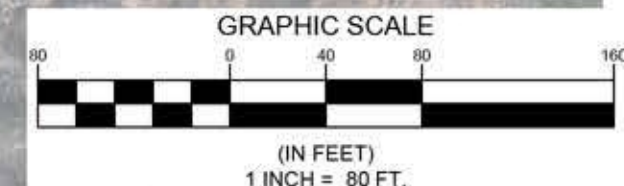




Lot Area:
38.3 Acres

PARKING COUNT TABLE

	NUMBER OF UNITS /AREA	REQUIRED PARKING	TOTAL PARKING REQUIRED	PROPOSED PARKING
PHASE ONE				
TOWNHOUSE (3 BEDROOM)	59	2 PER UNIT	118	118
PHASE TWO				
COMMERCIAL (SF)	10,000	1 PER 250 SF	40	38
PHASE THREE				
1-BR APARTMENT	42	1 PER UNIT	42	
2-BR APARTMENT	48	1.5 PER UNIT	72	
3-BR APARTMENT	0	2 PER UNIT	0	
	90	TOTAL	114	137
PHASE FOUR				
COMMERCIAL (SF)	15,000	1 PER 250 SF	60	64
PHASE FIVE				
1-BR APARTMENT	35	1 PER UNIT	35	
2-BR APARTMENT	40	1.5 PER UNIT	60	
3-BR APARTMENT	0	2 PER UNIT	0	
	75	TOTAL	95	98
PHASE SIX				
1-BR APARTMENT	28	1 PER UNIT	28	
2-BR APARTMENT	32	1.5 PER UNIT	48	
3-BR APARTMENT	0	2 PER UNIT	0	
	60	TOTAL	76	
CLUBHOUSE/POOL	3,600	1 PER 250 SF	14	
	3,720	TOTAL	90	96
		GRAND TOTAL	517	551



PROGRESS
PRINT

NOT FOR
CONSTRUCTION

REV.	BY	DATE	STATUS
A	DLR	02/12/2024	

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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MASTERPLAN
OF
RESIDENCES AT GORHAM COUNTY CLUB
93 McCLELLAN RD
GORHAM, ME 04038
TROIANO PROPERTIES, LLC.
60 BALTIMORE AVE.
SOUTH PORTLAND, ME 04106

DESIGNED	CGM
DRAWN	DAB
CHECKED	DLR
DATE	02/12/2024
SCALE	1" = 80'
PROJECT	230469

SHEET SK-1

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