

- GENERAL NOTES:**
1. THE RECORD OWNER OF THE PARCEL IS CUMMINGS AQUISITION, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35,085, PAGE 105.
 2. THE PROPERTY IS SHOWN AS LOT 5 ON THE TOWN OF WINDHAM TAX MAP 9 AND IS LOCATED IN THE FARM ZONE.
 3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY WAYNE WOOD & COMPANY ENTITLED "EXISTING CONDITIONS OF PROPERTY LOCATED ON COOK ROAD & GRAY ROAD, WINDHAM, MAINE - MADE FOR JIM CUMMINGS", DATED AUGUST 2018.
 4. SPACE AND BULK CRITERIA:

FARM ZONE WITH RETIREMENT COMMUNITY AND CARE FACILITY OVERLAY DISTRICT
MIN. LOT SIZE: 200,000 SF
NET RESIDENTIAL DENSITY: 5,000 SF/UNIT
MIN. FRONTAGE: 200'
MIN. FRONT SETBACK: 40'
MIN. FRONT SETBACK (MULTIFAMILY): 100' (BUILDING HEIGHT 0'-30')
150' (BUILDING HEIGHT 31'-35')

MIN. SIDE SETBACK: 10'
MIN. REAR SETBACK: 10'
MAX. BUILDING HEIGHT: 35'
MAX. BUILDING COVERAGE: 25%
 5. THE DEVELOPMENT WILL CONNECT TO THE PUBLIC WATER SYSTEM.
 6. WETLANDS WERE DELINEATED BY STEVE MARCOTTE, C.G., P.G. OF SUMMIT GEOENGINEERING SERVICES IN AUGUST 2018.

