

GENERAL NOTES:

- 1. THE RECORD OWNER OF THE PARCEL IS NEW GEN ESTATES BY DEED DATED JANUARY 2, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40556, PAGE 273. 2. THE PROPERTY IS SHOWN AS LOT 26-6 ON THE TOWN OF WINDHAM TAX MAP 18 AND IS LOCATED IN
- THE COMMERCIAL 1 (C-1) DISTRICT.
- 3. TOTAL AREA OF PARCEL IS APPROXIMATELY 38.59 ACRES PER PLAN REFERENCE 5A. 4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 5A. FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2024 TO VERIFY THE BOUNDARY AND TOPOGRAPHIC INFORMATION. 5. PLAN REFERENCES:
- A. "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" DATED NOVEMBER 2022 SURVEYED BY BH2M AND PLAN IS UNRECORDED.
- B. "AMENDED SUBDIVISION PLAN THE WINDHAM MALL" DATED APRIL 6, 2005 BY SURVEY, INC. AND RECORDED AT THE CCRD IN PLAN BOOK 205, PAGE 254.
- 6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, PLAN REFERENCE 5A. 7. BENCHMARK:
- BM-1 X-CHISELED IN HYDRANT, BONNET BOLT
- ELEVATION: 317.34 (NAVD88) BM-2 BOX CUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.17 (NAVD88)
- 8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. 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.
- 9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, PANEL NUMBERS 23005C0477F, 23005C0479F, 23005C0481F, and 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOODING.
- 10. SPACE AND BULK CRITERIA FOR THE C-1 DISTRICT ARE AS FOLLOWS:
- NET RESIDENTIAL DENSITY: N/A MINIMUM LOT SIZE: N/A MINIMUM STREET FRONTAGE: MINIMUM FRONT YARD: MINIMUM SIDE YARD: MINIMUM REAR YARD: MAXIMUM BUILDING HEIGHT: MAXIMUM LOT COVERAGE: * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
 - 100 FEET 0 FEET TO 20 FEET 6 FEET 6 FEET 75 FEET 80%
- 11. TOTAL NUMBER OF PARALLEL PARKING SPACES PROPOSED: 23 (9' X 20') SPACES

N/F MICHAEL J. DESMOND TERRY C. DESMOND 14961 / 303 TM 18, LOT 27A

N/F

FRANCIS L. UNGVARY

33278 / 263

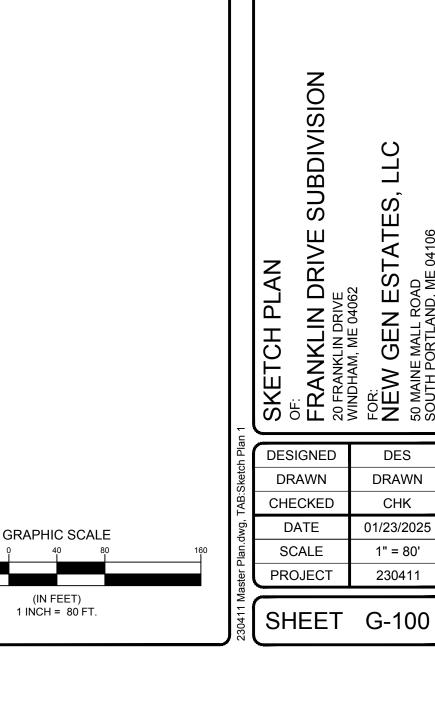
TM 18, LOT 27

LOT 2 PARKING REQUIREMENT TABLE

(93) ONE BEDROOM UNITS @ 1 PARKING SPACE PER UNIT = 93 PARKING SPACES (60) TWO BEDROOM UNITS @ 1.5 PARKING SPACES PER UNIT = 90 PARKING SPACES PARKING SPACES REQUIRED PER BUILDING

REQUIRED PARKING FOR LOT 2 PROPOSED PARKING FOR LOT 2

- = 183 PARKING SPACES
- = 366 SPACES = 390 SPACES (INCLUDING 12 ADA)



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