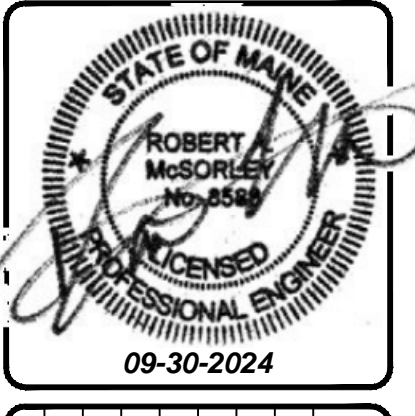


NOT FOR CONSTRUCTION



REV.	BY	DATE	STATUS

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

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75 John Roberts Rd. Suite 4A
South Portland, ME 04106
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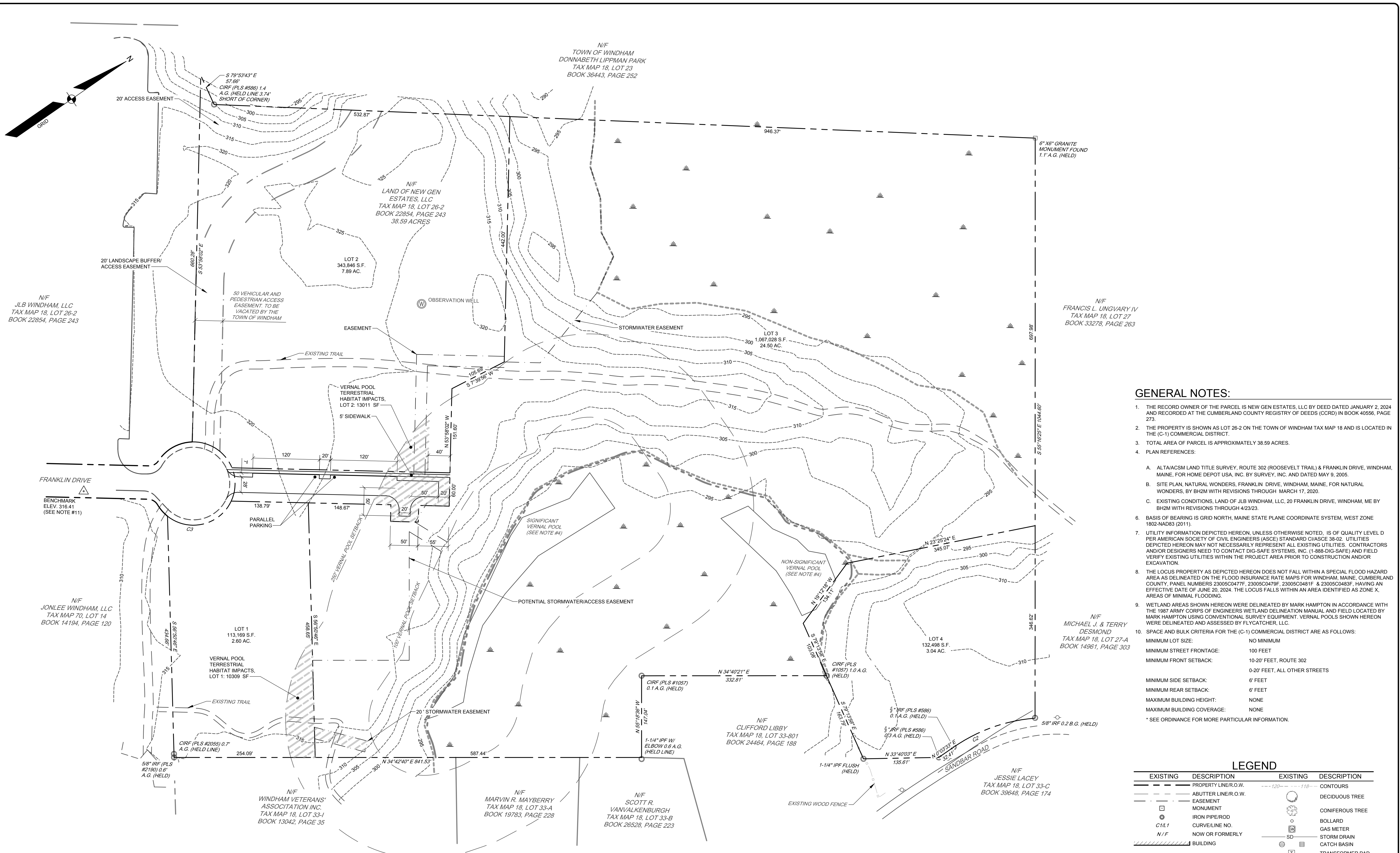
PRELIMINARY SUBDIVISION PLAN
OF
LAND OF NEW GEN ESTATES, LLC
WINDHAM, ME

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

FOR:
NEW GEN ESTATES, LLC
50 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	CGM
DRAWN	RGL
CHECKED	RAM
DATE	9/27/2024
SCALE	1" = 80'
PROJECT	230411

SHEET C-101



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:
 - A. 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.
 - B. SITE PLAN, NATURAL WONDERS, FRANKLIN DRIVE, WINDHAM, MAINE, FOR NATURAL WONDERS, BY BHMZ WITH REVISIONS THROUGH MARCH 17, 2020.
 - C. EXISTING CONDITIONS, LAND OF JLB WINDHAM, LLC, 20 FRANKLIN DRIVE, WINDHAM, ME BY BHMZ WITH REVISIONS THROUGH 4/23/23.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA03S (2011).
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C184-02. 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, 23005C0479F, 23005C0481F & 23005C0483F, HAVING AN EFFECTIVE DATE OF JUNE 29, 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
MINIMUM SIDE SETBACK:	0-20 FEET, ALL OTHER STREETS
MINIMUM REAR SETBACK:	6 FEET
MINIMUM BUILDING HEIGHT:	6 FEET
MAXIMUM BUILDING HEIGHT:	NONE
MAXIMUM BUILDING COVERAGE:	NONE

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	PROPERTY LINE/O.W.	---	CONTOURS
---	ABUTTER LINE/O.W.	○	DECIDUOUS TREE
---	EASEMENT	○	CONIFEROUS TREE
⊠	MONUMENT	○	BOLLARD
⊠	IRON PIPE/ROD	○	GAS METER
C1/L1	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	⊠	QUI WIRE
▭	TREELINE	⊠	GAS GATE VALVE
▭	RIPRAP	⊠	IRRIGATION VALVE/SPRINKLER
▭	EDGE OF CONCRETE		

VERNAL POOL TERRESTRIAL HABITAT IMPACTS

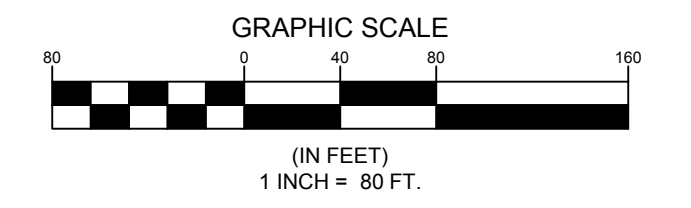
MAXIMUM VERNAL POOL TERRESTRIAL HABITAT IMPACTS -	86,002 SF
VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 1	10309 SF
VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 2 AND 60' ROW	13011 SF
MAXIMUM POTENTIAL VERNAL POOL TERRESTRIAL HABITAT IMPACTS, LOT 3	62,682 SF

PARCEL AREA TABLE

PARCEL	AREA (S.F.)	AREA (AC.)
LOT 1	113,169 S.F.	2.60 AC.
LOT 2	343,846 S.F.	7.89 AC.
LOT 3	1,067,028 S.F.	24.50 AC.
LOT 4	132,498 S.F.	3.04 AC.
ROW	24,794 S.F.	0.57 AC.

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	157.58'	299.85'	S 15°05'24" W	155.78'
C3	135.59'	75.02'	S 21°22'39" W	117.87'



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