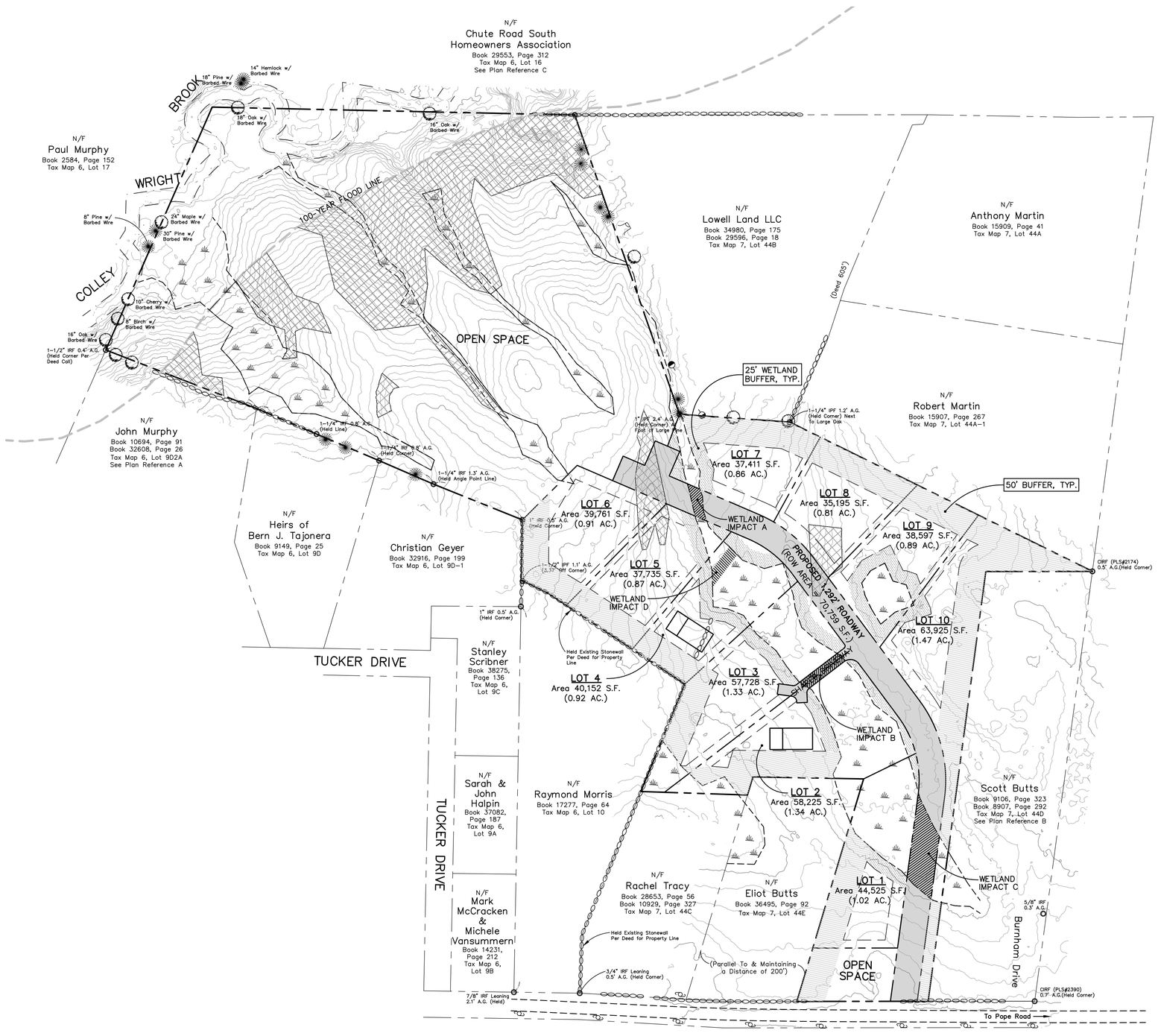

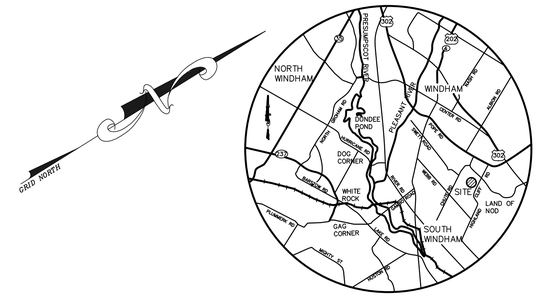

LOCATION MAP

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 REFERENCES: 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 SARGET, 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.

18. NET RESIDENTIAL AREA:

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:

$\frac{626,626 \text{ SF}}{60,000 \text{ SF}} = 10.44$ LOTS

20. OPEN SPACE:

REQUIRED
50% GROSS AREA - 554,241 SF
50% NET AREA - 313,313 SF

PROPOSED
GROSS AREA PROVIDED - 588,019 SF
NET AREA PROVIDED - 409,041 SF
(INCLUDING FORESTED BUFFER ON LOTS 1-10)

21. WETLAND IMPACTS:

WETLAND IMPACT A 1,219 S.F.
WETLAND IMPACT B 1,747 S.F.
WETLAND IMPACT C 6,893 S.F.
WETLAND IMPACT D 1,304 S.F.
TOTAL WETLAND IMPACT = 11,163 S.F

LEGEND

SYMBOL	DESCRIPTION
W	EXISTING WELL
GMF	GRANITE MONUMENT FOUND
IPF/IRF	IRON PIPE/IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	EDGE OF PAVEMENT
	PROPERTY LINE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

ONSITE SOILS LEGEND

SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES
	LIMIT OF WETLANDS

SLOPE DESIGNATION

A = 0 – 3%
B = 3– 8%
C = 8 – 20%
D = 20%+

NO.	DATE	REVISION 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
*	4/30/25	Resubmission of Sketch Plan to Town

STATE OF MAINE
ANDREW S. MORRELL
No. 13285
LICENSED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Kurt Christensen
292 Northwest River Road
Sebago, Maine 04029

SKETCH PLAN
CONSERVATION SUBDIVISION
HIGHLAND CLIFF ROAD
WINDHAM, MAINE

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

SHEET
1

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED

G:\2021\21016 Nb\Sketchplan\Sketch Plan.dwg, 4/30/2025 10:39 AM, 1:1