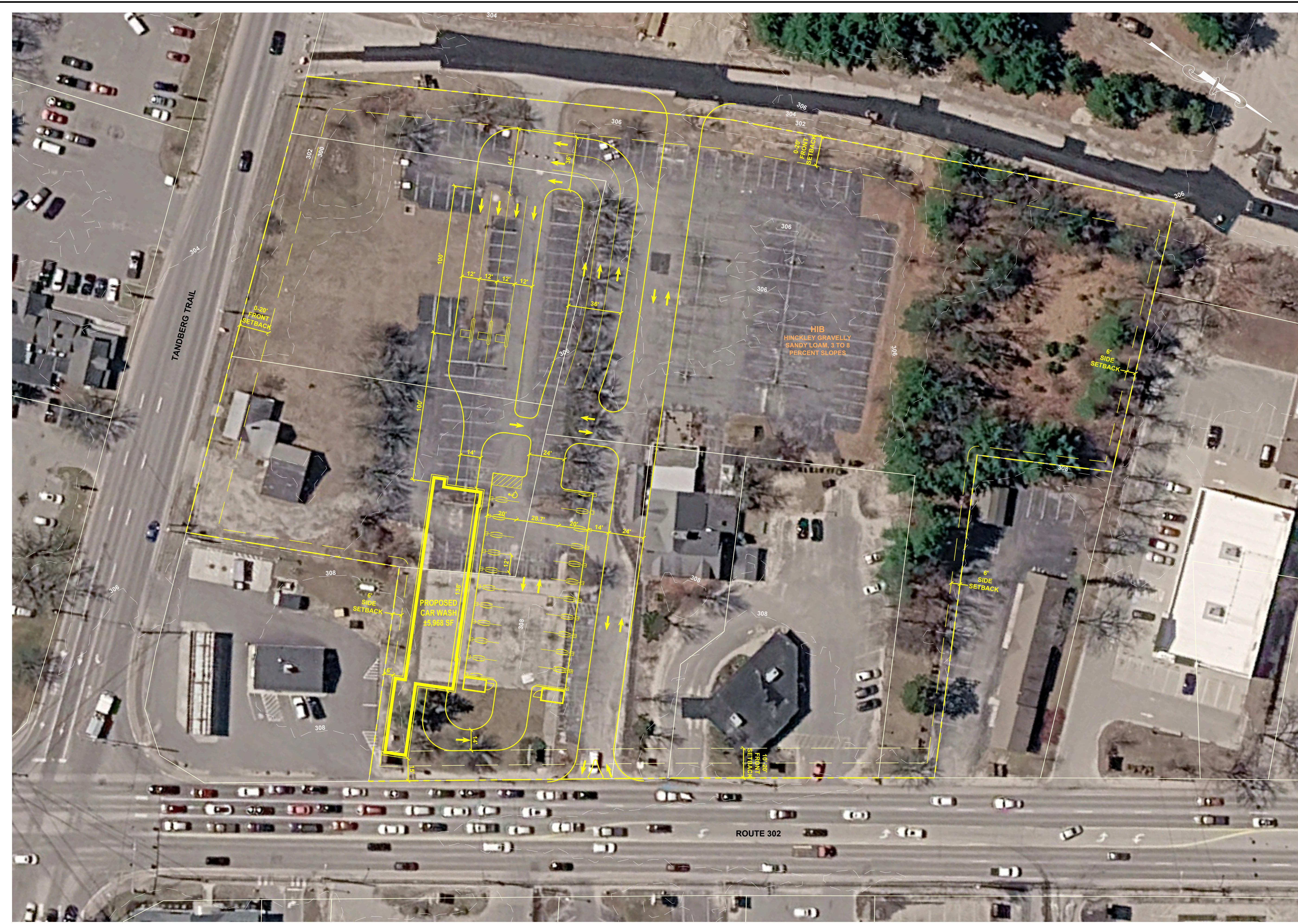


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SITE DATA		
ZONE: COMMERCIAL DISTRICT (C-1)		
SITE AREA	4.2 ACRES	
BUILDING AREA		
CAR WASH	5,968 S.F.	
TOTAL	5,968 S.F.	
PARKING	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
NO MIN. REQUIREMENT	0	21
TOTAL	0	21
BARRIER FREE	1	22

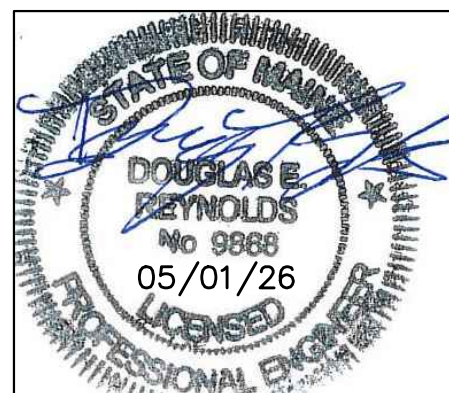
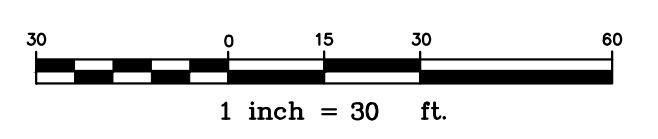
SPACE AND BULK STANDARDS		
ZONE: C1 (COMMERCIAL 1)	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	±4.6 ACRES
BUILDING SETBACKS		
FRONT	10-20 FT (ON ROUTE 302) 0-20 FT (ON ALL OTHER STREETS)	15 FT
SIDE	6 FT	6 FT
REAR	6 FT	N/A
MAXIMUM BUILDING HEIGHT	75 FT	<75 FT

PARKING. NO PARKING SHALL BE LOCATED WITHIN A STRUCTURE'S FRONT SETBACK AREA. WHEN PARKING IS LOCATED AT THE SIDE OF A BUILDING, THE PARKING AREA SHALL NOT EXTEND CLOSER TO THE STREET THAN THE FRONT FACADE OF THE BUILDING. THE SPACE BETWEEN THE PARKING LOT AND THE STREET SHALL BE LANDSCAPED ACCORDING TO AN OVERALL PLAN FOR THE PROPERTY.

BUILDING ORIENTATION. THE FACADE OF ALL BUILDINGS MUST BE ORIENTED PARALLEL TO A FRONT LOT LINE. IN CASES WHERE A PROPERTY HAS MORE THAN ONE FRONT LOT LINE, A SINGLE BUILDING DEVELOPMENT WILL ORIENT TO THE FRONT LOT LINE ON THE STREET WITH THE HIGHER TRAFFIC VOLUME. MULTIBUILDING DEVELOPMENT MAY ORIENT INDIVIDUAL BUILDINGS TO DIFFERENT FRONT LOT LINES.

- NOTES:**
1. PROPERTY LINE INFORMATION AND SITE AREA IS APPROXIMATE AND HAS BEEN PROVIDED BY THE TOWN OF WINDHAM GIS AND TAX MAP INFORMATION.
 2. CONCEPT PLAN PREPARED BASED ON LIMITED TOPOGRAPHIC AND BOUNDARY INFORMATION WHICH MAY REQUIRE MODIFICATIONS AS ADDITIONAL INFORMATION IS COLLECTED.
 3. CONCEPT PLAN PREPARED WITH LIMITED COMMUNICATIONS WITH MUNICIPALITY WHICH MAY REQUIRE MODIFICATIONS AFTER REVIEW.
 4. THE PROJECT SITE DOES NOT APPEAR TO BE LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

NOTE: THIS PLAN SET IS ISSUED FOR CONCEPTUAL PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

SKETCH PLAN SUBMISSION	05.01.2026	DER
Issued For	Date	By

Design: - Draft: CG Date: FEB 2026
 Checked: DER Scale: 1"=30' Job No.: 0131445A
 File Name: WASH-CONCEPT1.dwg
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 Building Partnerships

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Drawing Name:	Concept 1
Project:	Car Wash North Windham, Maine
Client:	GR Development, LLC 164 Mason St, #201, Greenwich, CT 06830

Drawing No.
1