



LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE/R.O.W.
---	ABUTTER PROPERTY LINE
---	SETBACK
---	EASEMENT LINE
□	GRANITE MONUMENT
○	IRON PIN/DRILL HOLE
---	CENTERLINE
---	BUILDING
---	EDGE OF PAVEMENT/CURB
---	CONTOUR LINE
■	CATCHBASIN
⊙	DRAINAGE MANHOLE
---	CULVERT/STORMDRAIN
⊙	SEWER MANHOLE
---	UTILITY POLE
---	OVERHEAD UTILITIES

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS PTG PROPERTIES, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35942 PAGE 336.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 3.7 ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 52, LOT 24.
 - PLAN REFERENCES:
A) BOUNDARY SURVEY OF 626 ROOSEVELT TRAIL WINDHAM, MAINE FOR PTG PROPERTIES, INC. PREPARED BY SURVEY, INC. DATED OCTOBER 2019.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH 2 FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
 - THE PROPERTY IS LOCATED IN THE COMMERCIAL DISTRICT 1 (C1).
 - SPACE AND BULK REQUIREMENTS: C1 DISTRICT
MIN LOT SIZE: NONE
MAX NET RESIDENTIAL DENSITY: NONE
MIN STREET FRONTAGE: 100 FT
MIN FRONT YARD: 10 FT (RT 302)
0 FT (OTHER ROADS)
MAX FRONT YARD: 20 FT
MIN SIDE/REAR YARD: 6 FT
MAX BUILDING HEIGHT: NONE

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

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

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	3-23-20	DMK	ISSUED FOR SKETCH PLAN REVIEW

SKETCH PLAN
COMMERCIAL DEVELOPMENT
626 ROOSEVELT TRAIL
WINDHAM, MAINE
FOR: PTG PROPERTIES, LLC
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

19046
JOB NUMBER:
1" = 30'
SCALE:
3-23-2020
DATE:
SHEET 1 OF 1
SK-1