





NET RESIDENTIAL DENSITY CALCULATIONS:

678,814 S.F. (15.58 ACRES)

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.

630,307 S.F. (14.47 ACRES) REQUIRED NET AREA PER DWELLING: MAXIMUM ALLOWABLE LOTS/DWELLINGS: 15.75

OPEN SPACE CALCULATIONS FOR CONSERVATION SUBDIVISION IN FARM RESIDENTIAL ZONE: TOTAL DEDUCTIONS FROM NET RESIDENTIAL CALCULATION: 1.11 AC. 7.24 AC. 8.35 AC.

TBD

TOTAL OPEN SPACE REQUIRED: TOTAL OPEN SPACE PROVIDED:

LAND OUTSIDE OF PRIMARY AND SECONDARY CONSERVATION AREAS SECONDARY CONSERVATION AREAS

1. 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.

A) BOUNDARY 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 (NAVD88)

7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.

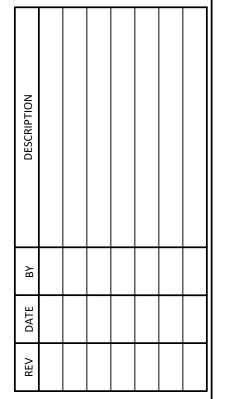
OBTAINED FROM SURVEY, INC AND SUPPLEMENTED WITH 2-FOOT LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.

SPACE AND BULK REQUIREMENTS:

50,000 SF MIN STREET FRONTAGE: 150 FT 30 FT MIN FRONT YARD: 10 FT

10. WETLAND DELINEATION AND SOILS TEST PITS PERFORMED BY MAINELY SOILS LLC IN

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, 1981. ZONE A FLOOD BOUNDARIES DO NOT HAVE ESTABLISHED FLOOD ELEVATIONS AND ARE CONSIDERED APPROXIMATE.



N E CONSERVAT L SUBDIVISION

18016 JOB NUMBER:

1" = 60' SCALE: 8-2-2021

SHEET 1 OF 1