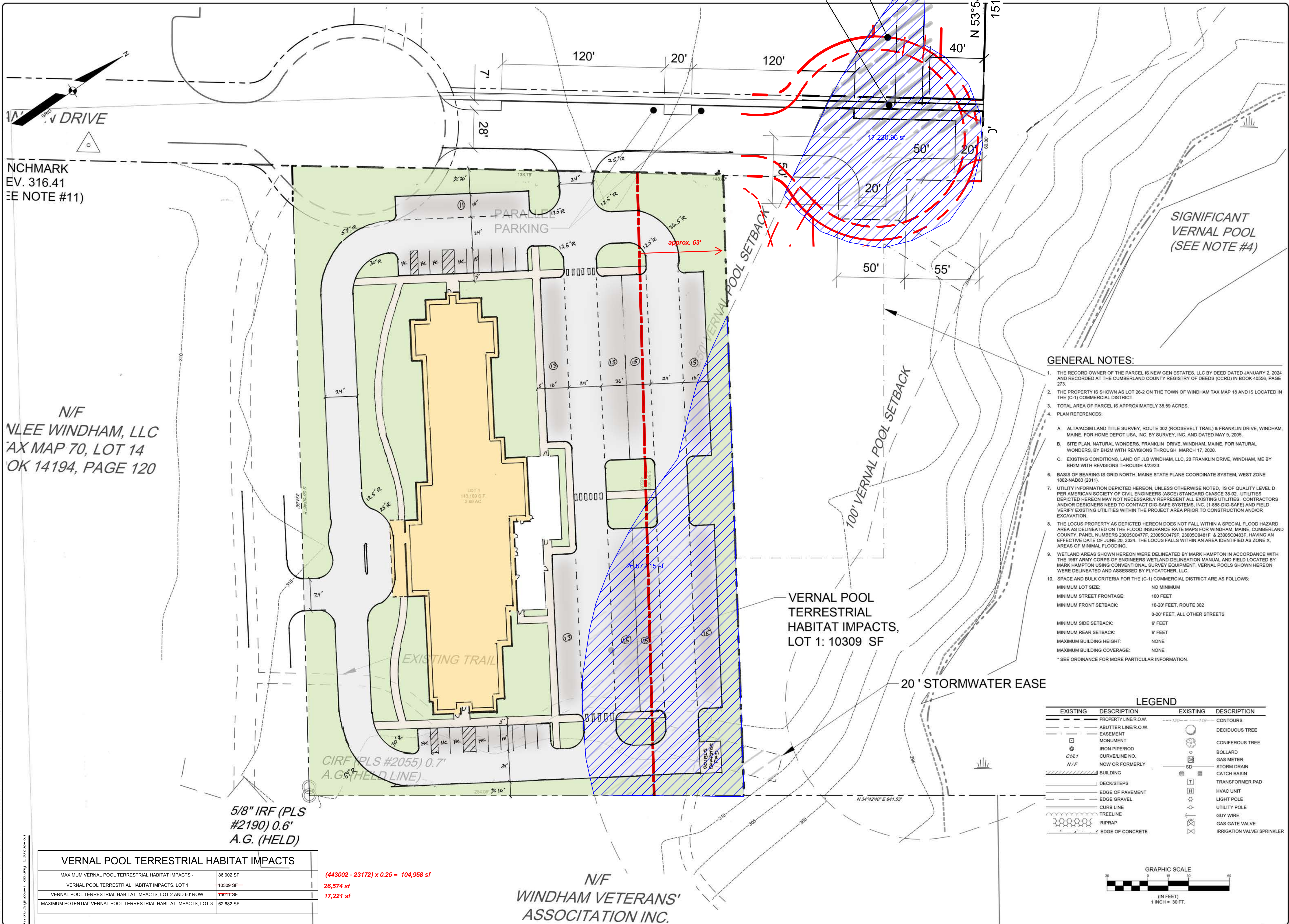


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NCHMARK
EV. 316.41
SEE NOTE #11)

N/F
WINDHAM, LLC
TAX MAP 70, LOT 14
BOOK 14194, PAGE 120

VERNAL POOL TERRESTRIAL HABITAT IMPACTS	
MAXIMUM VERNAL POOL TERRESTRIAL HABITAT IMPACTS -	86,002 SF
VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 1	10,309 SF
VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 2 AND 60' ROW	13,011 SF
MAXIMUM POTENTIAL VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 3	62,682 SF

$(443002 - 23172) \times 0.25 = 104,958 \text{ sf}$
26,574 sf
17,221 sf

N/F
WINDHAM VETERANS'
ASSOCIATION INC.

GENERAL NOTES:

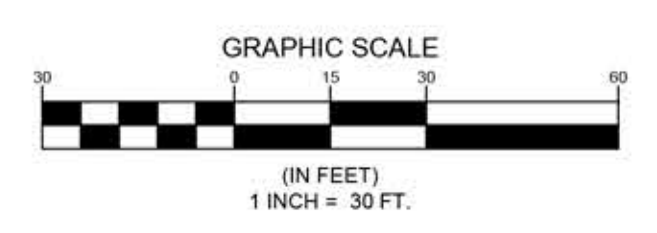
- THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES, LLC BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273.
- THE PROPERTY IS SHOWN AS LOT 26-2 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN THE (C-1) COMMERCIAL DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES.
- PLAN REFERENCES:
 - ALTA/ACSM LAND TITLE SURVEY, ROUTE 302 (ROOSEVELT TRAIL) & FRANKLIN DRIVE, WINDHAM, MAINE, FOR HOME DEPOT USA, INC. BY SURVEY, INC. AND DATED MAY 9, 2005.
 - SITE PLAN, NATURAL WONDERS, FRANKLIN DRIVE, WINDHAM, MAINE, FOR NATURAL WONDERS, BY BHZM WITH REVISIONS THROUGH MARCH 17, 2020.
 - EXISTING CONDITIONS, LAND OF JLB WINDHAM, LLC, 20 FRANKLIN DRIVE, WINDHAM, ME BY BHZM WITH REVISIONS THROUGH 4/23/23.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011).
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHANCE 39-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0481F & 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- WETLAND AREAS SHOWN HEREON WERE DELINEATED BY MARK HAMPTON IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND FIELD LOCATED BY MARK HAMPTON USING CONVENTIONAL SURVEY EQUIPMENT. VERNAL POOLS SHOWN HEREON WERE DELINEATED AND ASSESSED BY FLYCATCHER, LLC.
- SPACE AND BULK CRITERIA FOR THE (C-1) COMMERCIAL DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	NO MINIMUM
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT SETBACK:	10-20' FEET, ROUTE 302 0-20' FEET, ALL OTHER STREETS
MINIMUM SIDE SETBACK:	6' FEET
MINIMUM REAR SETBACK:	6' FEET
MAXIMUM BUILDING HEIGHT:	NONE
MAXIMUM BUILDING COVERAGE:	NONE

*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.	---	CONTOURS
---	ADJUTER LINE/R.O.W.	○	DECIDUOUS TREE
---	EASEMENT	○	CONIFEROUS TREE
⊕	MONUMENT	○	BOLLARD
⊕	IRON PIPE/ROD	○	GAS METER
---	CURVE/LINE NO.	SD	STORM DRAIN
N/F	NOW OR FORMERLY	⊕	CATCH BASIN
▨	BUILDING	⊕	TRANSFORMER PAD
▨	DECK/STEPS	⊕	HVAC UNIT
---	EDGE OF PAVEMENT	⊕	LIGHT POLE
---	EDGE GRAVEL	⊕	UTILITY POLE
---	CURB LINE	⊕	GUY WIRE
---	TREELINE	⊕	GAS GATE VALVE
⊕	RIPRAP	⊕	IRRIGATION VALVE/SPRINKLER
---	EDGE OF CONCRETE		



NOT FOR CONSTRUCTION

REV. BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, ADJUSTMENTS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

SEBAGO
TECHNIQS
75 John Rollins Rd, Suite 44
South Portland, ME 04106
207-260-2100
South Portland, Bridgton, Sanford and Bath

RECORD OWNER:
NEW GEN ESTATES, LLC
50 MAINE HALL ROAD
SOUTH PORTLAND, ME 04106

PRELIMINARY SUBDIVISION PLAN
OF:
LAND OF NEW GEN ESTATES, LLC
20 FRANKLIN DRIVE
WINDHAM, ME
FOR:
NEW GEN ESTATES, LLC
50 MAINE HALL ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	CGM
DRAWN	RGL
CHECKED	RAM
DATE	9/27/2024
SCALE	1" = 30'
PROJECT	230411

SHEET C-101

ROBERT A. MCSORLEY, PE #8588 CHRISTOPHER D. LAMOTTE, PLS 2581