



LEGEND

- 5/8" REBAR CAPPED, "PLS 1271" SET
- MONUMENTATION FOUND, AS LABELLED
- 4 X 4 STONE MONUMENT
- SOIL TEST SITE
- UTILITY POLE
- LIGHT POST
- WETLAND
- POTENTIAL STORMWATER BUFFERS
- BUILDING SETBACKS
- LOT PROPERTY BOUNDARIES
- POTENTIAL WELL LOCATION
- POTENTIAL DISPOSAL BED
- COMMON / OPEN SPACE

NOTES:

- OWNER OF RECORD: MATT HANCOCK PROPERTIES, PO BOX 295, CASCO, ME. 04015. BOOK 3319, PAGE 124.
- TOPOGRAPHIC FEATURES ON THIS PLAN ARE BASED ON WORK DONE BY AERIAL SURVEY AND PHOTO, INC. NORRIDGEWOCK, ME. ELEVATIONS FOR GROUND CONTROL WERE PERFORMED BY MAIN-LAND DEVELOPMENT CONSULTANTS, LIVERMORE FALLS, ME. ALL BEARINGS ARE REFERENCED TO MAINE WEST ZONE NAD-83.
- ZONING DISTRICT: SECTION 406 LAND USE ORDINANCE
- DISTRICT: FARM USE: HOME OCCUPATION 1
- DISTRICT DIMENSIONAL STANDARDS:
  - MIN LOT SIZE: STANDARD = 80,000 SF CLUSTER = 30,000 SF
  - NET RESIDENTIAL DENSITY: STANDARD = 60,000 SF CLUSTER = 60,000 SF
  - MIN ROAD FRONTAGE: STANDARD = 200 FT CLUSTER = 100 FT
- BUILDING SETBACKS ARE: 25' FRONT AND 10' SIDE AND BACK.
- CONCEPTUAL; ASSUMES TP LOGS ARE ACCURATE AND SOILS NAMED CORRECTLY. TUNBRIDGE (TN) AND DIXFIELD (DX) SOILS: 28 INFILTRATOR HI-CAPACITY QUICK 4 PLASTIC CHAMBERS IN TRENCH CONFIGURATION = ~ 28' LONG X 20.5' WIDE BED; ROUNDBOUT (RO) AND NICHOLVILLE (NI) SOILS: 35 INFILTRATOR HI-CAPACITY QUICK 4 PLASTIC CHAMBERS IN TRENCH CONFIGURATION = ~ 28' LONG X 26' WIDE BED; LAMOINE (LM) SOILS: 43 (48 TO MAKE SQUARE) INFILTRATOR HI-CAPACITY QUICK 4 PLASTIC CHAMBERS IN TRENCH CONFIGURATION = ~ 32' LONG X 32' WIDE BED.
- TOTAL AREA: 65.41 ACRES, MORE OR LESS.

NET RESIDENTIAL DENSITY:

TOTAL ACREAGE OF PROJECT SITE = 65.41 ACRES  
ACREAGE OF SLOPES GREATER THAN 25% = 0.97 ACRES  
ACREAGE OF WETLANDS = 13.30 ACRES  
POTENTIAL WETLAND IMPACT = 0.11 ACRES  
ROAD RIGHTS-OF-WAY = 2.9 ACRES  
LAND IN THE 100 YEAR FLOOD ZONE = 0 ACRES  
NET RESIDENTIAL AREA = 48.19 ACRES  
NET RESIDENTIAL DENSITY =  
STANDARD SUBDIVISION: 26 LOTS  
CLUSTER SUBDIVISION MIN: 39 LOTS

**ACHERON ENGINEERING SERVICES**  
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Job Number:  
79800

Drawing No:  
C-

Sheet 1 of 1

Drwn By:	Desg By:	Chkd By:	Aprvd By:	Date:
BFG	BFG	KJB		5/10/17
No.	Revision	Description	Drwn	Chkd