






PRIMARY CONSERVATION AREAS:

	1. FLOODPLAINS =	13,498 SF
	2. WETLANDS =	26,278 SF
	3. STEEP SLOPES OVER 25% =	8,731 SF

TOTAL PRIMARY CONSERVATION AREAS =	48,507 SF
TOTAL PRIMARY CONSERVATION AREA IN OPEN SPACE=	TBD

**NET RESIDENTIAL DENSITY CALCULATIONS:**

**GROSS LAND AREA:** 678,814 S.F. (15.58 ACRES)

DEDUCTIONS:

1. RIGHT-OF-WAY	0 S.F.
2. STEEP SLOPES (OVER 25%)	8,731 S.F.
3. 100-YEAR FLOOD PLAIN	13,498 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	26,278 S.F.
6. SURFACE WATERBODIES	0 S.F.
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.

TOTAL NET AREA:	630,307 S.F. (14.47 ACRES)
REQUIRED NET AREA PER DWELLING:	40,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	15.75
NUMBER OF LOTS PROPOSED:	TBD

### OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE:

TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION:	1.11 AC.
0% NET RESIDENTIAL AREA :	7.24 AC.
TOTAL OPEN SPACE REQUIRED:	8.35 AC.
TOTAL OPEN SPACE PROVIDED:	TBD

OTHER AREAS:

LAND OUTSIDE OF PRIMARY AND  
SECONDARY CONSERVATION AREAS

SECONDARY CONSERVATION AREAS

GENERAL NOTES:

- THE OWNER OF RECORD OF THE PROPERTY IS SEBAGO REALTY, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 36653 PAGE 110.
2. TOTAL AREA OF THE PROPOSED SUBDIVISION PARCEL IS APPROXIMATELY 15.58 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 2.
4. PLAN REFERENCES:
- A) GUNPOWDER RETRACEMENT SURVEY OF GUNPOWDER MILL ROAD, WINDHAM, MAINE PREPARED BY SURVEY INC. DATED APRIL 3, 2020.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NADV88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHY SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY DATA OBTAINED FROM SURVEY, INC AND SUPPLEMENTED WITH 2-FOOT UDAK CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:
- |                      |           |
|----------------------|-----------|
| MIN LOT SIZE:        | 50,000 SF |
| MIN STREET FRONTAGE: | 150 FT    |
| MIN FRONT YARD:      | 30 FT     |
| MIN SIDE/REAR YARD:  | 10 FT     |
10. WETLAND DELINEATION AND SOILS TEST PITS PERFORMED BY MAINELY SOILS LLC IN NOVEMBER 2019.
11. A PORTION OF THE PROPERTY LIES WITHIN A MAPPED ZONE A FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 2301890030B WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1983. ZONE A FLOOD BOUNDARIES DO NOT HAVE ESTABLISHED FLOOD ELEVATIONS AND ARE CONSIDERED APPROXIMATE.

PRELIMINARY PLAN

PRELIMINARY PLAN

**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 11116  
WINDHAM, ME 04062  
(207) 310-0506

[illegible]

# RESOURCE CONSERVATION INVENTORY MAP

GUNPOWDER MILL SUBDIVISION

GUNPOWDER MILL  
WINDHAM, MAINE

FOR:  
BORIE HOLDINGS LLC

PO BOX 1508

18016  
JOB NUMBER:

1" = 60'

SCALE:

8-2-2021  
DATE:

SHEET 1 OF 1

S-1