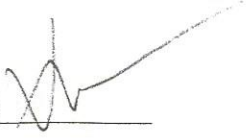



The SELLER accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth.

  
SELLER

10/5/18  
DATE



SELLER(S) INITIALS 

BUYER(S) INITIALS 

## Warranty Deed

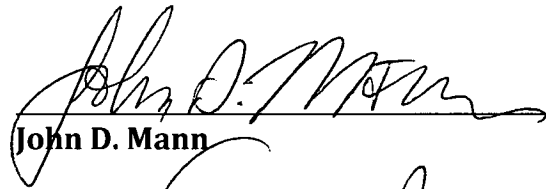
Statutory Short Forms Deeds Act 33 M.R.S.A. §761 et seq.

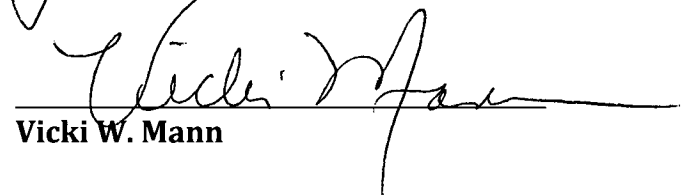
**John D. Mann** and **Vicki W. Mann**, being married and of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 361 Roosevelt Trail, Windham ME 04062, for consideration paid, grant to **Vicki W. Mann**, of the Town of Windham, County of Cumberland and State of Maine, with a mailing address of 361 Roosevelt Trail, Windham ME 04062, with **warranty covenants**, the land in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described as follows: *reference Exhibit A attached and incorporated herein by reference.*

The deed preparer makes no certification as to record marketable title to the herein-conveyed premises, a title search not having been performed attendant to preparation of this deed.

Witness our hands and seals this date: March 27, 2015.

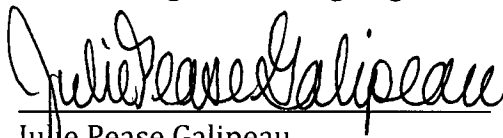
\_\_\_\_\_  
\_\_\_\_\_

  
John D. Mann

  
Vicki W. Mann

State of Maine  
Cumberland, ss.

Personally appeared the above-named JOHN D. MANN and VICKI W. MANN and acknowledged the foregoing instrument to be their free act and deed. Before me,



Julie Pease Galipeau

Notary Public

Comm Exp: 5/24/2018

SEAL



**Exhibit A**

A certain lot or parcel of land located on the easterly side of Roosevelt Trail (Route 302), in the Town of Windham, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at point on the easterly right-of-way line of Roosevelt Trail (Route 302) at the most westerly corner of land now or formerly of Paula M. Wright as recorded in deed Book 27212, Page 280, Cumberland County Registry of Deeds (CCRD), said point also being the southerly corner of land now or formerly of Vicki W. Mann as recorded in Deed Book 17535, Page 274 CCRD; THENCE northerly along the easterly right-of-way line of Roosevelt Trail (Route 302), 200.00 feet to a point, said point being the southerly corner of the remaining land now or formerly of John D. Mann & Vicki W. Mann as recorded in Deed Book 17535, Page 276 CCRD; THENCE easterly parallel with the northerly line of said Wright being an approximate interior angle of 88° 58' along the southerly line of said John D. Mann and Vicki W. Mann, 300.00 feet to a point; THENCE southerly and parallel with the easterly right-of-way line of Roosevelt Trail (Route 302) 200.00 feet to a point, said point being on the northerly line of said Wright; THENCE westerly along the northerly line of said Wright 250.00 feet to the POINT OF BEGINNING.

The above-described parcel contains 1.38 acres.

Being the same premises conveyed to Vicki W. Mann by Ruth M. Jensen, by Warranty Deed dated April 4, 2002 and recorded in Cumberland County Registry of Deeds in Book 17535, Page 274. Also being a portion of the premises conveyed to John D. Mann and Vicki W. Mann by Warranty Deed from Ruth M. Jensen, dated April 4, 2002 and recorded in said Registry in Book 17535, Page 276. This conveyance represents a conveyance by John D. Mann and Vicki W. Mann (17535/276) to abutting land of Vicki W. Mann (Book 17535, Page 274), being a 50' x 250' strip of land at the rear of said land of Vicki W. Mann, and is hereby merged therewith into a single lot of 1.38 acres.

Received  
Recorded Register of Deeds  
Apr 09, 2015 02:27:16P  
Cumberland County  
Nancy A. Lane

# ArcheType X™ Wall

ARWX09, ARWX16, ARWX25

VARIABLE DISTRIBUTION



ARWX16

## FEATURES

- First outdoor LED luminaires with factory or field, infinitely adjustable Type "X" Distribution
- 3 Wall Mount Housing Sizes – 9 (3x3), 16 (4x4) or 25 (5x5) LEAR Module Configurations
- LEAR Module adjustable with 0-70° Tilt and 355° Rotation
- Up or down orientation, 10° housing adjustment -5° to +5°
- 54, 96 or 150 LED options, 10,500+, 19,000+ and 30,000+ lumen packages
- 3,000, 4,200 and 5,100k color temperatures



3000K and warmer CCTs only

## ORDERING INFORMATION (Example)

ARWX25	D	2	5K60UV	BL	A30	SF	NFO	WIR-RML-IO	EM
<b>FIXTURE</b>		<b>ELECTRICAL MODULE</b>		<b>PHOTOCELL OPTIONS</b>		<b>CONTROLS</b>			
ARWX09 54 LEDs		<u>Color Temperature</u> <u>Drive Current</u> <u>Voltage</u>		A25-7 7-pin Photocell Receptacle		<u>Wireless</u>			
ARWX16 96 LEDs		3K 3000K 35 350mA UV 120-277V		A30 120V Button Photocell		WIR-RML-IO 120 - 347V 1000' range WiScape RF mesh control system with off/on/dim, motion, photo, GPS location, alert, monitoring and metering capabilities.			
ARWX25 150 LEDs		4K 4000K 40 400mA 347 347V		A31 208V Button Photocell		<u>Motion/Occupancy Sensor</u>			
<b>MOUNT DIRECTION</b>		5K 5000K 45 450mA 480 480V		A32 240V Button Photocell		SCL <sup>4</sup> Fixture Mounted Occupancy Sensor up to 16'			
D Down		50 500mA		A33 277V Button Photocell		SCH <sup>4</sup> Fixture Mounted Occupancy Sensor from 16' to 30'			
U Up		55 550mA		A34 480V Button Photocell		<b>BATTERY BACKUP</b>			
<b>DISTRIBUTION</b>		60 600mA		<b>FIXTURE FINISH</b>		EM Integral Emergency Battery Backup <sup>5</sup>			
1 Type I		65 650mA <sup>2</sup>		BL Black		<b>NFO OPTION</b>			
2 Type II		70 700mA <sup>2</sup>		DB Dark Bronze		NFO Neighbor Friendly Optic			
3 Type III				SG Stealth Gray					
4 Type IV				PS Platinum Silver					
G Grazer				TT Titanium					
W Wall Wash				WH White					
X Type X Custom <sup>1</sup>				CC Custom Color <sup>3</sup>					

<sup>1</sup> Custom distributions must include IES# file where indicated.

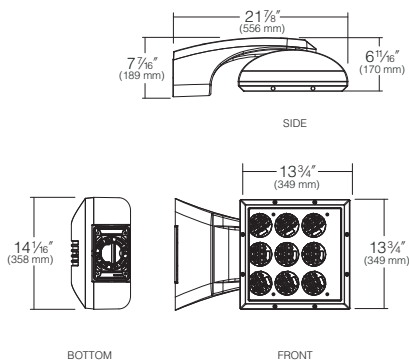
<sup>2</sup> 650mA and 700mA drive current not available on ARWX25.

<sup>3</sup> Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative.

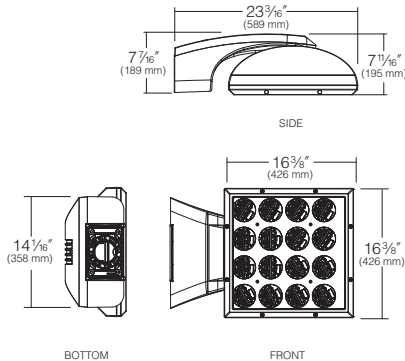
<sup>4</sup> Only applies when mounted in down position.

<sup>5</sup> Battery backup is rated at -45 to 85°C.

ARFX09



ARFX16



ARFX25

