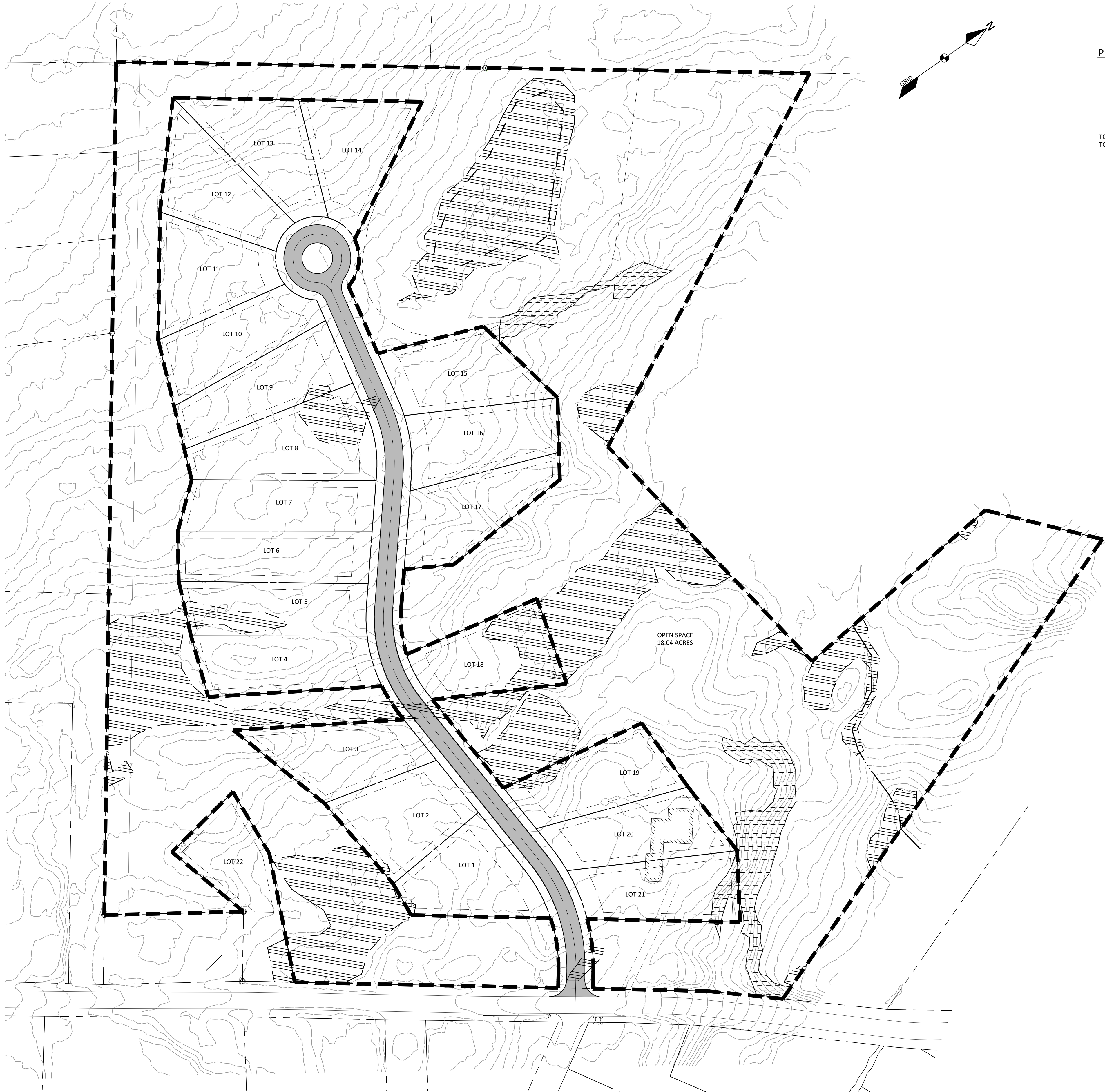


LEGEND

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
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	CENTERLINE OF STREAM
	CONTOUR LINE
	TREELINE
	TEST PIT
	CULVERT/STORMDRAIN
	WATER MAIN
	WATER VALVE
	HYDRANT
	WELL
	UTILITY POLE



PRIMARY CONSERVATION AREAS:

	1. FLOODPLAINS =	0 SF
	2. WETLANDS =	172,402 SF
	3. STEEP SLOPES OVER 25% =	23,174 SF

TOTAL PRIMARY CONSERVATION AREAS = 195,576 SF
TOTAL PRIMARY CONSERVATION AREA IN OPEN SPACE= 170,404 SF (87%)

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	1,298,876 S.F. (29.82 ACRES)
DEDUCTIONS:	
1. RIGHT-OF-WAY	63,567 S.F. (EXCLUDING #5 DEDUCTIONS)
2. STEEP SLOPES (OVER 25%)	23,174 S.F.
3. 100-YEAR FLOOD PLAIN	0 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	172,402 S.F.
6. SURFACE WATERBODIES	0 S.F. (PART OF DEDUCTION #5)
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	1,039,733 S.F. (23.87 ACRES)
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	25.99
NUMBER OF LOTS PROPOSED:	22

OPEN SPACE CALCULATIONS FOR CONSERVATION
SUBDIVISION IN FARM RESIDENTIAL ZONE:

TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION:	5.95 AC.
50% NET RESIDENTIAL AREA :	11.93 AC.
TOTAL OPEN SPACE REQUIRED:	17.88 AC.
TOTAL OPEN SPACE PROVIDED:	18.04 AC.

RESOURCE CONSERVATION INVENTORY MAP

ALBION ROAD SUBDIVISION
ALBION ROAD
WINDHAM, MAINE
FOR RECORD OWNER:
GRONDIN CORPORATION
39 BELANGER AVENUE
WINDHAM, MAINE 05092

20020
JOB NUMBER:

1" = 80'
SCALE:

8-3-2020
DATE:

SHEET 1 OF 1

RC-1

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310-0506

PRELIMINARY PLAN

NOT FOR
CONSTRUCTION