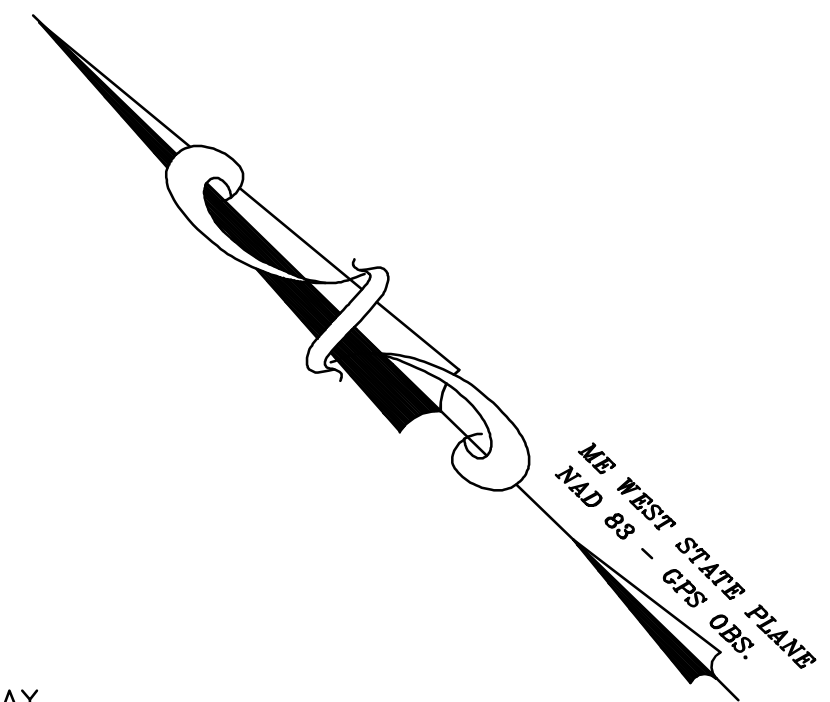


LEGEND

- - - 292 - - - CONTOUR LINE (1 FOOT INTERVAL)
- OHU - - - SINGLE WHITE LINE
- UP 501 - UTILITY POLE AND ID NUMBER
- - - GUY WIRE
- - - TREE LINE
- C.C.R.D. - CUMBERLAND COUNTY REGISTRY OF DEEDS



76 / 27-3

DANA LAMPRON, LLC
125 OSSIPEE TRAIL
EAST STANDISH, ME 04084
34534 / 100

77 / 18-2

DANA LAMPRON
129 WESTERLEA WAY
STANDISH, ME 04084
14109 / 71

77 / 18-3

NOURIA ENERGY OSSIPEE TRAIL, LLC
326 CLARK STREET
WORCESTER, MA 01601
25587 / 295

77 / 17

STORE MASTER FUNDING XI, LLC
P.O. BOX 1309
DEL RIO, TX 78840
3609 / 91

76 / 9

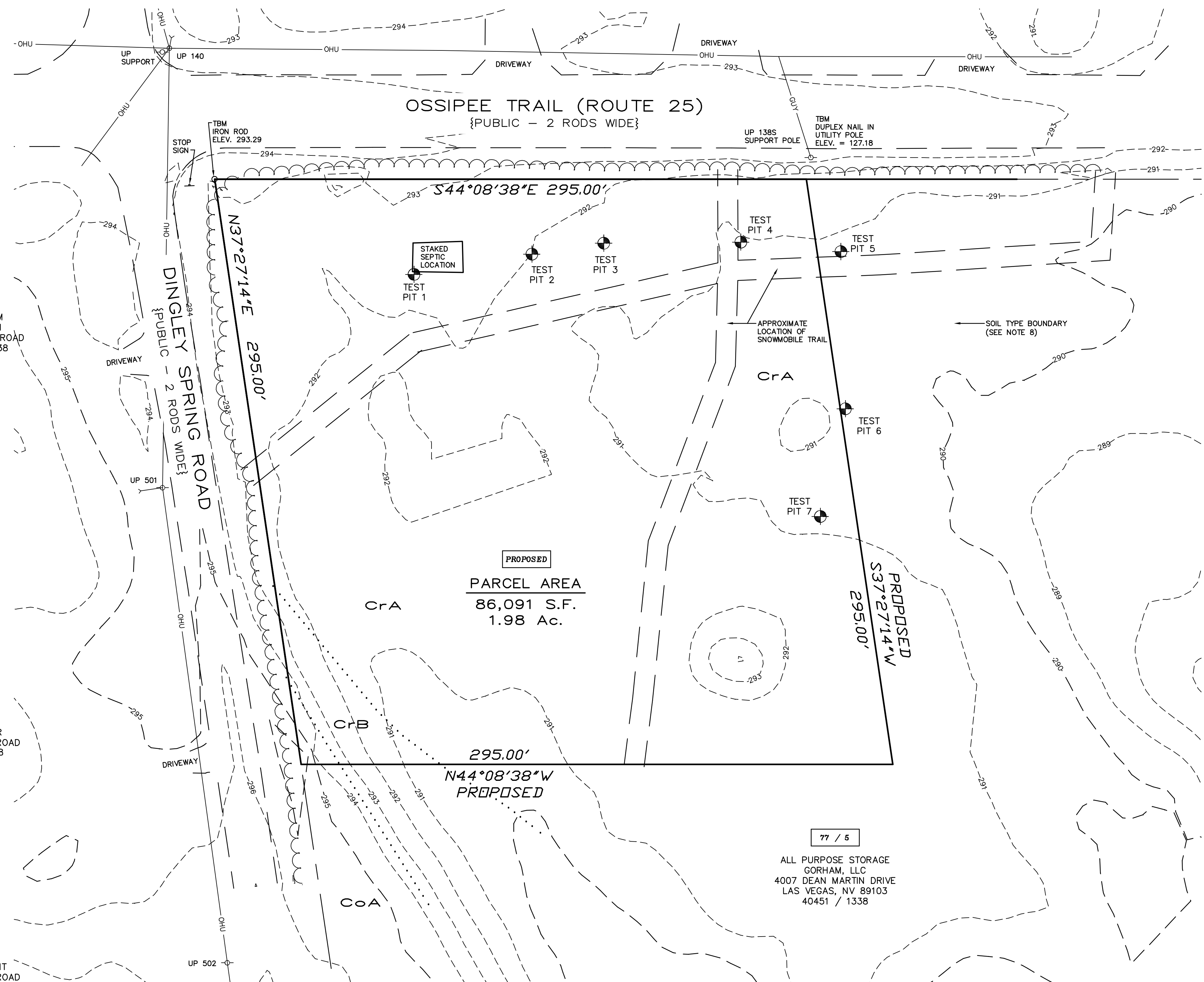
LISA L. WOODSUM
NIC D. WOODSUM
181 DINGLEY SPRING ROAD
GORHAM, ME 04038

76 / 8

CHRIS E. SPRINGER
185 DINGLEY SPRING ROAD
GORHAM, ME 04038
9052 / 426

76 / 7

MATTHEW P. VINCENT
187 DINGLEY SPRING ROAD
GORHAM, ME 04038
33357 / 257



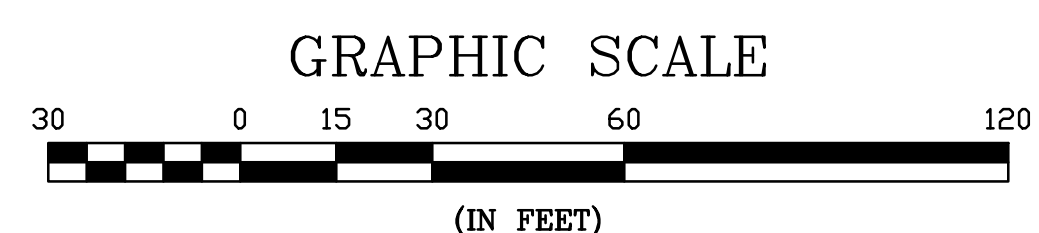
REFERENCE PLANS:

- 1.) ALTA/NSPS LAND TITLE SURVEY MADE FOR: ALL PURPOSE STORAGE GORHAM LLC; SCALE: 1" = 80'; DATED: SEPTEMBER 19, 2022; BY: TITCOMB ASSOCIATES; NOT RECORDED.
- 2.) PLAN SET: GORHAM SELF STORAGE, DINGLEY SPRING ROAD, GORHAM, MAINE, FOR PATRIOT HOLDINGS, LLC; SITE PLAN SCALE: 1" = 80'; BY: SEBAGO TECHNICS; DATED: 3/2/2023, REVISED THROUGH 09/11/2023.

NOTES:

- 1.) OWNER OF RECORD: ALL PURPOSE STORAGE GORHAM, LLC
4007 DEAN MARTIN DRIVE
LAS VEGAS, NEVADA 89103
C.C.R.D. VOLUME 40451, PAGE 1338
- 2.) 77 / 5 - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) PROPOSED PARCEL AREA = 86,091 S.F. / 1.98 Ac.
- 4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCEL BOUNDARY OF A PROPOSED LOT AND EXISTING SITE CONDITIONS AS OF JANUARY 5, 2024.
- 5.) ZONING DISTRICT: ROADSIDE COMMERCIAL (RC)

DIMENSIONAL REQUIREMENTS: (COMMERCIAL)
MINIMUM LOT SIZE = N/A
MINIMUM FRONTAGE = N/A
BUILDING SETBACK REQUIREMENTS:
FRONT SETBACK = 50 FEET
SIDE SETBACK = 30 FEET
REAR SETBACK = 30 FEET
MAXIMUM BUILDING HEIGHT = N/A
- 6.) THE SUBJECT PARCEL IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 2300470005B, EFFECTIVE DATE OCTOBER 15, 1981.
- 7.) BASIS OF BEARING IS STATE PLANE (MAINE WEST) NAD83 AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 5, 2024.
- 8.) THE SOIL TYPES ON THE SITE ARE:
CrA CROGHAN MEDIUM SAND, 0-3% SLOPES
CrB CROGHAN MEDIUM SAND, 3-8% SLOPES
CoA COLTON GRAVELLY COARSE SAND, 0-3% SLOPES
THE SOURCE FOR THE SOIL DATA IS CLASS B HIGH INTENSITY SOIL SURVEY REPORT PREPARED BY SEBAGO TECHNICS DATED 03/31/23 SEE REFERENCE PLAN 2.
- 9.) THE SUBJECT PARCEL WAS INVESTIGATED FOR THE PRESENCE OF WETLANDS BY MICHAEL CUOMO, MAINE SOIL EVALUATOR / SOIL SCIENTIST #211. NO WETLANDS WERE IDENTIFIED ON THE PROPERTY.
- 10.) TEST PITS LOGGED BY MICHAEL CUOMO, MAINE SOIL EVALUATOR / SOIL SCIENTIST #211.
- 11.) THERE IS A SNOWMOBILE TRAIL MAINTAINED (WITH SIGNS) ON THE SUBJECT PARCEL AND USED BY THE LOCAL SNOWMOBILE CLUB, "GORHAM SNOGOERS".
- 12.) TOPOGRAPHIC INFORMATION TAKEN FROM NOAA LIDAR AND CHECK/AUGMENTED WITH FIELD LOCATIONS BY THIS OFFICE..



DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE	NO.
2/9/24	1" = 30'	KJF	XXX	SHH	23147	MSA 2570	

EXISTING CONDITIONS PLAN

DRY GOODS RETAIL STORE
DINGLEY SPRING ROAD &
OSSIPEE TRAIL (ROUTE 25)
GORHAM, ME

CALITO DEVELOPMENT GROUP
P.O. BOX 748
TORRINGTON, CT 06790

EC

2/9/2024 12:11:23 File: M:\2570\Drawings\25-2570_EC.dwg Layout: 2204-LARGE