

CONSERVATION SUBDIVISION OPEN SPACE AND NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL AREA OF LOT = NET RESIDENTIAL AREA OF PARCEL
/ FARM DISTRICT 60,000 SF NET RESIDENTIAL DENSITY =
34.32 AC NET RESIDENTIAL AREA OF PARCEL X 43,560 SF/AC / 60,000 SF
NET RESIDENTIAL DENSITY 21 LOTS

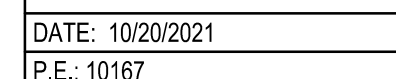
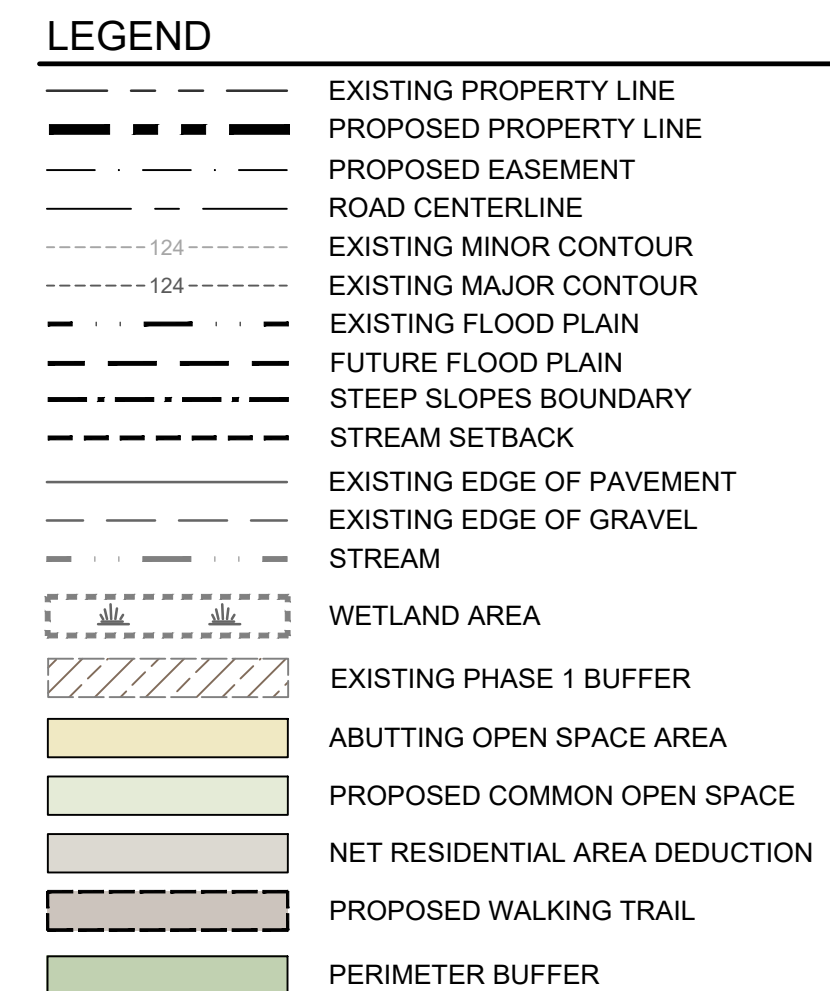
PHASE II OF THE CANADA HILL SUBDIVISION IS PROPOSING..... 14 LOTS

MINIMUM AMOUNT REQUIRED - THE AMOUNT OF OPEN SPACE PROVIDED WITHIN THE SUBDIVISION SHALL BE EQUAL TO OR GREATER THAN THE SUM OF ALL OF THE AREAS OF THE PARCEL THAT ARE DEDUCTED FROM THE GROSS AREA OF THE SITE TO DETERMINE THE NET RESIDENTIAL AREA AND AT LEAST FIFTY PERCENT (50%) OF THE REMAINING LAND THAT IS NOT DEDUCTED FROM THE CALCULATED NET RESIDENTIAL AREA.

46.48 AC TOTAL AREA OF PARCEL - 29.80 AC NET RESIDENTIAL AREA OF PARCEL.....16.68 AC

29.80 AC NET RESIDENTIAL AREA OF PARCEL X 50%.....14.90 AC

**OPEN SPACE PROVIDED FOR PHASE II OF THE CANADA HILL
SUBDIVISION.....35.50 AC**

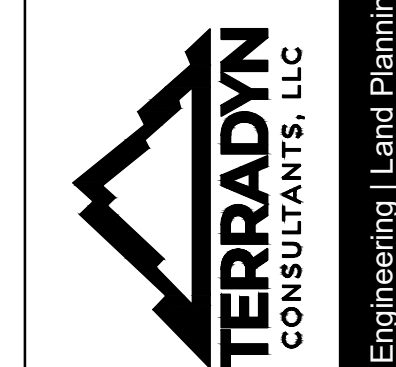
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41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260

595 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradyniconsultants.com

Stormwater Design | Environmental Permitting



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: PHASE 2-CANADA HILL SUBDIVISION
WINDHAM, MAINE
SHEET TITLE: NET RESIDENTIAL ACREAGE & OPEN SPACE PLAN
CLIENT: CHASE CUSTOM HOMES & FINANCE CO.
290 BRINGTON ROAD
WESTBROOK, MAINE 04092

DATE:	10/20/2021
SCALE:	1"=100'
DESIGNED:	
JOB NO:	2065
FILE:	2065 B INVENTORY 3
SHEET	011

C-1.1

E: 10/20/2021
10167

[illegible]

585 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

411 CAMPUS DRIVE
SUITE '01
NEW GLOUCESTER, ME 04260

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Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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WINDHAM, MAINE
SHEET TITLE: SKETCH PLAN
CLIENT: CHASE CUSTOM HOMES & FINANCE CO.
290 BRIDGTON ROAD
WESTBROOK, MAINE 04092

DATE:	10/20/2021
SCALE:	1"=100'
SIGNED:	
NO:	2065
2065 B INVENTORY	
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