ROOSEVELT TRAIL

N62°34'50"W 9.60'

D=0.7122
L=285.52', R=22968.31'

N27°04'56"E
47.17'

192.94'
N50°56'59"W

N37°27'18"E
41.21'

S58°11'34"W 489.65'

50'
RIGHT-OF-WAY

BUILDING 1
30 X 230
6,900 SF

BUILDING 2
40 X 260
10,400 SF

BUILDING 3
40 X 270
10,800 SF

BUILDING 4
40 X 280
11,200 SF

22'

30'

SURFACE
PARKING AREA
FOR OUTDOOR
STORAGE

80'

2,500 SF
WETLAND IMPACT

S63°16'39"E
480.33'

GEOGRAPHIC NORTH

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS JAROD ROBIE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38743 PAGE 44.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 5.2 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF NAPLES ASSESSORS MAP U-10, LOT 1.
4. PLAN REFERENCES:
   A)
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
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 DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:

MIN LOT SIZE:	40,000 SF
MIN STREET FRONTAGE:	100 FT
FRONT SETBACK RANGE:	20 - 30 FT
MIN SIDE/REAR YARD:	20 FT
MAX BUILDING HEIGHT:	55 FT

10. WETLANDS SHOWN HEREON WERE IDENTIFIED AND MAPPED BY MAINELY SOILS, LLC IN OCTOBER 2021. WETLAND LIMITS WERE FLAGGED IN THE FIELD AND LOCATED BY GPS.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
200 201	CONTOUR LINE	200 201
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	UNDERDRAIN	UD
S	SEWER MANHOLE	
S	SANITARY SEWER PIPE	S
FM	FORCE MAIN	FM
W	WATER MAIN	W
WV	WATER VALVE	
	HYDRANT	
	AIR RELEASE	
W	WELL	W
	UTILITY POLE	
	LIGHT POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND UTILITIES	UGU
	TRANSFORMER PAD	T
G	GAS MAIN	G
	GAS VALVE	
	RIPRAP	
	SILT FENCE	SF

0 15 30 60
GRAPHIC SCALE
1" = 30'

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

REV	DATE	BY	DESCRIPTION

SITE PLAN

ROOSEVELT SELF-STORAGE FACILITY
ROOSEVELT TRAIL
NAPLES, MAINE

FOR:
JAROD ROBIE
PO BOX 1508
WINDHAM, ME 04062

21066
JOB NUMBER:

1" = 30'
SCALE:

11-4-2021
DATE:

SHEET 1 OF 1

S-1