

- NOTES:
- OWNER: KURT CHRISTENSEN CUSTOM HOMES, INC. 292 NORTHWEST RIVER ROAD SEBAGO, ME 04029
 - APPLICANT: KURT CHRISTENSEN CUSTOM HOMES, INC. 292 NORTHWEST RIVER ROAD SEBAGO, MAINE 04029
 - ENGINEER: ANDREW S. MORRELL, PE #13285 BH2M 380B MAIN STREET GORHAM, ME 04038
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
 - DEED REFERENCES: BOOK 37907, PAGE 320
 - TAX MAP REFERENCE: MAP 7, LOT 44
 - ZONING: FARM (F)
 - PROJECT AREA: 1,108,481 SF (25.45 AC)
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - MINIMUM STANDARDS: LOT SIZE - 30,000 S.F. (CONSERVATION) FRONTAGE - 100' SETBACKS - FRONT - 25', SIDE & REAR - 10'
 - SEWER SERVICE: SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
 - WATER SERVICE: DRILLED WELLS
 - ELECTRIC/TELEPHONE: UNDERGROUND
 - 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.
 - TOPOGRAPHY: MAINE STATE GIS 2' LIDAR CONTOURS
 - WETLANDS/HIGH INTENSITY SOILS (CLASS B)/TEST PITS: MARK HAMPTON ASSOCIATES, INC. PORTLAND, MAINE 04104
 - 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.
 - 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
 - NET RESIDENTIAL DENSITY:

626,626 SF	=	10.44 LOTS
60,000 SF		
 - OPEN SPACE:

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

NO.	DATE	REVISION DESCRIPTION
1	4/29/22	Draw to Client For Review
2	5/23/22	Revised per Soils and Client Review
3	8/18/22	Submitted Sketch Plan to Town
4	8/18/22	Resubmitted Site Analysis Plan
5	12/26/24	Resubmitted Site Analysis Plan
6	1/28/25	Submitted Site Analysis to Town



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

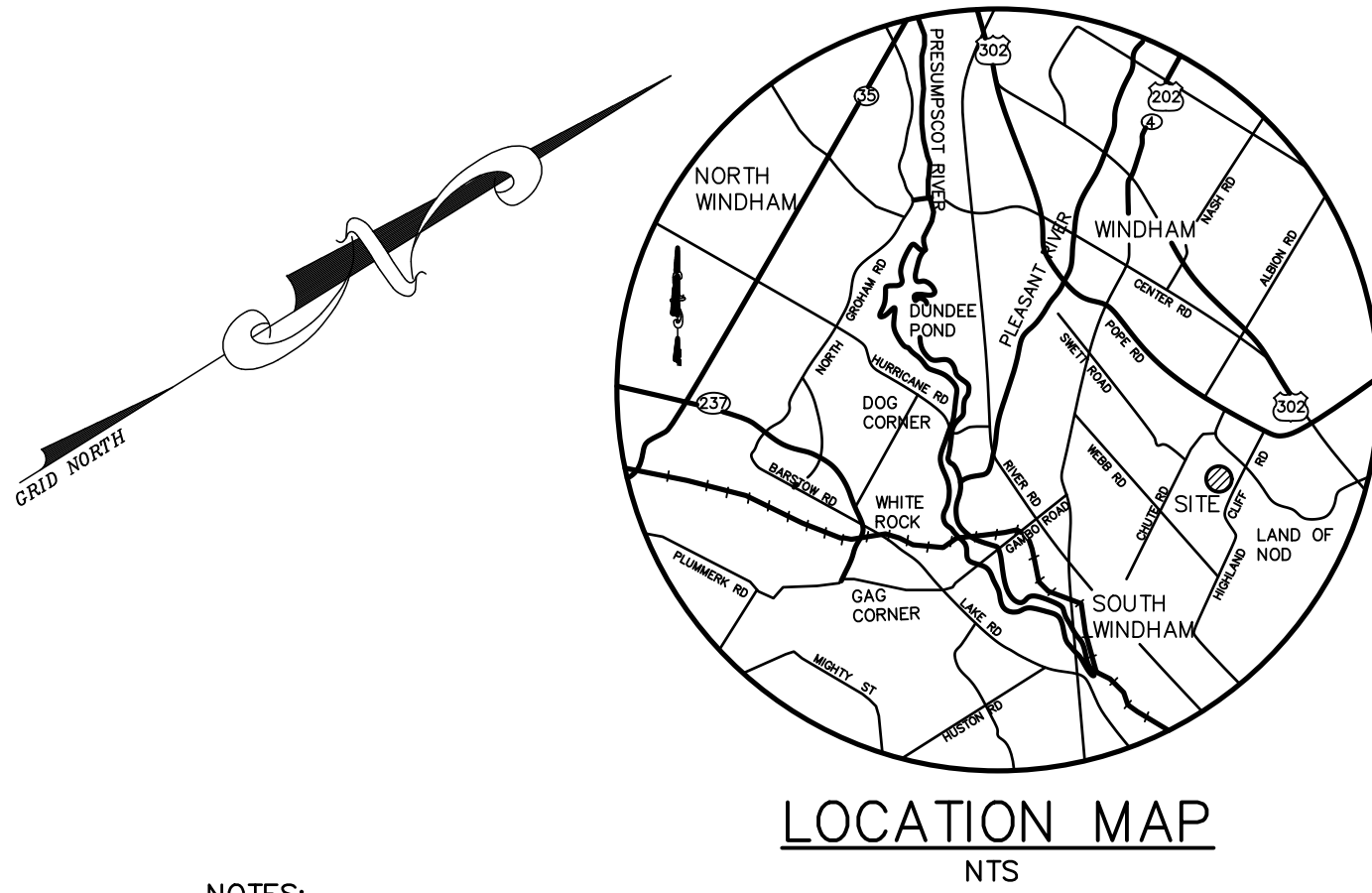
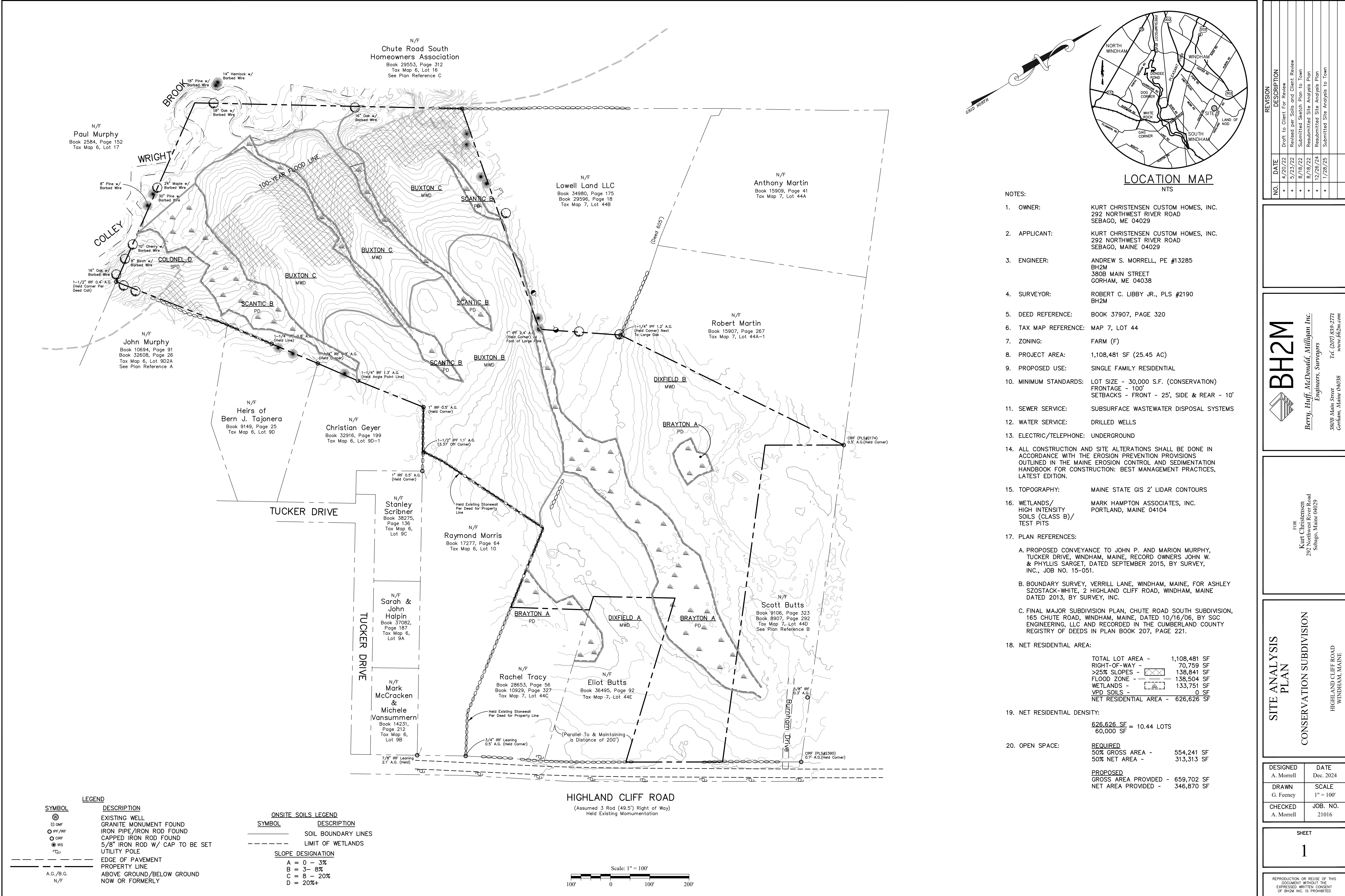
FOR
 Kurt Christensen
 292 Northwest River Road
 Sebago, Maine 04029

SKETCH PLAN
 CONSERVATION SUBDIVISION
 HIGHLAND CLIFF ROAD
 WINDHAM, MAINE

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

SHEET
1
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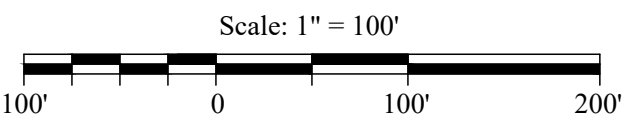
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LEGEND		ONSITE SOILS LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING WELL		SOIL BOUNDARY LINES
	GRANITE MONUMENT FOUND		LIMIT OF WETLANDS
	IRON PIPE/IRON ROD FOUND		A = 0 - 3%
	CAPPED IRON ROD FOUND		B = 3 - 8%
	5/8" IRON ROD W/ CAP TO BE SET		C = 8 - 20%
	UTILITY POLE		D = 20%+
	EDGE OF PAVEMENT		
	PROPERTY LINE		
	ABOVE GROUND/BELOW GROUND		
	NOW OR FORMERLY		

HIGHLAND CLIFF ROAD
 (Assumed 3 Rod (49.5') Right of Way)
 Held Existing Monumentation



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FOR
 Kurt Christensen
 292 Northwest River Road
 Sebago, Maine 04029

SITE ANALYSIS 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

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