



LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	N88° 15' 17"E
L2	10.00'	S88° 15' 17"W

- 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
 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, MAINE.
 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-NI-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.

- CONDITIONS OF SITE PLAN APPROVAL:**
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 WITH SECTION 814.G OF THE LAND USE ORDINANCE.
 2. APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER ORDINANCE, CHAPTER 144. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN BY MAY 1ST OF EACH YEAR.

- WAIVERS GRANTED:**
1. SECTION 812.R.1(B) - DIRECT OR INDIRECT ILLUMINATION SHALL NOT EXCEED 0.5 FOOT-CANDLES AT THE LOT LINE OR UPON ADJACENT RESIDENTIAL PROPERTIES.
 2. SECTION 812.C.2(B) - WHERE MULTIPLE USE OCCURS ON A SINGLE SITE, THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH USE.

APPROVED: TOWN OF WINDHAM PLANNING BOARD

DATE:

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE/R.O.W.
---	ABUTTER PROPERTY LINE
---	SETBACK
---	EASEMENT LINE
□	GRANITE MONUMENT
○	IRON PIN/DRILL HOLE
---	CENTERLINE
---	BUILDING
---	EDGE OF PAVEMENT/CURB
---	CONTOUR LINE
---	TREELINE
---	CULVERT/STORMDRAIN
---	UNDERDRAIN
---	SANITARY SEWER PIPE
---	FORCE MAIN
---	WATER MAIN
---	WATER VALVE
---	LIGHT POLE
---	UTILITY POLE
---	UNDERGROUND UTILITIES
---	OVERHEAD UTILITIES
---	TRANSFORMER PAD
---	GAS MAIN
---	GAS VALVE

AMENDED SITE PLAN

THE PLAZA
WINDHAM, MAINE
FOR RECORD OWNER:
JAMAR, INC.
71 STUART SHORES ROAD
STANDISH, MAINE 04084

15025
JOB NUMBER:
1" = 20'
SCALE:
12-5-2017
DATE:
SHEET 1 OF 1
S-1