

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING STREAM
- PROPOSED TREE LINE
- PROPOSED FENCE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- FORESTED BUFFER
- WETLAND AREA

EXISTING DRAINAGE
SWALE TO BE REMOVED
AND REPLACED WITH
PIPED SYSTEM

DETENTION POND

RECREATION
AREA

CLUB
HOUSE

ROUTE 302

LAND OF NOD RD

POTENTIAL
BUS STOP
LOCATION

VANCE DRIVE

EXISTING DRAINAGE
SWALE TO BE REMOVED
AND REPLACED WITH
PIPED SYSTEM

TRAIL

N

GRID
NORTH

TRAIL

DETENTION POND

DETENTION POND

WINDHAM
FALMOUTH

GRAPHIC SCALE



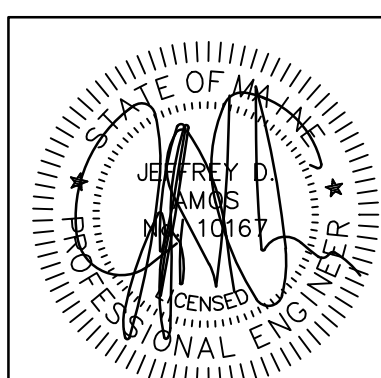
(IN FEET)
1 inch = 50 ft.

NET RESIDENTIAL AREA CALCULATION:

TOTAL PARCEL AREA 1,667,661 SF (38.28AC)

NET RESIDENTIAL AREA:
RIGHT OF WAY: .0 SF
SLOPES > 25% (NOT LOCATED WITHIN STREAM SET BACK): .0 SF
FLOOD PLAIN: .0 SF
RESOURCE PROTECTION DISTRICT: .0 SF
SURFACE WATER: .0 SF
POORLY DRAINED SOILS/WETLANDS: 503,786 SF
MIDIF&W SIGNIFICANT HABITAT: .0 SF

MDOC ENDANGERED SPECIES AREA: .0 SF
NET RESIDENTIAL AREA (N.R.A.): 1,163,875 SF
COMMERCIAL UNITS: 6 @ 60,000 SF/UNIT 360,000 SF
MINIMUM N.R.A. PER UNIT: 5,000 SF
TOTAL PERMITTED UNITS: 160
TOTAL PROPOSED UNITS: 62



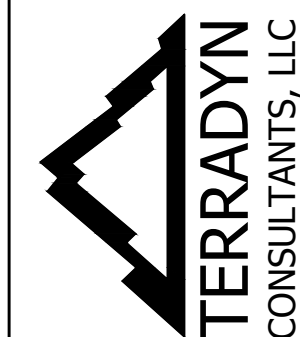
APP'D BY

REVISIONS

DATE

NO.

P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradynconsultants.com



Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
TWILIGHT COVE
19 ROOSEVELT TRAIL, WINDHAM, ME
SKETCH PLAN

PREPARED FOR
CHASE CUSTOM HOMES & FINANCE
290 BRIDGTON ROAD
WESTBROOK, MAINE 04092

DATE: 7/31/2019
SCALE: AS SHOWN
DESIGNED: JDA
JOB NO: 1817
FILE: 1817 SK

SHEET C-1.0

