

PLANNING / DESIGN ASSOCIATES

RESIDENTIAL / COMMERCIAL / RECREATIONAL DESIGN SERVICES

- Architectural Designers
- Consulting engineers
- Site Planners
- Landscape Architects
- Development Consultants

9 Alexander Drive, Windham, ME p/f 207-892-2640 Email: plandesign@live.com

TRANSMITTAL

OCTOBER 27, 2016

PROJECT: PLAZA PROJECT PHASE 1
AMANDA LESSARD
PLANNING DEPT.
TOWN OF WINDHAM, ME

ENCLOSED YOU WILL FIND THE REVISED PLANS, DESIGN GUIDE NARRATIVE AND ANSWERS TO THE COMMENTS FROM YOU AND GORRILL / PALMER. THIS DEVELOPMENT IS OFF A DRIVEWAY ENTRANCE INSTALLED IN 2015. IT IS THE FIRST PHASE OF DEVELOPMENT OF THE 7.5 AC PARCEL.

PLEASE CONTACT ME IF YOU NEED ADDITIONAL INFORMATION. I UNDERSTAND THE DESIGN REVIEW MEETING IN ON NOV 2 AT 2 PM

Sincerely,

Fred Panico, Project Manager

ENCLOSED:
NARRATIVE
PLANS
DEED

CC.
MARTIN LIPPMAN
SEVEE MAHER ENGINEERS
FRICK ASSOCIATES
MACLEOD ENGINEERS

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October 26 , 2016

NARRATIVE / SECTION 813 / C-1 DESIGN STANDARDS

re : 881 Roosevelt Trail

Application for Minor Site Plan Review / Final Plan / Phase One

A. Architecture / Building

1. Style---One story, main street type design, 12' height, 80' façade x 60' deep
2. Materials---Rough texture stucco siding, 3' stone veneer base
3. Color---Earth tones, (sand trims, beige siding), gray stone, white windows
4. Roofline---Flat with 14" fascia trim, porticos to have pitched architectural metal roofing. The flat internally drained roof is required for stormwater management.
5. Façade---Variations on the building include double hung windows, stone veneer, porticos, plantings, Side and rear elevations complement the architecture of the front façade with windows and trims. Windows make up 40% of the front facade
6. Multi-building coordination---All buildings on site will have a similar style but with a common architectural style similar to the phase 1 building. Landscaped parking lots and open spaces will have a common treatment
7. Entrance---The building will have 2 front entrances clearly defined by porticos, down lights, a front sidewalk will connect the entrances to the parking lot and pedestrian walkway system for the entire site when fully developed
8. Details---Window, door and corner trims will be 2" raised stucco, corner trim 8" wide, door trim 6" wide, window trim 4" wide, portico gable roofs to be metal trim

B. Site / Parking

1. Parking location---Due to site conditions, the required spaces will be in front and on the right side of the building with direct pedestrian access to the building. Phase 1 will share parking with the existing parking lot in front of the hearing aid building
2. Internal traffic flow---Striped parking spaces, directional arrows delivery trucks
3. Interconnecting parking lots---Connections between all existing and proposed buildings will
4. Orientation of building---The building is sited as close to and rt 302 as possible and will
6. Screening utilities and service areas---An enclosed trash shed is located on the left side of the building for ease of pickup wood doors.no dumpster is required. All mechanical equipment pads will be on the rear and screened with shrubs or fencing.

C. Landscaping / Lighting

1. Lighting/photometric plan---The parking lot will be lite with (5) 20' pole mounted led hooded fixtures
2. Lighting coordinated with architecture---Entrances will be lite with recessed down lamps under the porticos, the rear exit doors will be lite with wall mount exit lights
3. Lighting coordinated with landscaping---Lighting and plantings have been sited so as to not to conflict creating dark areas
5. Snow storage areas---2 areas on the right side of the building are suitable for storage without damage to the building or vegetation
6. Planting variety---Plants are a variety of low ornamental weeping trees and shrubs, low evergreens, tall grass island plantings
7. Planting suitability---All plants trees and shrubs are native species and easily maintained for this climate zone
8. Mass planting---the Front parking lot is screened from the street with 3' evergreens. Other screening shrubs are massed around the sign base and utilities.

D. Bike / Pedestrian

1. Internal walkways---A sidewalk will connect the phase 1 building site and all other building sites in the development on the loop drive around the site.
 2. Links to community---This project is located along the highway business section of the c1 zone, which is mostly mixed use commercial. The existing rt 302 sidewalk connects all these businesses. no connection will cross a parking lot or other points of conflict. this project and any future development will not impair the safety of the abutting businesses. the rear and right portions of the total development will link to donnabeth lippman park and the outlet brook view.
 4. Sidewalks---The existing sidewalk along rt. 302 will connect the proposed sidewalk will run on the left side of the driveway that will eventually loop around the 7.5 ac site and connect all building and parking areas. crosswalks will be minimum and perpendicular to the main loop driveway.
 5. Crosswalks---Where sidewalks intersect with parking lot entrances, they will be marked with highly visible striping.
 6. Bike parking---A rack for 2 bikes will be provided on the left side of the building near the utility room
-

QUITCLAIM DEED

Maine Statutory Short Form

DLN: 1001640010526

KNOW ALL PERSONS BY THESE PRESENTS, That **Jamar, Inc.**, a Maine corporation with a place of business in Windham, County of Cumberland and State of Maine, with a mailing address of 71 Stuart Shores Road, Standish, Maine 04084, grants to **Martin A. Lippman, Trustee of the Martin A. Lippman Living Trust u/t/d/ November 21, 1996**, with a mailing address of 71 Stuart Shores Road, Standish, Maine 04084, with **QUITCLAIM COVENANT**, the real property situated in the Town of Windham, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of October, 2016.

Jamar, Inc.

Witness 


Martin A. Lippman, President

State of Maine
County of Cumberland

October 19th, 2016

Personally appeared before me the above named Martin A. Lippman, President of Jamar, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Jamar, Inc.

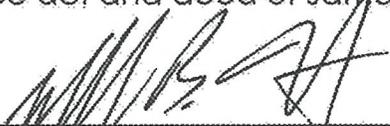

Notary Public - Attorney-At-Law
Print Name: Jeffrey B. Kerhart
Commission Expires: _____

EXHIBIT A
(DEED)

A certain parcel of land situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land of Martin A. Lippman Living Trust as described in a deed recorded in Book 19695 Page 44 in the Cumberland County Registry of Deeds;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 11.82 feet;

Thence N 88° 15' 17" E, by and along the southerly sideline of Route 302, a distance of 10.00 feet;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 40.80;

Thence N 87° 02' 31" E a distance of 165.26 feet;

Thence S 1° 44' 43" E a distance of 155.64 feet;

Thence N 38° 40' 47" W a distance of 152.89 feet;

Thence S 73° 01' 23" W a distance of 86.38 feet to the Point of Beginning.

The parcel contains approximately 11,685 square feet.

Bearings are Magnetic 1986.

Being a portion of the land described in a deed to Jamar, Inc. in Book 18438 Page 256.

Reference is made to a plan entitled "Boundary Survey for: Rodney D. Jordan and Ann W. Jordan Roosevelt Trail Windham, ME." Dated May 2, 2003 by Survey, Inc. The above described parcel is also depicted on the sketch dated October 2016 and entitled "Boundary Sketch of 881 Roosevelt Trail, Windham, Maine for Martin A. Lippman Living Trust," a reduced size copy of which is attached hereto as Exhibit B.

Also, another certain parcel of land situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land of Martin A. Lippman Living Trust as described in a deed recorded in Book 19695 Page 44 in the Cumberland County Registry of Deeds;

Thence N 77° 48' 13" E, by and along land of Martin A. Lippman Living Trust, a distance of 168.01 feet;

Thence S 38° 40' 47" E a distance of 69.40 feet;

Thence S 88° 15' 17" W a distance of 206.92 feet to the easterly sideline of Route 302;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 25.00 to the Point of Beginning.

The parcel contains approximately 7,804 square feet.

Bearings are Magnetic 1986.

Being a portion of the land described in a deed to Jamar, Inc. in Book 26308 Page 93 and Book 19695 Page 46.

Reference is made to a plan entitled "Boundary Survey for: Rodney D. Jordan and Ann W. Jordan Roosevelt Trail Windham, ME." Dated May 2, 2003 by Survey, Inc. The above described parcel is also depicted on the sketch dated October 2016 and entitled "Boundary Sketch of 881 Roosevelt Trail, Windham, Maine for Martin A. Lippman Living Trust," a reduced size copy of which is attached hereto as Exhibit B.

Following the above referenced conveyance, the Grantee shall own the fee interest in the following described parcel of land:

A certain parcel of land situated on the easterly side of Route 302, also known as Roosevelt Trail, in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Route 302 at land of Jamar, Inc. as described in a deed recorded in Book 26308 Page 93 in the Cumberland County Registry of Deeds;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 41.81 feet;

Thence S 88° 15' 17" W, by and along the southerly sideline of Route 302, a distance of 10.00 feet;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 88.18 feet to land of Jamar, Inc. as described in a deed recorded in Book 18438 Page 256 of the Registry of Deeds;

Thence continuing N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 11.82 feet;

Thence N 88° 15' 17" E, by and along the northerly sideline of Route 302, a distance of 10.00 feet;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 40.80 feet;

Thence N 87° 02' 31" E a distance of 165.26 feet;

Thence S 1° 44' 43" E a distance of 155.64 feet;

Thence S 38° 40' 47" E a distance of 69.40 feet;

Thence S 88° 15' 17" W a distance of 206.92 feet to the easterly sideline of Route 302;

Thence N 1° 44' 43" W, by and along the easterly sideline of Route 302, a distance of 25.00 feet to the Point of Beginning.

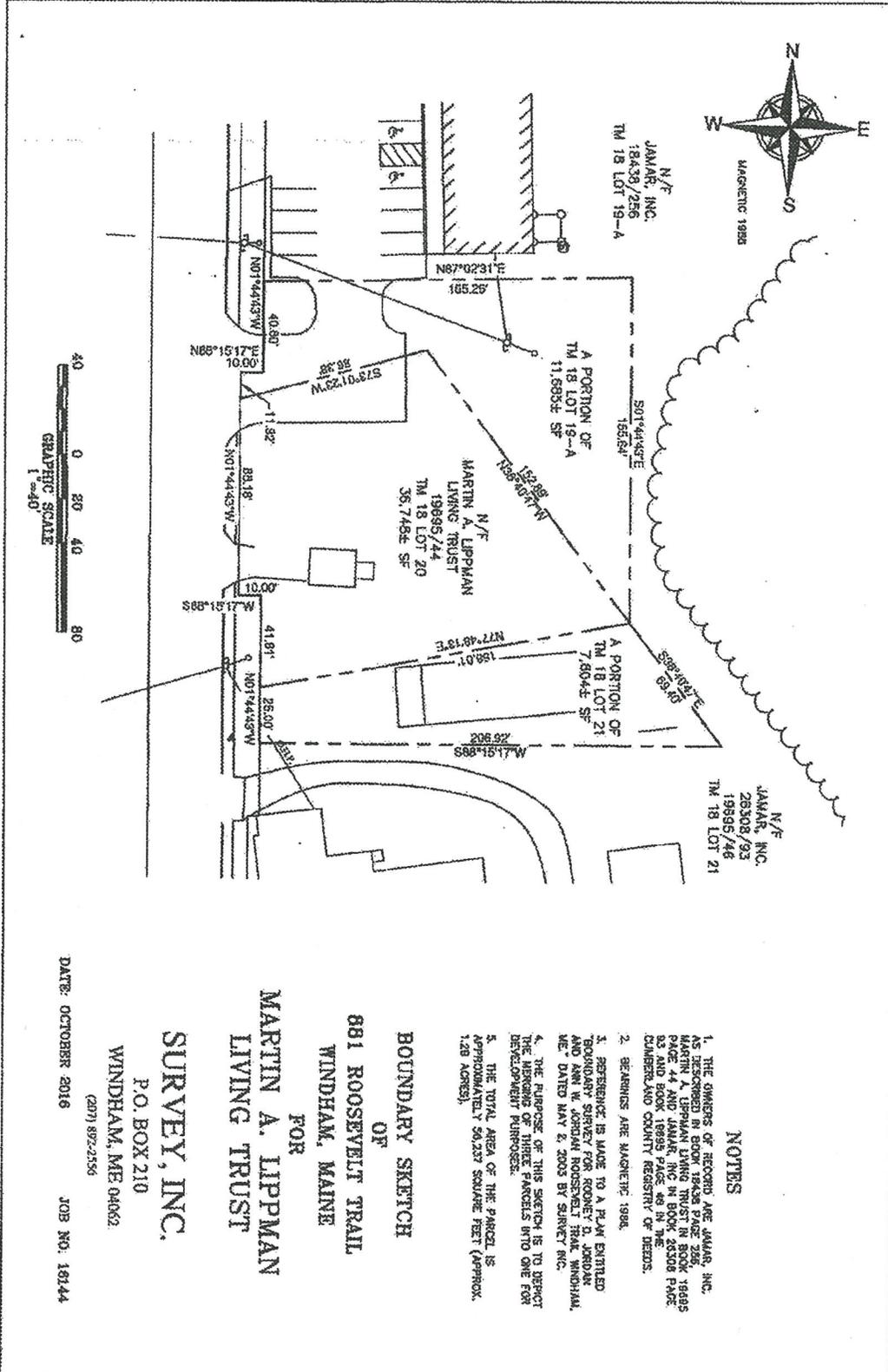
The parcel contains approximately 36,748 square feet.

Bearings are Magnetic 1986.

Being all of the land described in a deed to Martin A. Lippman Living Trust in Book 19695 Page 44, a portion of the land described in a deed to Jamar, Inc. in Book 19695 Page 45 and a portion of the land described in a deed to Jamar, Inc. in Book 18438 Page 256.

Reference is made to a plan entitled "Boundary Survey for: Rodney D. Jordan and Ann W. Jordan Roosevelt Trail Windham, ME." Dated May 2, 2003 by Survey, Inc. The above described parcel is also depicted on the sketch dated October 2016 and entitled "Boundary Sketch of 881 Roosevelt Trail, Windham, Maine for Martin A. Lippman Living Trust," a reduced size copy of which is attached hereto as Exhibit B.

Ex. B.



NOTES

1. THE OWNERS OF RECORD ARE JAMAR, INC. AS DESCRIBED IN DEED BOOK 25308, PAGE 44 AND JAMAR, INC IN BOOK 18495 PAGE 44 AND JAMAR, INC IN BOOK 25308 PAGE 63 AND BOOK 19895 PAGE 48 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS.
2. BEARINGS ARE MAGNETIC 1985.
3. REFERENCE IS MADE TO A PLAN ENTITLED "BOUNDARY SURVEY FOR ROONEY D. JORDAN AND ANN W. JOHNSON ROOSEVELT TRAIL WINDHAM, ME." DATED MAY 2, 2003 BY SURVEY INC.
4. THE PURPOSE OF THIS SKETCH IS TO DETECT THE BOUNDARIES OF THREE PARCELS INTO ONE FOR DEVELOPMENT PURPOSES.
5. THE TOTAL AREA OF THE PARCEL IS APPROXIMATELY 50,237 SQUARE FEET (APPROX. 1.28 ACRES).

**BOUNDARY SKETCH
 OF
 881 ROOSEVELT TRAIL
 WINDHAM, MAINE
 FOR
 MARTIN A. LIPPMAN
 LIVING TRUST**

SURVEY, INC.
 P.O. BOX 210
 WINDHAM, ME 04092
 (207) 892-2556
 DATE: OCTOBER 2016
 JOB NO. 16144