PURPLE HATCHING INDICATES 50' ADJACENT BUFFER FROM NEIGHBORING RESIDENTIAL ZONES

STRIPED HATCHING INDICATES PORTLAND WATER DISTRICT EASEMENT

WL A3

LIGHT GRAY HATCHING INDICATES FLAGGED WETLANDS

DARK GRAY HATCHING INDICATES FLAGGED WETLANDS OF SPECIAL SIGNIFICANCE

GREEN HATCHING INDICATES 250' VERNAL POOL BUFFER PER MAINE DEP

BLUE HATCHING INDICATES 100' WATERCOURSE BUFFER PER MAINE DEP

RED HATCHING INDICATES EXISTING SLOPES OVER 15%

ROUTE 25 a.k.a. MAIN STREET

LIBBY AVE

SHAMROCK DR

COBB ROAD

JENNIA DRIVE

NEW PORTLAND ROAD

CYR DRIVE

PORTLAND SUBDIVISION PARKWAY NEW

WL A1 WL A2 WL A3 WL A4 WL A5 WL A6 WL A7 WL A8 WL A9 WL A10 WL A11 WL A12 WL A13 WL A14 WL A17 WL A18

100' POWD EASE

50'

75' WETLAND SETBACK (WOSS)

75' ADJACENCY SETBACK

250' VERNAL POOL BUFFER

100' WATERCOURSE SETBACK

25' WOSS BUFFER

0' 100' 200'
0 1/2" 1"

SLR

3 MARKET STREET 5TH FLOOR
PORTLAND, ME 04101
207.541.9544
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
BUFFER AREAS	9/29/20	HAR
BUFFER AREAS	10/23/20	HAR

SITE CONSTRAINTS MAP

GORHAM INDUSTRIAL PARK

MAIN STREET
GORHAM, MAINE

DESIGNED	DRAWN	CHECKED
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SCALE: 1"=200'

DATE: JULY 2020

PROJECT NO.: 4807-13

SHEET NAME: 1 OF 1

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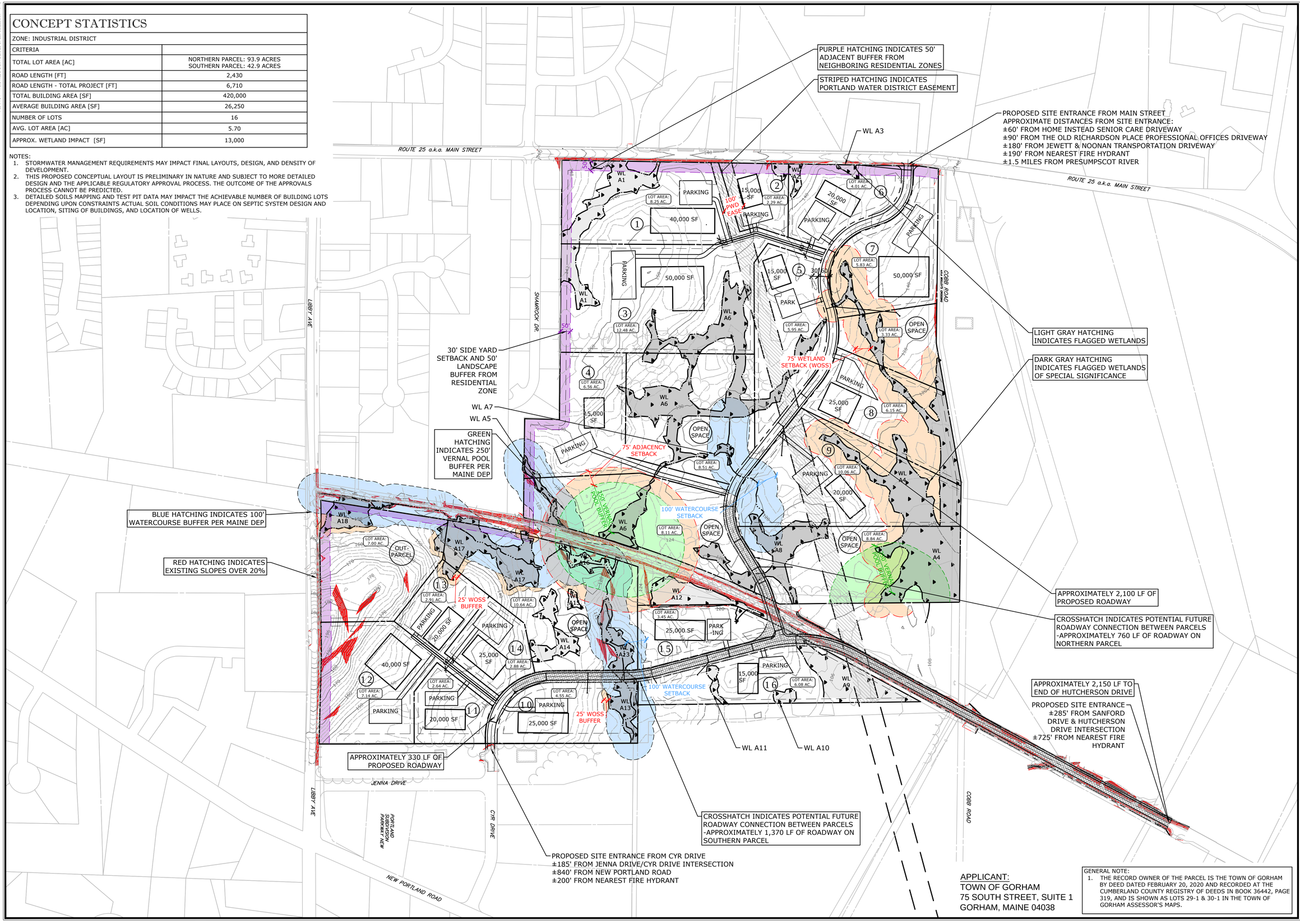
CONCEPT STATISTICS

ZONE: INDUSTRIAL DISTRICT	
CRITERIA	
TOTAL LOT AREA [AC]	NORTHERN PARCEL: 93.9 ACRES SOUTHERN PARCEL: 42.9 ACRES
ROAD LENGTH [FT]	2,430
ROAD LENGTH - TOTAL PROJECT [FT]	6,710
TOTAL BUILDING AREA [SF]	420,000
AVERAGE BUILDING AREA [SF]	26,250
NUMBER OF LOTS	16
AVG. LOT AREA [AC]	5.70
APPROX. WETLAND IMPACT [SF]	13,000

NOTES:
1. STORMWATER MANAGEMENT REQUIREMENTS MAY IMPACT FINAL LAYOUTS, DESIGN, AND DENSITY OF DEVELOPMENT.
2. THIS PROPOSED CONCEPTUAL LAYOUT IS PRELIMINARY IN NATURE AND SUBJECT TO MORE DETAILED DESIGN AND THE APPLICABLE REGULATORY APPROVAL PROCESS. THE OUTCOME OF THE APPROVALS PROCESS CANNOT BE PREDICTED.
3. DETAILED SOILS MAPPING AND TEST PIT DATA MAY IMPACT THE ACHIEVABLE NUMBER OF BUILDING LOTS DEPENDING UPON CONSTRAINTS ACTUAL SOIL CONDITIONS MAY PLACE ON SEPTIC SYSTEM DESIGN AND LOCATION, SITING OF BUILDINGS, AND LOCATION OF WELLS.



APPLICANT:
TOWN OF GORHAM
75 SOUTH STREET, SUITE 1
GORHAM, MAINE 04038

GENERAL NOTE:
1. THE RECORD OWNER OF THE PARCEL IS THE TOWN OF GORHAM BY DEED DATED FEBRUARY 20, 2020 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36442, PAGE 319, AND IS SHOWN AS LOTS 29-1 & 30-1 IN THE TOWN OF GORHAM ASSESSOR'S MAPS.

SLR
2 MARKET STREET, 5TH FLOOR
PORTLAND, ME 04101
207.514.5454
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

CONCEPTUAL LAYOUT
GORHAM BUSINESS CAMPUS
MAIN STREET AND LIBBY AVENUE
GORHAM, MAINE

MZ	HR	MZ
DESIGNED	DRAWN	CHECKED

SCALE: 1"=200'
DATE: JANUARY 2021
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SHEET NAME: 1 OF 1

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