

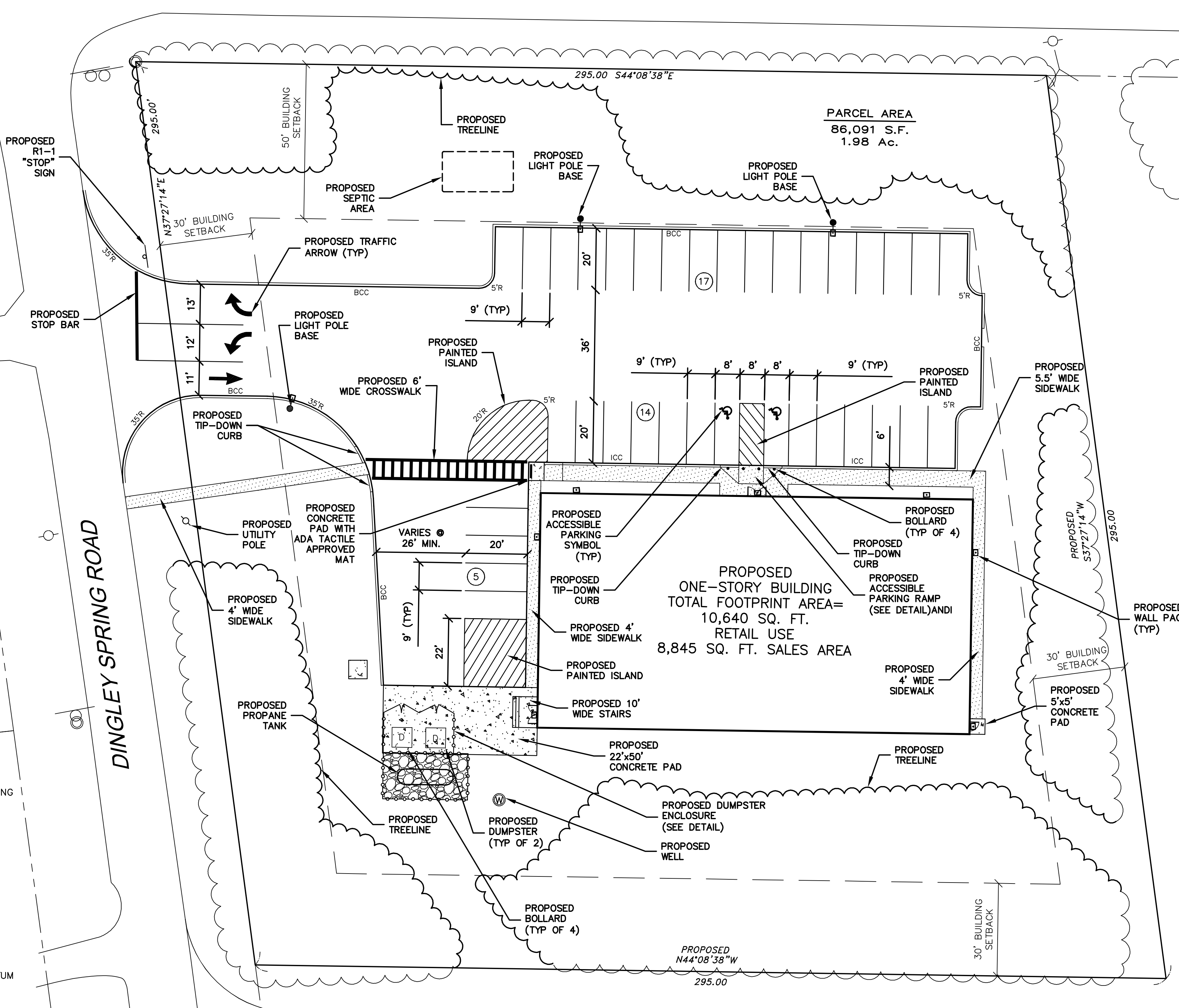
DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJECT NO.	FILE: SITE SKETCH.DWG	NO.	REVISION	APPD	DATE
2-9-24	1"=20'	SRD	MEB	BY: SJH	23147					

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

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

SK-1

OSSIPEE TRAIL (ROUTE 25)



REFERENCE PLANS:

- ALTA/NSPS LAND TITLE SURVEY MADE FOR: ALL PURPOSE STORAGE GORHAM LLC; SCALE: 1" = 80'; DATED: SEPTEMBER 19, 2022; BY: TITCOMB ASSOCIATES; NOT RECORDED.
- 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.

GENERAL NOTES:

THE PURPOSE OF THIS PLAN IS TO DEVELOP THE SUBJECT PARCEL WITH A 10,640 S.F. DRY GOODS RETAIL STORE AND ASSOCIATED SITE IMPROVEMENTS INCLUDING A WELL AND SEPTIC SYSTEM. THIS IS THE OUTPARCEL AS SHOWN ON THE APPROVED GORHAM SELF STORAGE SITE PLAN (REF. PLAN #2)

- NOTES:**
- OWNER OF RECORD:
 ALL PURPOSE STORAGE GORHAM, LLC
 4007 DEAN MARTIN DRIVE
 LAS VEGAS, NEVADA 89103
 C.C.R.D. VOLUME 40451, PAGE 1338
 - 77 / 5 - DENOTES TAX MAP AND PARCEL NUMBER.
 - PROPOSED PARCEL AREA = 86,091 S.F. ± / 1.98 Ac. ±
 - PLAN IS TO DEPICT THE PARCEL BOUNDARY OF A PROPOSED LOT AND EXISTING SITE CONDITIONS AS OF 2-9-2024.
 - ZONING DISTRICT: ROADSIDE COMMERCIAL (RC)
- | DIMENSIONAL REQUIREMENTS: (COMMERCIAL) | | |
|--|----------|-----------|
| | REQUIRED | PROPOSED |
| MINIMUM LOT SIZE | N/A | 10,640 |
| MINIMUM FRONTAGE | N/A | 590 FEET |
| BUILDING SETBACK REQUIREMENTS: | | |
| FRONT SETBACK | 50 FEET | ±101 FEET |
| SIDE SETBACK | 30 FEET | ±78 FEET |
| SIDE SETBACK | 30 FEET | ±42 FEET |
| REAR SETBACK | 30 FEET | - |
| MAXIMUM BUILDING HEIGHT | N/A | - |
- THE SUBJECT PARCEL IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 2300470005B, EFFECTIVE DATE OCTOBER 15, 1981.
 - BASIS OF BEARING IS STATE PLANE (MAINE WEST) NAD83 AND VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATION DATED JANUARY 5, 2024.
 - THE SOIL TYPES ON THE SITE ARE:
 CrA - CROGHAN MEDIUM SAND
 CoA - COLTON GRAVELLY COARSE SAND
 SOURCE - CLASS "B" H.I.S.S. REPORT BY SEBAGO TECHNICS DATED 3-1-23.
 - 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.
 - TEST PITS LOGGED BY MICHAEL CUOMO, MAINE SOIL EVALUATOR / SOIL SCIENTIST #211.

ALL PURPOSE STORAGE GORHAM LLC
 (IMPROVEMENTS AS DEPICTED ON PLAN REF #2)

PARKING CALCULATIONS

	REQUIRED	PROVIDED
ONE SPACE/200 S.F. (10,640 S.F.)	54	36

ANTICIPATED DEVELOPMENT OF SUBJECT LOT (FROM PLAN REF #2)

	ANTICIPATED	PROPOSED
AREA OF DEVELOPMENT	75,600 S.F.	±57,900 S.F.
AREA NOT REVEGETATED	51,655 S.F. (60%)	33,639 S.F. (39%)

