



LINE TABLE		
LINE#	LENGTH	BEARING
L1	10.00'	N88° 15' 17"

**CONDITIONS OF SITE PLAN APPROVAL:** 

WITH SECTION 814.G OF THE LAND USE ORDINANCE.

WAIVERS GRANTED:

1. APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED OCTOBER 2, 2017 AND SUPPORTING DOCUMENTS

AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND

CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH

PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO

REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE

2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY PERSON OWNING, OPERATING, LEASING OR

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE

THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN BY MAY 1ST OF EACH YEAR.

SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH

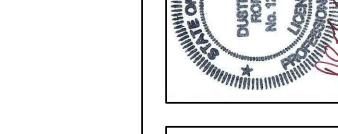
HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE

1. SECTION 812.R.1(B) - DIRECT OR INDIRECT ILLUMINATION SHALL NOT EXCEED 0.5 FOOT-CANDLES AT THE LOT LINE OR UPON ABUTTING RESIDENTIAL PROPERTIES.

NUMBER OF OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH USE.

APPROVED: TOWN OF WINDHAM PLANNING BOARD

2. SECTION 812.C.2(B) - WHERE MULTIPLE USE OCCURS ON A SINGLE SITE, THE REQUIRED



## **GENERAL NOTES:**

1. THE OWNER OF RECORD OF THE PROPERTY IS JAMAR, INC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 18438 PAGE 256.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 4.27 ACRES.

3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 18, LOT 19A.

4. PLAN REFERENCES:

A) "SITE, GRADING AND UTILITY PLAN OF THE PLAZA - PHASE 1 FOR APPLE ANNIE'S ENTERPRISES, INC." PREPARED BY SEVEE & MAHER ENGINEERS, INC. WITH LAST REVISION DATE 11/9/16.

B) "BOUNDARY SURVEY 881, 885, 875 ROOSEVELT TRAIL WINDHAM, MAINE" PREPARED BY SURVEY, INC. WITH LAST REVISION DATE MAY 6, 2013.

5. HORIZONTAL DATUM: MAGNETIC 2007 BASED ON PLAN REFERENCE 4B

6. VERTICAL DATUM: SITE SPECIFIC VERTICAL DATUM

7. THE PROPERTY IS LOCATED IN THE C-1 COMMERCIAL DISTRICT.

8. SPACE AND BULK REQUIREMENTS: C-1 DISTRICT

MIN LOT SIZE: MIN STREET FRONTAGE: MIN FRONT YARD: MIN SIDE/REAR YARD: MAX BUILDING HEIGHT:

9. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON PLAN REFERENCE 4B, WITH AREAS OUTSIDE OF THE SUBJECT PARCEL SUPPLEMENTED BY GIS LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.

10. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES, INC. GORHAM,

11. VEHICLE PARKING SUMMARY: REQUIRED PARKING = 0.35 SPACES PER PERSON OF LICENSED CAPACITY PLUS STAFF ANTICIPATED LICENSED CAPACITY = 100 ANTICIPATED STAFF ON SITE = 10 REQUIRED PARKING = (0.35 X 100) + 10 = 45 SPACES PROVIDED PARKING = 32 SPACES INCLUDING 2 HANDICAP SPACES SHARED PARKING TO BE UTILIZED ON PREMISES WITH OTHER BUILDINGS

POTENTIAL FUTURE PARKING FOR 30 ADDITIONAL SPACES SHOWN

12. THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A TRAFFIC MOVEMENT PERMIT ISSUED BY THE MAINE DEPARTMENT OF TRANSPORTATION WITH IDENTIFICATION NUMBER 01-00212-A-N AND DATED 3-21-2017.

13. THE PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A STORMWATER PERMIT ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER # L-27338-NJ-A-N AND DATED MAY 17, 2017.

## AMENDMENT NOTE:

THIS PLAN AMENDS THE MINOR SITE PLAN APPROVED BY THE STAFF REVIEW COMMITTEE ON NOVEMBER 26, 2016, WHICH WAS AMENDED BY THE PLANNING BOARD ON MAY 31, 2017.

## **LEGEND**

EXISTING		PROPOSED
	- PROPERTY LINE/R.O.W.	
	- ABUTTER PROPERTY LINE	
	SETBACK	
	- EASEMENT LINE	
	GRANITE MONUMENT	
0	IRON PIN/DRILL HOLE	•
	- CENTERLINE	
	□ BUILDING	
	EDGE OF PAVEMENT/CURE	3 =======
<b>—-</b> 200 <b>—</b> —-201	- CONTOUR LINE	
	TREELINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
_ = = =	CULVERT/STORMDRAIN	
	UNDERDRAIN	
	- SANITARY SEWER PIPE	
	FORCE MAIN	
	- WATER MAIN	
$\bowtie$	WATER VALVE	
ф	LIGHT POLE	•
P	UTILITY POLE	
	- UNDERGROUND UTILITIES	
	- OVERHEAD UTILITIES	
Т	TRANSFORMER PAD	
G	- GAS MAIN	

**GAS VALVE** 

S **AMENDED** 

15025 JOB NUMBER: 1" = 20' SCALE: 12-5-2017

SHEET 1 OF 1

