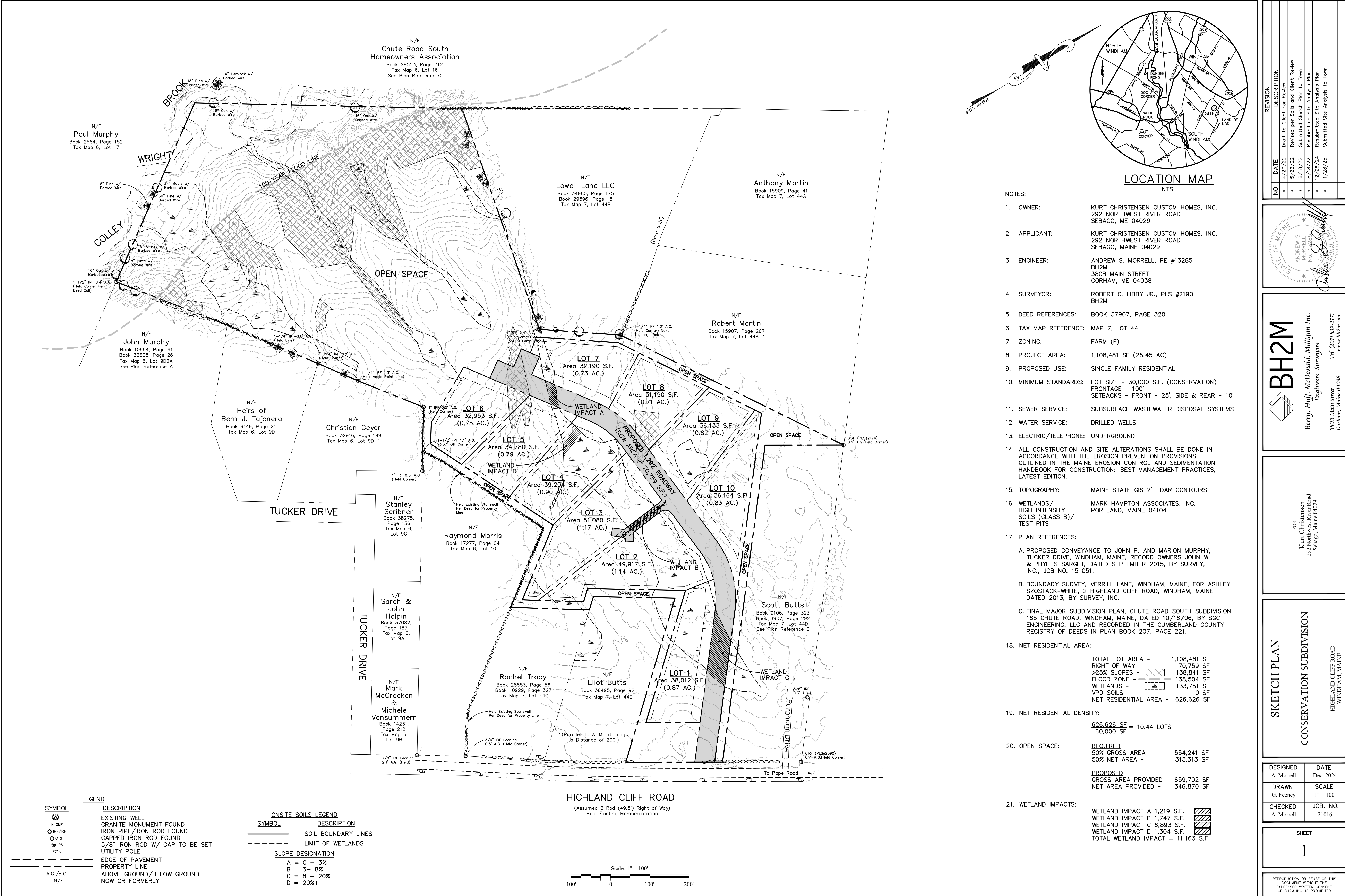
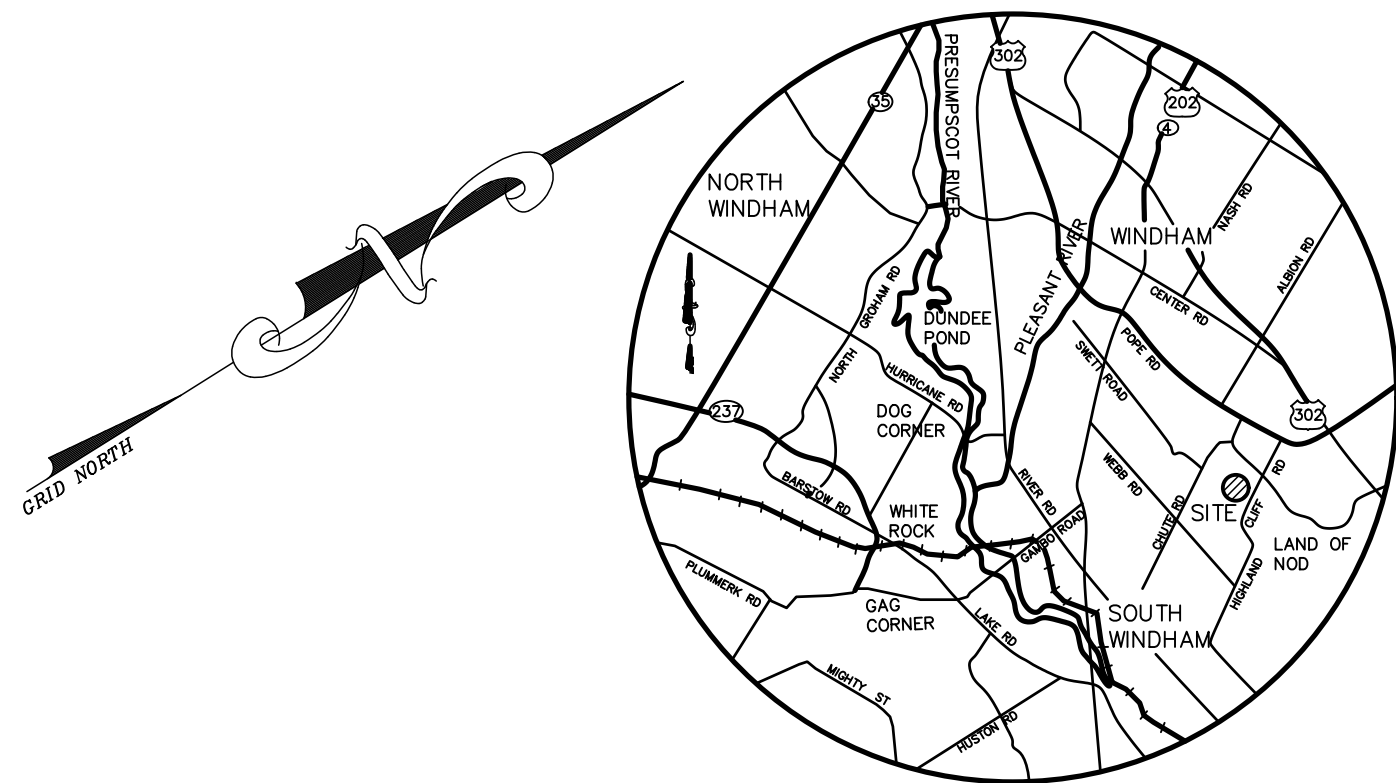
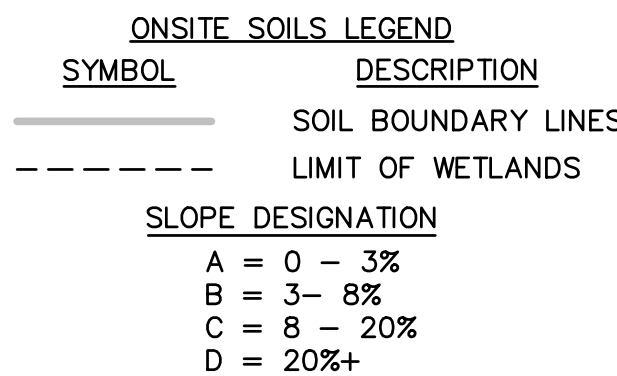




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LOCATION MAP
NTS

NOTES:

1. OWNER: KURT CHRISTENSEN CUSTOM HOMES, INC.
292 NORTHWEST RIVER ROAD
SEBAGO, ME 04029
2. APPLICANT: KURT CHRISTENSEN CUSTOM HOMES, INC.
292 NORTHWEST RIVER ROAD
SEBAGO, MAINE 04029
3. ENGINEER: ANDREW S. MORRELL, PE #13285
BH2M
380B MAIN STREET
GORHAM, ME 04038
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
5. DEED REFERENCE: BOOK 37907, PAGE 320
6. TAX MAP REFERENCE: MAP 7, LOT 44
7. ZONING: FARM (F)
8. PROJECT AREA: 1,108,481 SF (25.45 AC)
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
10. MINIMUM STANDARDS: LOT SIZE - 30,000 S.F. (CONSERVATION)
FRONTAGE - 100'
SETBACKS - FRONT - 25', SIDE & REAR - 10'
11. SEWER SERVICE: SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
12. WATER SERVICE: DRILLED WELLS
13. ELECTRIC/TELEPHONE: UNDERGROUND
14. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
15. TOPOGRAPHY: MAINE STATE GIS 2' LIDAR CONTOURS
16. WETLANDS/
HIGH INTENSITY
SOILS (CLASS B)/
TEST PITS MARK HAMPTON ASSOCIATES, INC.
PORTLAND, MAINE 04104
17. PLAN REFERENCES:
- A. PROPOSED CONVEYANCE TO JOHN P. AND MARION MURPHY, TUCKER DRIVE, WINDHAM, MAINE, RECORD OWNERS JOHN W. & PHYLLIS TARGET, DATED SEPTEMBER 2015, BY SURVEY, INC., JOB NO. 15-051.
- B. BOUNDARY SURVEY, VERRILL LANE, WINDHAM, MAINE, FOR ASHLEY SZOSTACK-WHITE, 2 HIGHLAND CLIFF ROAD, WINDHAM, MAINE DATED 2013, BY SURVEY, INC.
- C. FINAL MAJOR SUBDIVISION PLAN, CHUTE ROAD SOUTH SUBDIVISION, 165 CHUTE ROAD, WINDHAM, MAINE, DATED 10/16/06, BY SGC ENGINEERING, LLC AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 221.

TOTAL LOT AREA -	1,108,481	SF
RIGHT-OF-WAY -	70,759	SF
>25% SLOPES -	 138,841	SF
FLOOD ZONE -	 138,504	SF
WETLANDS -	 133,751	SF
VPD SOILS -	0	SF
NET RESIDENTIAL AREA -	626,626	SF

19. NET RESIDENTIAL DENSITY:

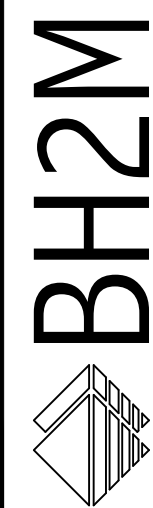
$$\frac{626.626 \text{ SF}}{60,000 \text{ SF}} = 10.44 \text{ LOTS}$$

20. OPEN SPACE:

<u>REQUIRED</u>	
50% GROSS AREA -	554,241 SF
50% NET AREA -	313,313 SF

PROPOSED
GROSS AREA PROVIDED - 659,702 SF
NET AREA PROVIDED - 346,870 SF

REVISION	
NO.	DATE DESCRIPTION
•	4/20/22 Draft to Client For Review
•	5/23/22 Revised per Soils and Client Review
•	8/18/22 Submitted Sketch Plan to Town
•	8/18/22 Resubmitted Site Analysis Plan
•	12/26/24 Resubmitted Site Analysis Plan
•	1/28/25 Submitted Site Analysis to Town



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bfs2m.com

FOR
Kurt Christensen
292 Northwest River Road

SITE ANALYSIS PLAN

HIGHLAND CLIFF ROAD
WINDHAM, MAINE

DESIGNED A. Morrell	DATE Dec. 2024
DRAWN G. Feeney	SCALE 1" = 100'
CHECKED A. Morrell	JOB. NO. 21016

SHEET

1

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