



PLANT LIST					
TREES	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
	3	AF	Acer x freemanii 'Armstrong'	Armstrong Maple	3" CAL.
	14	WS	Picea glauca	White Spruce	6 FT
	1	BN	Betula nigra 'Heritage'	Heritage River Birch	10'-12'
SHRUBS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
	5	CP	Cornus alba 'Argento-Marginata'	Variegated Red Twig Dogwood	6 GAL.
	12	IG	Ilex glabra 'Shamrock'	Compact Inkberry	6 GAL.
	9	PO	Physocarpus obulifolus 'Summer Wine'	Common Ninebark	2 GAL.
	12	LP	Syringa x hyacinthiflora 'Pachontos'	Pachontos Lilac	6 GAL.
	4	GM	Buxus 'Green Mountain'	Green Mountain Boxwood	6 GAL.
PERENNIALS	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
	13	HE	Hemerocallis 'Happy Returns'	Yellow Daylily	2 GAL.
	10	PV	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 GAL.
	13	EP	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Cone Flower	1 GAL.

ABBREVIATIONS
 REV. = REVISION
 QTY. = QUANTITY
 HT. = HEIGHT
 B&B = BALL AND BURLAP
 GAL. = GALLON
 CAL. = CALIPER

LAND DISTURBANCE SUMMARY:

PROPOSED BUILDING =	9,258 SF
PROPOSED ROAD PAVEMENT =	17,933 SF
PROPOSED SIDEWALK PAVEMENT =	1,703 SF
CONCRETE DUMPSTER PAD =	144 SF
TOTAL PROPOSED IMPERVIOUS AREA =	29,038 SF
DEVELOPED AREA:	
PROPOSED SLOPE & LANDSCAPING =	36,709 SF
TOTAL PROPOSED DEVELOPED AREA =	65,747 SF

GENERAL NOTES:

1. THE OWNER OR RECORD OF THE PROPERTY IS ANGLERS ROAD EXCHANGE LLC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 40092 PAGE 218.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 1.59 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 80, LOT 66.
4. PLAN REFERENCES
 - A) PLAN SHOWING ANGLERS ROAD DEVELOPMENT, ROUTE 302, WINDHAM, MAINE" FOR WINDHAM ECONOMIC DEVELOPMENT CORPORATION PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. DATED JUNE 24, 2019 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 219 PAGE 284.
 - B) RECORDED AS-BUILT DRAWINGS OF ANGLERS ROAD REALIGNMENT, MADE FOR TOWN OF WINDHAM/WINDHAM ECONOMIC DEVELOPMENT CORPORATION, PREPARED BY GORRILL PALMER DATED 6-23-2017.
 - C) WINDHAM SUBDIVISION PLAN ANGLERS ROAD COMMONS APARTMENTS" FOR ANGLERS ROAD COMMONS LLC PREPARED BY DM ROMA CONSULTING ENGINEERS DATED AUGUST 18, 2019 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 219 PAGE 364.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON GPS FIELD SURVEY CONDUCTED BY DM ROMA AND SUPPLEMENTED WITH DIGITIZED CONTOURS FROM PLAN REFERENCE 4B.
9. THE PROPERTY IS LOCATED IN THE COMMERCIAL-1 DISTRICT AND ACQUIFER PROTECTION-B OVERLAY DISTRICT.
10. SCALE AND BULK REQUIREMENTS:

	C-1 DISTRICT	AP-B OVERLAY
MIN LOT SIZE:	NONE	80,000 SF
NET RESIDENTIAL DENSITY	NONE	NONE
MIN STREET FRONTAGE:	100 FT	
MIN FRONT YARD:	0 FT	
MAX FRONT YARD:	20 FT	
MIN SIDE/REAR YARD:	6 FT	
MAX BUILDING HEIGHT:	NONE	
MAX IMPERVIOUS AREA:		NONE (RESIDENTIAL)

1. THE SITE DOES NOT CONTAIN SOILS CLASSIFIED AS WETLANDS.
2. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED AS SHOWN UNLESS AN AMENDMENT IS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.
3. BUILDING WILL REQUIRE THE INSTALLATION OF A ROOF Drip EDGE FILTER FOR STORMWATER TREATMENT.
4. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEFINED BY FEMA. THE PARCEL IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230189 0015B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1981.
5. THE PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT ORDER # 13-1155-JA-A-N ISSUED ON JULY 10, 2024.

CONDITIONS OF APPROVAL:

1. APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JANUARY 21, 2023 AS AMENDED MAY 13, 2024, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS AS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-815 AND 120-912 OF THE LAND USE ORDINANCE.
2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 201 ARTICLE II. ANY PERSON OWNING, OPERATING, LEASING, OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST MAINTAIN THE FACILITIES AT A QUALITY STANDARD OF THE PARTY CONTRACTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN OR ON BY JUNE 1ST OF EACH YEAR.
3. IN ACCORDANCE WITH ACTIVITY SLIP 120-815(C)(1)(II) ON THE LAND USE ORDINANCE, THE CONSTRUCTION OF IMPROVEMENTS COVERED BY ANY SITE PLAN APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF THE DATE UPON WHICH THE PERFORMANCE GUARANTEE IS ACCEPTED BY THE TOWN MANAGER. IF CONSTRUCTION HAS NOT BEEN COMPLETED WITHIN THE SPECIFIED PERIOD, THE TOWN SHALL, AT THE TOWN MANAGER'S DISCRETION, USE THE PERFORMANCE GUARANTEE TO EITHER RECLAIM AND STABILIZE THE SITE OR TO COMPLETE THE IMPROVEMENTS AS SHOWN ON THE APPROVED PLAN.
4. THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES, TO BE PAID WITH THE ISSUANCE OF A BUILDING PERMIT: NORTH ROUTE 302 ROAD IMPROVEMENTS IMPACT FEE OF \$5,234.26, RECREATION IMPACT FEE OF \$1,000.00, AND PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING, OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT.
5. BEFORE THE REQUIRE PRE-CONSTRUCTION MEETING WITH STAFF AND BEFORE ANY LAND USE ACTIVITIES BEGIN, THE APPLICANT SHALL PROVIDE TO THE TOWN PLANNER THE STORMWATER PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE PORTLAND WATER DISTRICT "ABILITY TO SERVE" DETERMINATION LETTER.
6. PRIOR TO RECEIVING AUTHORIZATION TO CONNECT THE PRIVATE STORMWATER MANAGEMENT SYSTEM WITH THE TOWN'S STORMWATER COLLECTION SYSTEM, THE APPLICANT SHALL PROVIDE A WRITTEN APPROVAL FROM THE TOWN ENGINEER TO THE TOWN PLANNER.
7. IF THE DEVELOPER SELLS ANY DWELLING UNITS, BEFORE THE SALE OF THE FIRST DWELLING THEY MUST RECORD A CONDOMINIUM DECLARATION AND/OR HOMEOWNERS ASSOCIATION BYLAWS, COVENANTS AND RELEVANT DOCUMENTATION PERTAINING TO THE CARE AND MAINTENANCE OF THE ACCESS DRIVEWAY, STORMWATER MANAGEMENT FACILITIES AND PUBLIC SAFETY IMPACT FEE. ADDITIONALLY, THE DEVELOPER MUST SUBMIT A COPY OF THE RECORDED DOCUMENTATION TO THE PLANNING DEPARTMENT FOR VERIFICATION.
8. BEFORE A BUILDING PERMIT CAN BE ISSUED, THE APPLICANT MUST SUBMIT A CALCULATION FOR 25% PENETRATION ON THE FRONT FACADE OF THE BUILDING TO THE PLANNING DIRECTOR FOR APPROVAL.

AMENDMENT NOTE

1. THIS PLAN AMENDS PLAN REFERENCE 4A. AMENDMENTS ONLY APPLY TO LOT 1 SHOWN ON PLAN REFERENCE 4A.

APPROVED - WINDHAM PLANNING BOARD:

Signed by: <u>Mary Gowni</u> CHAIRPERSON	May 13, 2024
Signed by: <u>Kathleen Brown</u>	DATE
Signed by: <u>[Signature]</u> 770-776-7881 AOE-480. Councilperson No.	
Signed by: <u>Rick Yost</u> 843-292-1277 15841. Mayor	
Signed by: <u>[Signature]</u> 888-000-0004 15428. Mayor	
Signed by: <u>[Signature]</u> 20232CTCFBAA06.	

SITE PLAN

ANGLERS ROAD RESIDENTIAL DEVELOPMENT

ANGLERS ROAD
WINDHAM, MAINE
FOR RECORD OWNER:
ANGLERS ROAD EXCHANGE LLC
31 FARM VIEW DRIVE

23008
JOB NUMBER:

1" = 20'

SCALE:

8-22-24
DATE:

SHEET 4 OF 9

S-1