

APPLICANT:
DEVELOPERS COLLABORATIVE PREDEVELOPMENT LLC / DC ANGLERS LP
510 OCEAN AVENUE
PORTLAND, ME 04104

GENERAL NOTES

1. THE PROJECT SITE IS COMPRISED OF THE FOLLOWING LOT:

RECORD OWNER	BOOK/PAGE	MAP/LOT
ROMAN CATHOLIC CHURCH	4429 / 186	80/58

2. WINDHAM ZONING DISTRICTS: FARM (F) ZONING DISTRICT & B AQUIFER PROTECTION (APB) OVERLAY DISTRICT & RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY (RCCFO) DISTRICT.
TOTAL AREA OF PARCEL: 7.90 AC

3. SPACE AND BULK INFORMATION FOR FARM (F) DISTRICT:

	FARM	RCCFO	PROPOSED
MIN. LOT AREA:	80,000 S.F.	200,000 S.F.	343,904 S.F.
MIN. LOT WIDTH:	200 FT.	-	615 FT.
MIN. FRONT SETBACK:	40 FT.	150 FT. ⁽¹⁾	45 FT.
MIN. SIDE SETBACK:	10 FT.	150 FT. ⁽¹⁾	221 FT.
MIN. REAR SETBACK:	10 FT.	150 FT. ⁽¹⁾	183 FT.
MAX. BUILDING COVERAGE:	25%	-	4%
MAX. BUILDING HEIGHT:	35 FT.	-	35 FT.

(1) FOR MULTIFAMILY BUILDINGS 31 FT. TO 35 FT. IN HEIGHT IN THE RCCFO WHERE THE UNDERLYING ZONING DISTRICT IS FARM, A 150 FT. SETBACK IS REQUIRED FROM THE EXTERNAL PERIMETER OF THE OVERALL SITE.

6. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PLAN ENTITLED "BOUNDARY RETRACEMENT & EXISTING CONDITIONS/TOPOGRAPHIC SURVEY" PREPARED BY TERRADYN CONSULTANTS LLC, ON MARCH 27, 2023.

7. LONGVIEW PARTNERS CONDUCTED A WETLAND & VERNAL POOL STUDY OF THE SITE IN FEBRUARY 2023 AND MARCH 2024. THE SITE CONTAINS NO WETLANDS OR VERNAL POOLS.

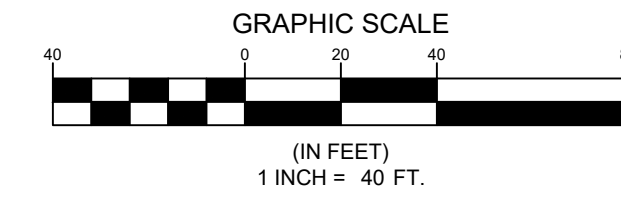
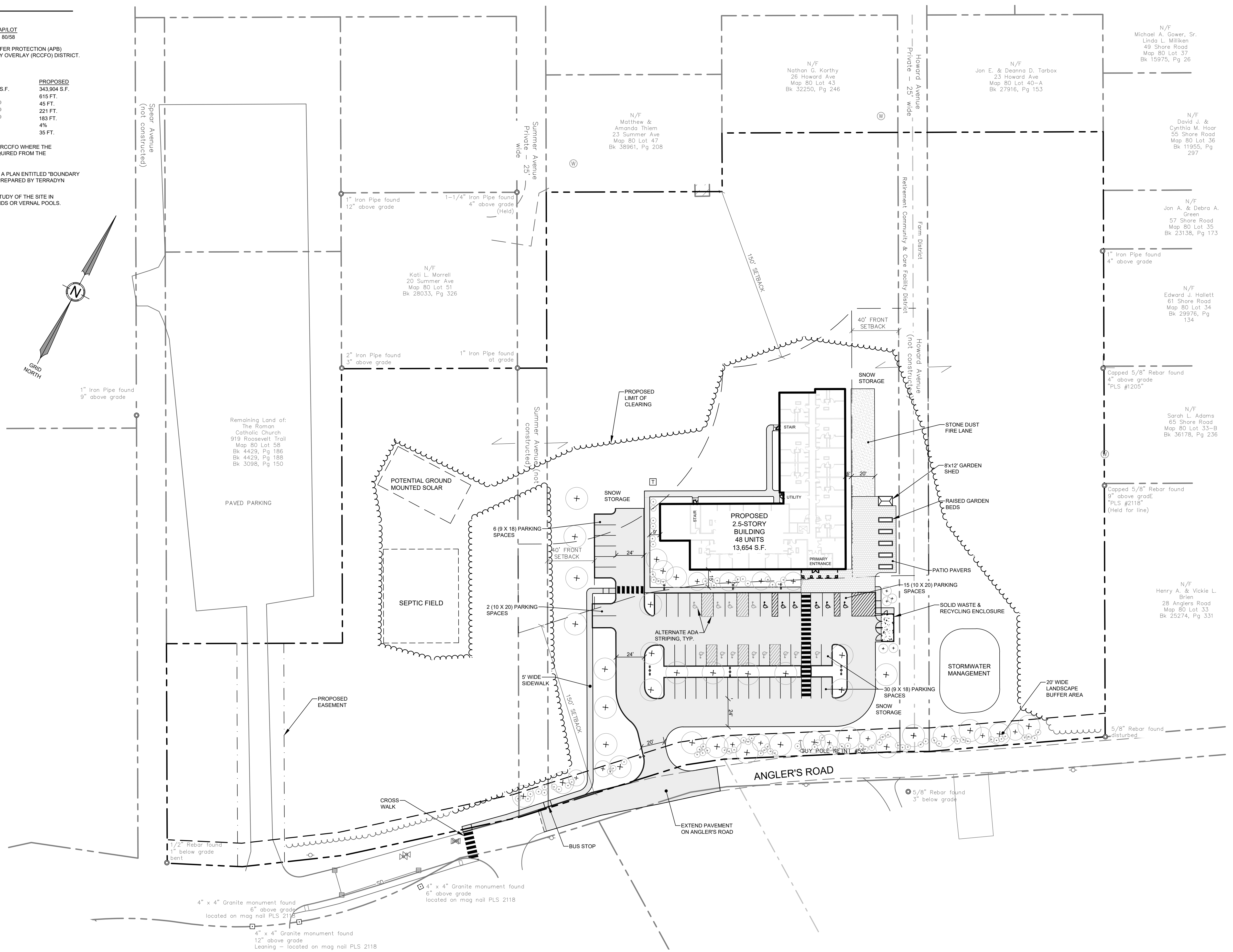
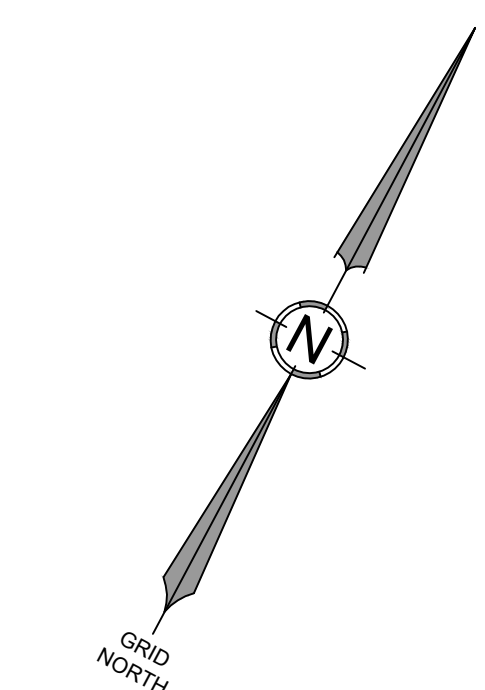
PARKING SUMMARY

STANDARD PARKING LAYOUT:
TOTAL # PARKING SPACES: 63
TOTAL # ADA SPACES: 6

ALTERNATE PARKING LAYOUT:
TOTAL # PARKING SPACES: 48
TOTAL # ADA SPACES: 18

LEGEND

- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED SETBACK LINE
- ZONE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED CURBING
- EXISTING CURBING
- CONCRETE PAVEMENT
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE/SURVEY PIN
- SEPTIC FIELD
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPOSED TREE LINE
- EXISTING TREE LINE
- PROPOSED PLANTING



DATE: 3/18/2024

NO	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
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WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: AFFORDABLE HOUSING
ANGLERS ROAD, WINDHAM, ME

SHEET TITLE: SKETCH PLAN

CLIENT: DEVELOPERS COLLABORATIVE
631 STEVENS AVENUE
PORTLAND, MAINE 04103

DATE: 02-15-2023
SCALE: 1"=40'
JOB NO.: 22-179
SHEET: C-1.0

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