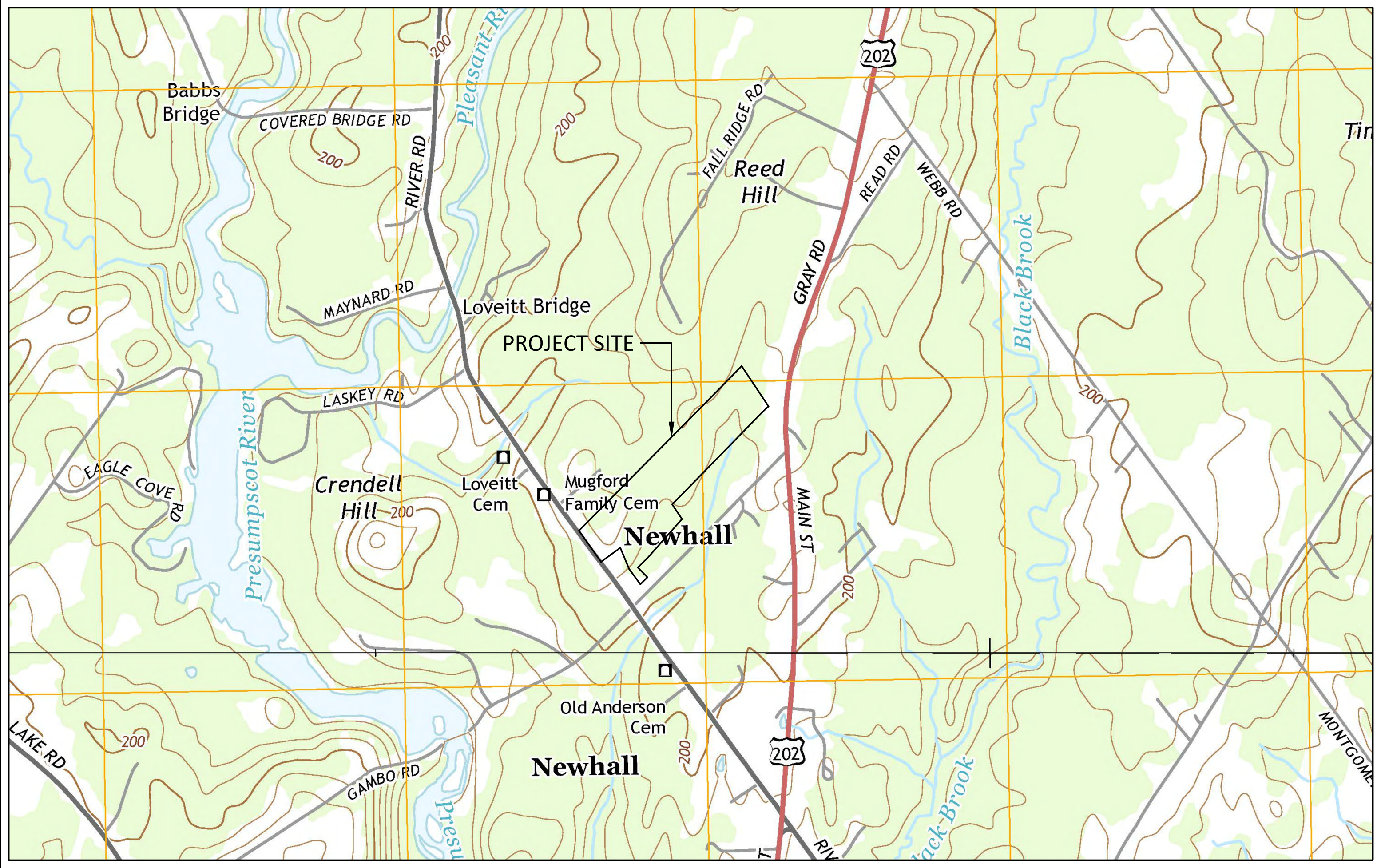


DOLLEY FARM SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

CONSULTANTS	
CIVIL ENGINEER	DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR	SURVEY INC.
SITE EVALUATOR	MAINELY SOILS, LLC.
SOIL SCIENTIST	MARK HAMPTON ASSOCIATES, INC.



PROJECT VICINITY MAP

PERMITTING REVIEW PLANS - NOT FOR CONSTRUCTION
SEPTEMBER 16, 2025

PREPARED BY:

DM ROMA

CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

APPLICANT:

25 RIVER ROAD LLC
PO BOX 957
WINDHAM, MAINE 04062

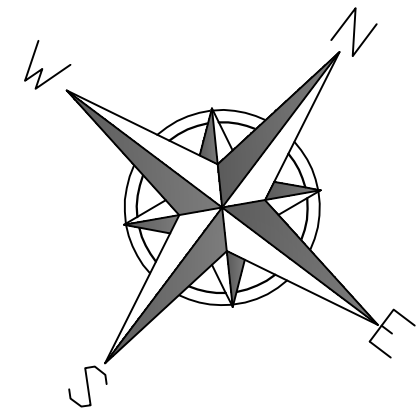
DOLLEY FARM SUBDIVISION

DRAWING SHEET INDEX

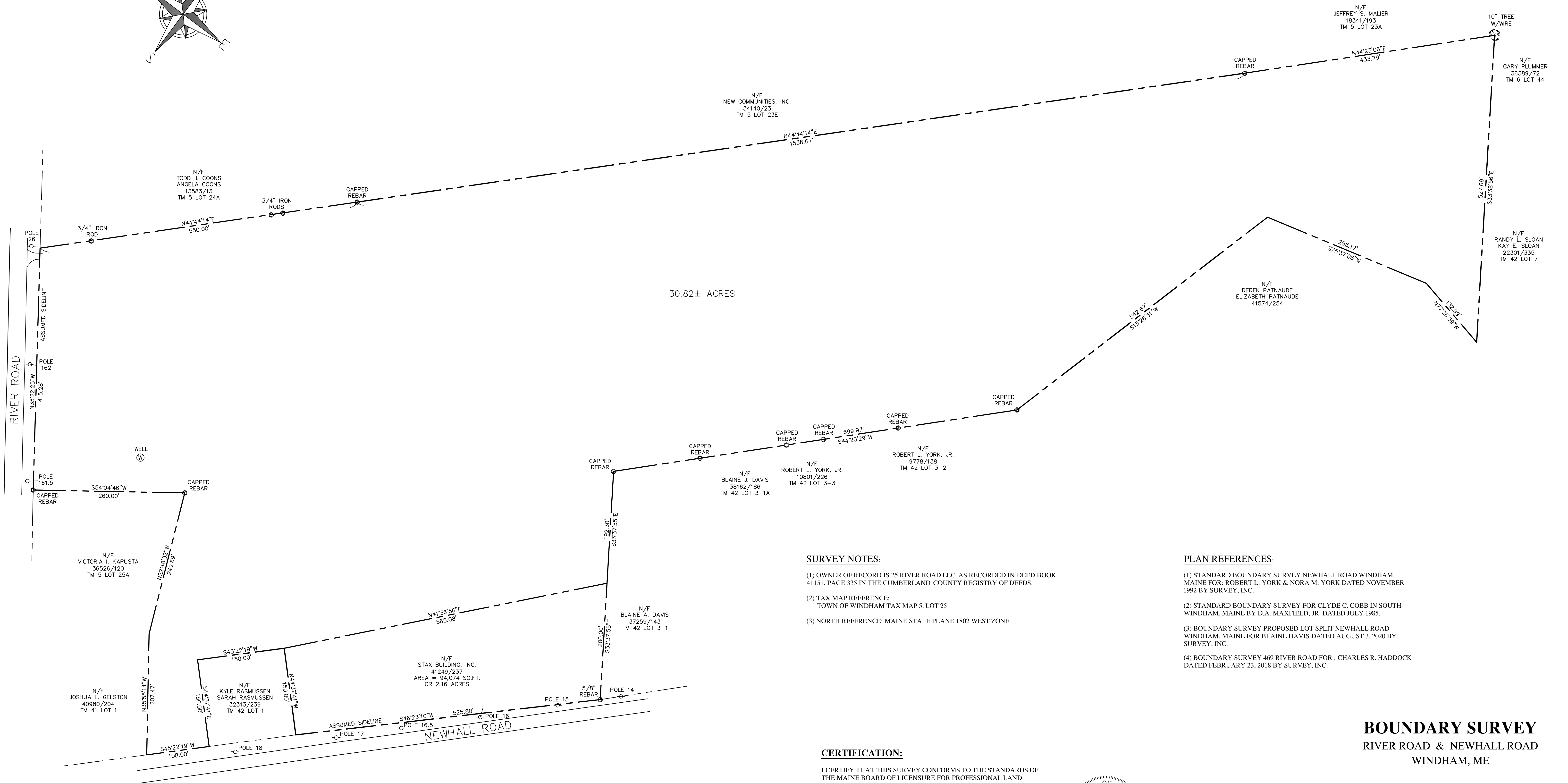
PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY SURVEY
3	HIGH INTENSITY SOIL SURVEY
4	SUBDIVISION PLAN
5	SITE AND LANDSCAPING PLAN
6	GRADING & UTILITY PLAN
7	ROADWAY PLAN AND PROFILE - RIVER ROAD
8	ROADWAY PLAN AND PROFILE - DOLLEY FARM ROAD
9	ROADWAY PLAN AND PROFILE - THAYER DRIVE 0+00 TO 5+00
10	ROADWAY PLAN AND PROFILE - THAYER DRIVE 5+00 TO END
11	DETAILS
12	DETAILS
13	DETAILS
14	DETAILS

PERMITTING PLAN ATTACHMENTS

PRE-DEVELOPMENT WATERSHED MAP
POST DEVELOPMENT WATERSHED MAP



GRID NORTH
MAINE STATE PLANE
NAD 83, 1802 - MAINE WEST



SURVEY NOTES:

- (1) OWNER OF RECORD IS 25 RIVER ROAD LLC AS RECORDED IN DEED BOOK 41151, PAGE 335 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) TAX MAP REFERENCE:
TOWN OF WINDHAM TAX MAP 5, LOT 25
- (3) NORTH REFERENCE: MAINE STATE PLANE 1802 WEST ZONE

PLAN REFERENCES:

- (1) STANDARD BOUNDARY SURVEY NEWHALL ROAD WINDHAM, MAINE FOR: ROBERT L. YORK & NORA M. YORK DATED NOVEMBER 1992 BY SURVEY, INC.
- (2) STANDARD BOUNDARY SURVEY FOR CLYDE C. COBB IN SOUTH WINDHAM, MAINE BY D.A. MAXFIELD, JR. DATED JULY 1985.
- (3) BOUNDARY SURVEY PROPOSED LOT SPLIT NEWHALL ROAD WINDHAM, MAINE FOR BLAINE DAVIS DATED AUGUST 3, 2020 BY SURVEY, INC.
- (4) BOUNDARY SURVEY 469 RIVER ROAD FOR : CHARLES R. HADDOCK DATED FEBRUARY 23, 2018 BY SURVEY, INC.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN

P.L.S. 2118

8-14-25



BOUNDARY SURVEY

RIVER ROAD & NEWHALL ROAD
WINDHAM, ME

FOR: **DM ROMA CONSULTING
ENGINEERS**
(CLIENT)

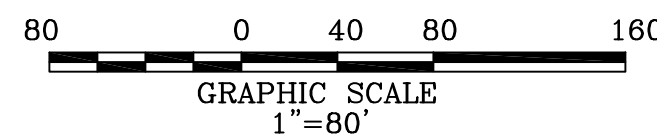
SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

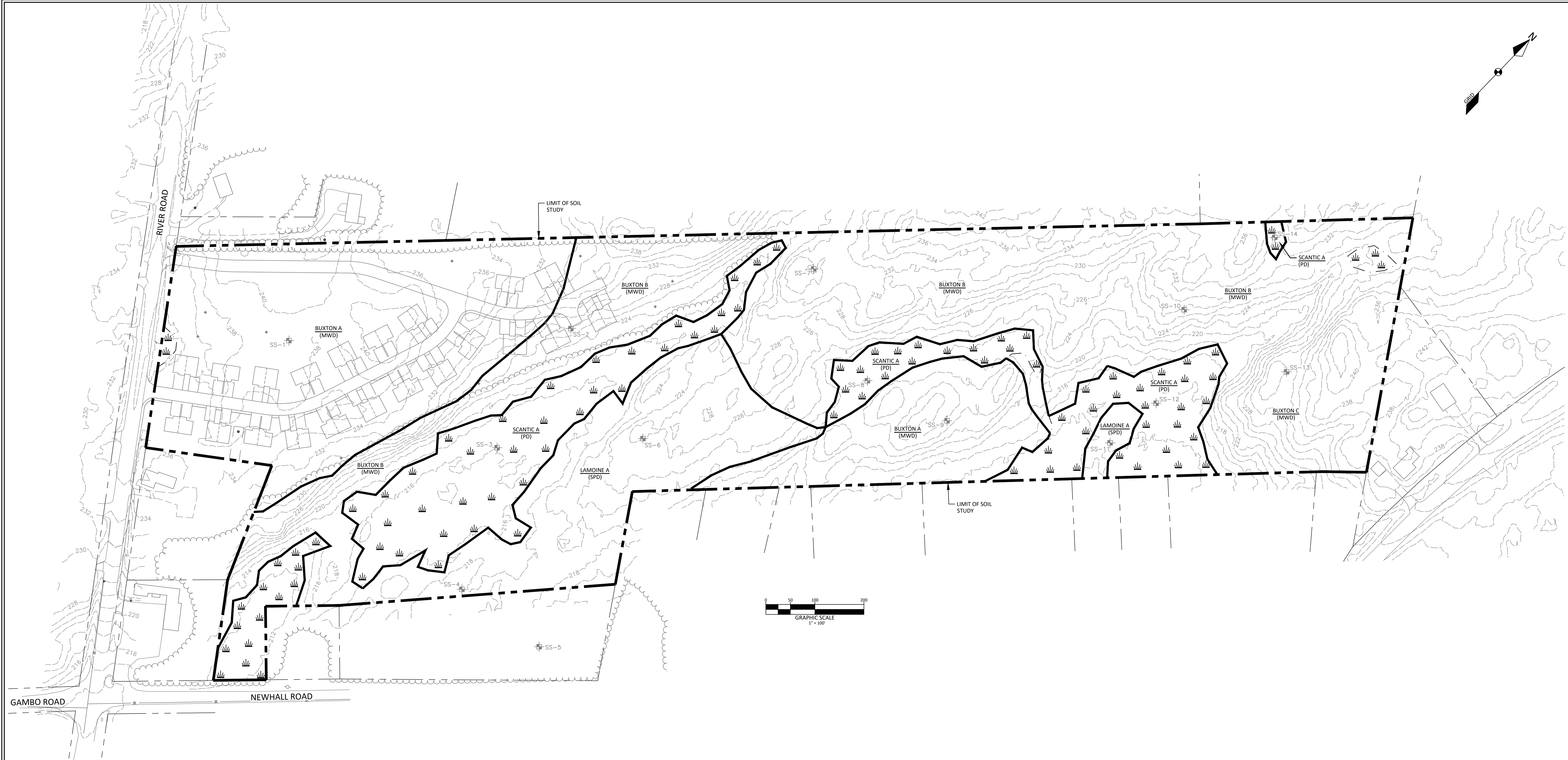
DWN: DRR

CHK: WCS

DATE: DECEMBER 2024

JOB NO. 24219

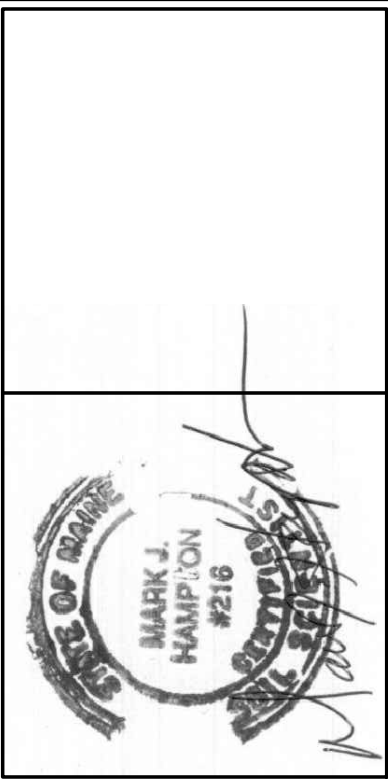




- LEGEND**
- PROPERTY LINE/R.O.W.
 - ABUTTER PROPERTY LINE
 - EASEMENT LINE
 - CENTERLINE
 - EDGE OF PAVEMENT/CURB
 - EDGE OF GRAVEL
 - EDGE OF WETLANDS
 - 200'---201'--- CONTOUR LINE
 - TREELINE
 - CULVERT/STORMDRAIN
 - W WATER MAIN
 - U UTILITY POLE
 - OHU OVERHEAD UTILITIES
 - SS1 SOIL SAMPLE
 - MARK HAMPTON ASSOC.
 - LIMIT OF SOIL PROFILE
 - LIMIT OF SOIL STUDY

- SLOPE DESIGNATIONS:**
- 0-3% A
 - 3-8% B
 - 8-15% C
 - 15-25% D
 - >25% E
- DRAINAGE CLASS:**
- EXCESSIVELY WELL DRAINED EWD
 - WELL DRAINED WD
 - MODERATELY WELL DRAINED MWD
 - SOMEWHAT POORLY DRAINED SPD
 - POORLY DRAINED PD
 - VERY POORLY DRAINED VPD

- PLAN NOTES:**
1. BASE PLAN PREPARED BY DM ROMA CONSULTING ENGINEERS.
 2. SOIL PROFILES AND SOIL SAMPLES (SS#) SHOWN HEREON ARE AS INDICATED IN REPORT TITLED "SOIL NARRATIVE REPORT OF RIVER ROAD/NEWHALL ROAD, WINDHAM, MAINE" PREPARED BY MARK HAMPTON ASSOCIATES, INC. SIGNED ON DECEMBER 2, 2024.
 3. HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
 4. THIS SOIL SURVEY WAS PREPARED FOR A RESIDENTIAL DEVELOPMENT UTILIZING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.

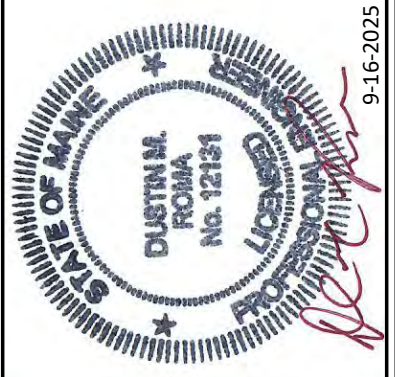
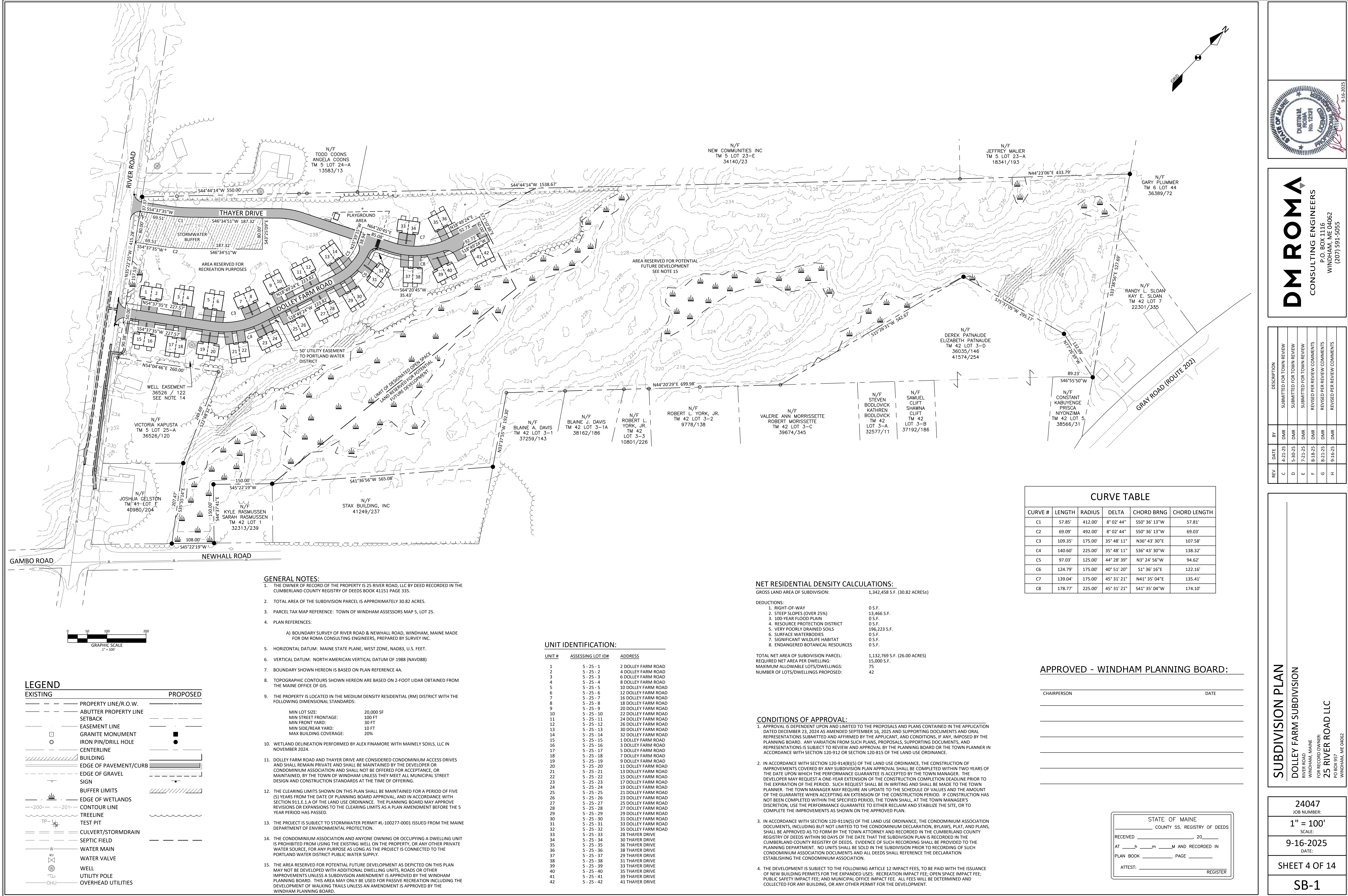


DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	4-2-25	DNR	SUBMITTED FOR PERMITTING

CLASS A - HIGH INTENSITY SOILS SURVEY
DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR: 25 RIVER ROAD LLC
PO BOX 957
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 100'
SCALE:
4-2-2025
DATE:
SHEET 3 OF 14
HISS-1



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
C	4-21-25	DMR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DMR	SUBMITTED FOR TOWN REVIEW
E	7-21-25	DMR	SUBMITTED FOR TOWN REVIEW
F	8-18-25	DMR	REVISED PER REVIEW COMMENTS
G	8-21-25	DMR	REVISED PER REVIEW COMMENTS
H	9-16-25	DMR	REVISED PER REVIEW COMMENTS

SUBDIVISION PLAN
DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR RECORD OWNER:
25 RIVER ROAD LLC
PO BOX 957
WINDHAM, ME 04062

24047
JOB NUMBER:
1" = 100'
SCALE:
9-16-2025
DATE:
SHEET 4 OF 14
SB-1



- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS 25 RIVER ROAD, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 41151 PAGE 335.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 33.4 ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 5, LOT 25.
 - PLAN REFERENCES:
 - A) BOUNDARY SURVEY OF RIVER ROAD & NEWHALL ROAD, WINDHAM, MAINE MADE FOR DM ROMA CONSULTING ENGINEERS, PREPARED BY SURVEY INC.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
 - THE PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (RM) DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:

MIN LOT SIZE:	20,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	30 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING COVERAGE:	20%
 - WETLAND DELINEATION PERFORMED BY ALEX FINAMORE WITH MAINLY SOILS, LLC IN NOVEMBER 2024.
 - STREET TREES SHALL BE PLANTED IN THE QUANTITY AND GENERAL LOCATION AS INDICATED ON THIS PLAN. MINOR DEVIATIONS FROM THE LOCATIONS OF STREET TREES UP TO 15 FEET IS PERMITTED IF NECESSARY TO WORK AROUND UTILITIES OR AT THE DISCRETION OF THE DEVELOPER.
 - DOLLEY FARM ROAD AND THAYER DRIVE ARE CONSIDERED CONDOMINIUM ACCESS DRIVES AND SHALL REMAIN PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER OR CONDOMINIUM ASSOCIATION AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNLESS THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AT THE TIME OF OFFERING.
 - THE PROJECT IS SUBJECT TO STORMWATER PERMIT #L-100277-0001 ISSUED FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - SECTION 120-814B(4)(B) REQUIRES 15% OF THE TOTAL LOT AREA TO BE DESIGNATED AND PERMANENTLY RESERVED AS COMMON OPEN SPACE. THE LOT AREA IS 30.8 ACRES WHICH REQUIRES A MINIMUM OF 4.6 ACRES OF COMMON OPEN SPACE. THE PROJECT DEDICATES 3.7 ACRES OF COMMON OPEN SPACE AS SHOWN WITH HATCHING ON THIS PLAN, WITH AN ADDITIONAL 2.6 ACRES OF LAWN SPACE BETWEEN THE UNITS AND IN THE IMMEDIATE BACK YARD OF THE UNITS TO BE MAINTAINED AS LIMITED COMMON ELEMENTS FOR EACH UNIT, WITH EACH UNIT HAVING APPROXIMATELY THE SAME AMOUNT OF YARD SPACE.
 - SECTION 120-814B(4)(C) REQUIRES 4,100 SF OF CONTIGUOUS AREA WITH CONSTRUCTED AMENITIES FOR PASSIVE AND/OR ACTIVE USE WITHIN THE COMMON OPEN SPACE. THE AREA DEDICATED FOR THE PLAYGROUND, SWINGSET AND PICNIC PAVILION MUST BE A MINIMUM OF 4,100 SF.

APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

9-16-2025

DM ROMA
CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
C	4-24-25	DMR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DMR	SUBMITTED FOR TOWN REVIEW
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G	8-21-25	DMR	REVISED PER TOWN REVIEW
H	9-16-25	DMR	REVISED PER TOWN REVIEW

SITE & LANDSCAPING PLAN

DOLLEY FARM SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

FOR:
25 RIVER ROAD LLC
PO BOX 957
WINDHAM, ME 04062

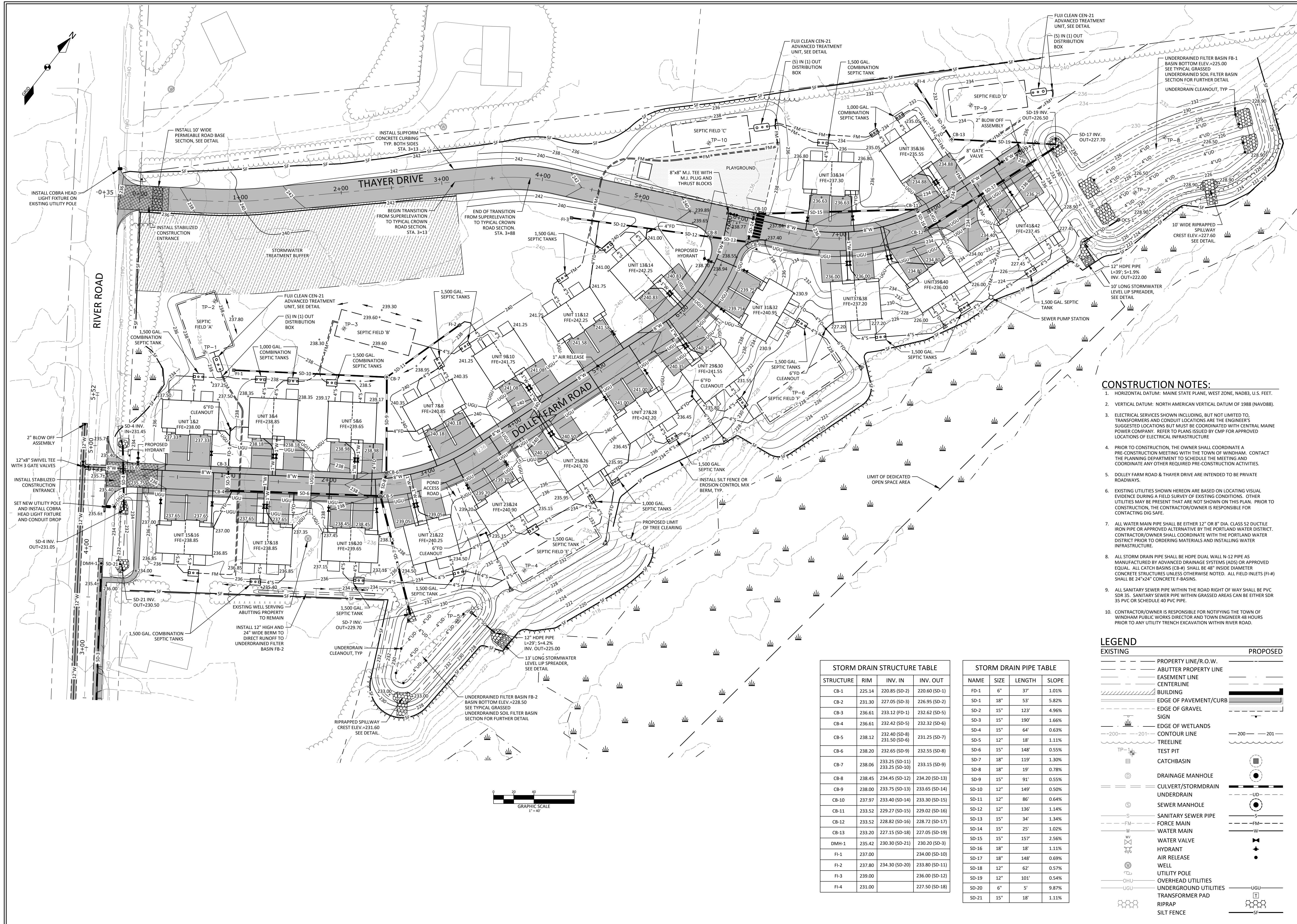
24047
JOB NUMBER:

1" = 40'
SCALE:

9-16-2025
DATE:

SHEET 5 OF 14

S-1



CONSTRUCTION NOTES:

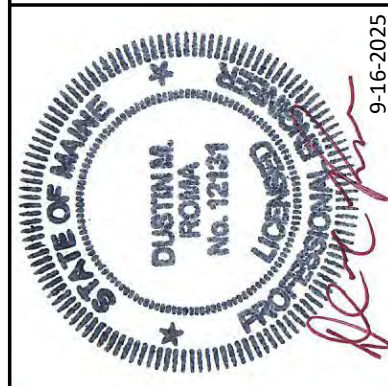
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- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
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- PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF WINDHAM. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
- DOLLEY FARM ROAD & THAYER DRIVE ARE INTENDED TO BE PRIVATE ROADWAYS.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON LOCATING VISUAL EVIDENCE DURING A FIELD SURVEY OF EXISTING CONDITIONS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
- ALL WATER MAIN PIPE SHALL BE EITHER 12" OR 8" DIA. CLASS 52 DUCTILE IRON PIPE OR APPROVED ALTERNATIVE BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
- ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB-#) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI-#) SHALL BE 24"x24" CONCRETE F-BASINS.
- ALL SANITARY SEWER PIPE WITHIN THE ROAD RIGHT OF WAY SHALL BE PVC SDR 35. SANITARY SEWER PIPE WITHIN GRASSED AREAS CAN BE EITHER SDR 35 PVC OR SCHEDULE 40 PVC PIPE.
- CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

LEGEND

EXISTING	PROPOSED

STORM DRAIN STRUCTURE TABLE			
STRUCTURE	RIM	INV. IN	INV. OUT
CB-1	225.14	220.85 (SD-2)	220.60 (SD-1)
CB-2	231.30	227.05 (SD-3)	226.95 (SD-2)
CB-3	236.61	233.12 (FD-1)	232.62 (SD-5)
CB-4	236.61	232.42 (SD-5)	232.32 (SD-6)
CB-5	238.12	232.40 (SD-8)	231.25 (SD-7)
CB-6	238.20	232.65 (SD-9)	232.55 (SD-8)
CB-7	238.06	233.25 (SD-11)	233.15 (SD-9)
CB-8	238.45	234.45 (SD-12)	234.20 (SD-13)
CB-9	238.00	233.75 (SD-13)	233.65 (SD-14)
CB-10	237.97	233.40 (SD-14)	233.30 (SD-15)
CB-11	233.52	229.27 (SD-15)	229.02 (SD-16)
CB-12	233.52	228.82 (SD-16)	228.72 (SD-17)
CB-13	233.20	227.15 (SD-18)	227.05 (SD-19)
DMH-1	235.42	230.30 (SD-21)	230.20 (SD-3)
FI-1	237.00		234.00 (SD-10)
FI-2	237.80	234.30 (SD-20)	233.80 (SD-11)
FI-3	239.00		236.00 (SD-12)
FI-4	231.00		227.50 (SD-18)

STORM DRAIN PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
FD-1	6"	37'	1.01%
SD-1	18"	53'	5.82%
SD-2	15"	123'	4.96%
SD-3	15"	190'	1.66%
SD-4	15"	64'	0.63%
SD-5	12"	18'	1.11%
SD-6	15"	148'	0.55%
SD-7	18"	119'	1.30%
SD-8	18"	19'	0.78%
SD-9	15"	91'	0.55%
SD-10	12"	149'	0.50%
SD-11	12"	86'	0.64%
SD-12	12"	136'	1.14%
SD-13	15"	34'	1.34%
SD-14	15"	25'	1.02%
SD-15	15"	157'	2.56%
SD-16	18"	18'	1.11%
SD-17	18"	148'	0.69%
SD-18	12"	62'	0.57%
SD-19	12"	101'	0.54%
SD-20	6"	5'	9.87%
SD-21	15"	18'	1.11%



DM ROMA
CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04092
(207) 591-5055

REV	DATE	BY	DESCRIPTION
C	4-23-25	DMR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DMR	REVISED PER REVIEW COMMENTS
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GRADING AND UTILITY PLAN

DOLLEY FARM SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

FOR: 25 RIVER ROAD LLC

PO BOX 957
WINDHAM, ME 04092

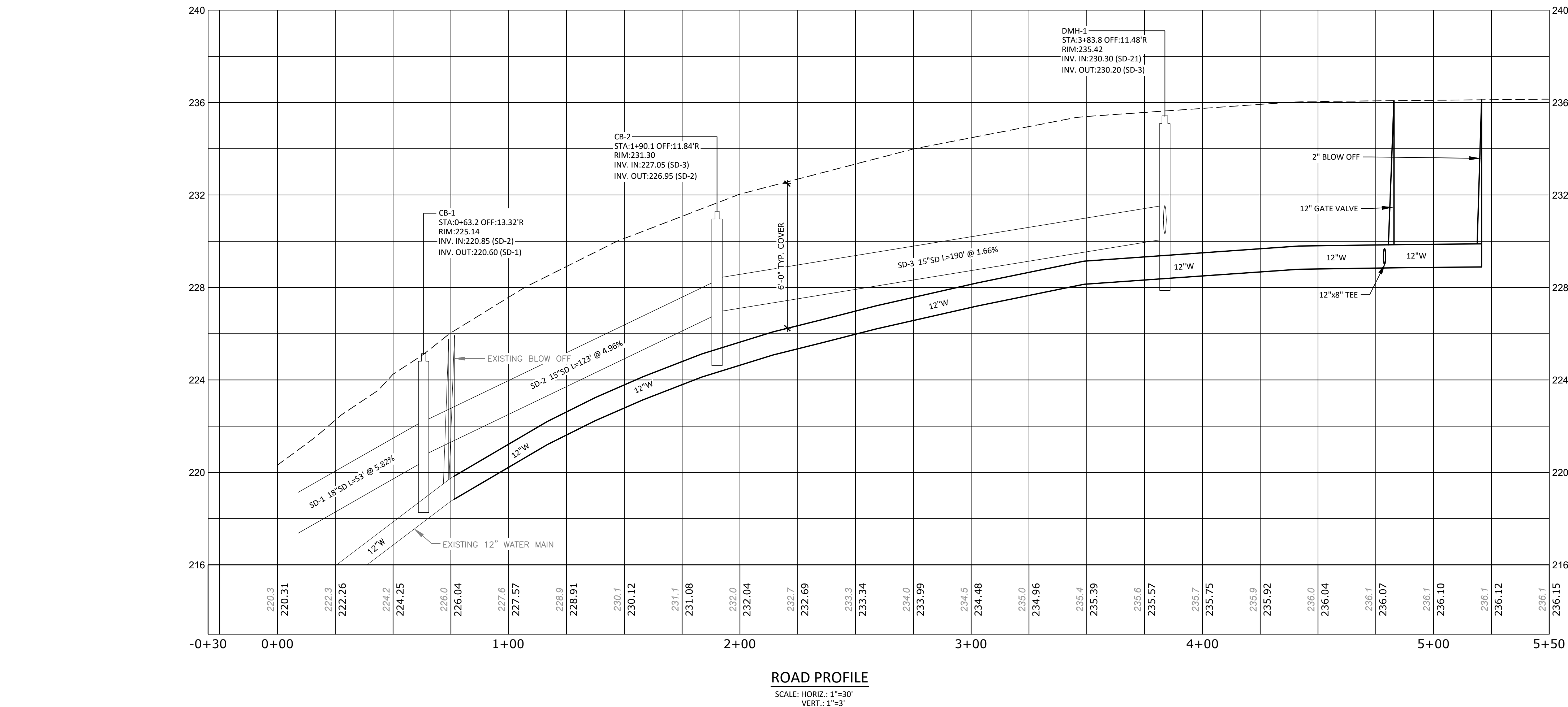
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JOB NUMBER:

1" = 40'
SCALE:

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SHEET 6 OF 14

GU-1



PP-1

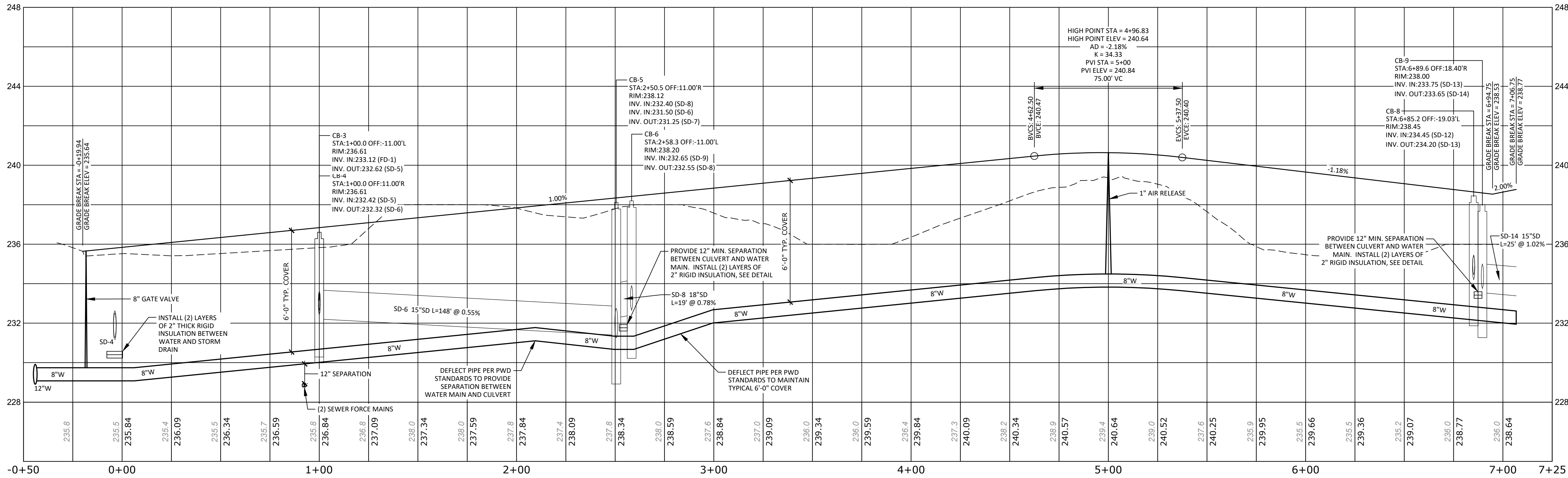
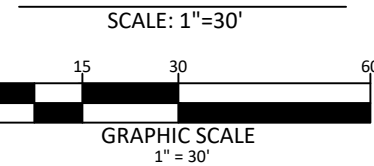
CONSTRUCTION NOTES:

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4. PRIOR TO CONSTRUCTION, THE OWNER SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF WINDHAM. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE THE MEETING AND COORDINATE ANY OTHER REQUIRED PRE-CONSTRUCTION ACTIVITIES.
5. DOLLEY FARM ROAD & THAYER DRIVE ARE INTENDED TO BE PRIVATE ROADWAYS.
6. EXISTING UTILITIES SHOWN HEREON ARE BASED ON LOCATING VISUAL EVIDENCE DURING A FIELD SURVEY OF EXISTING CONDITIONS. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR CONTACTING DIG SAFE.
7. ALL WATER MAIN PIPE SHALL BE EITHER 12" OR 8" DIA. CLASS 52 DUCTILE IRON PIPE OR APPROVED ALTERNATIVE BY THE PORTLAND WATER DISTRICT. CONTRACTOR/OWNER SHALL COORDINATE WITH THE PORTLAND WATER DISTRICT PRIOR TO ORDERING MATERIALS AND INSTALLING WATER INFRASTRUCTURE.
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10. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

LEGEND

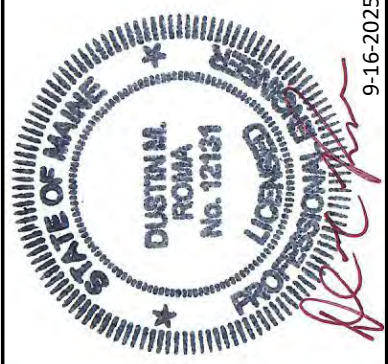
EXISTING	PROPOSED

ROAD PLAN VIEW



ROAD PROFILE

SCALE: HORIZ.: 1"=30'
VERT.: 1"=3'



DM ROMA
CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

ROADWAY PLAN & PROFILE: DOLLEY FARM ROAD

DOLLEY FARM SUBDIVISION

RIVER ROAD
WINDHAM, MAINE

FOR:
25 RIVER ROAD, LLC
PO BOX 957
WINDHAM, ME 04062

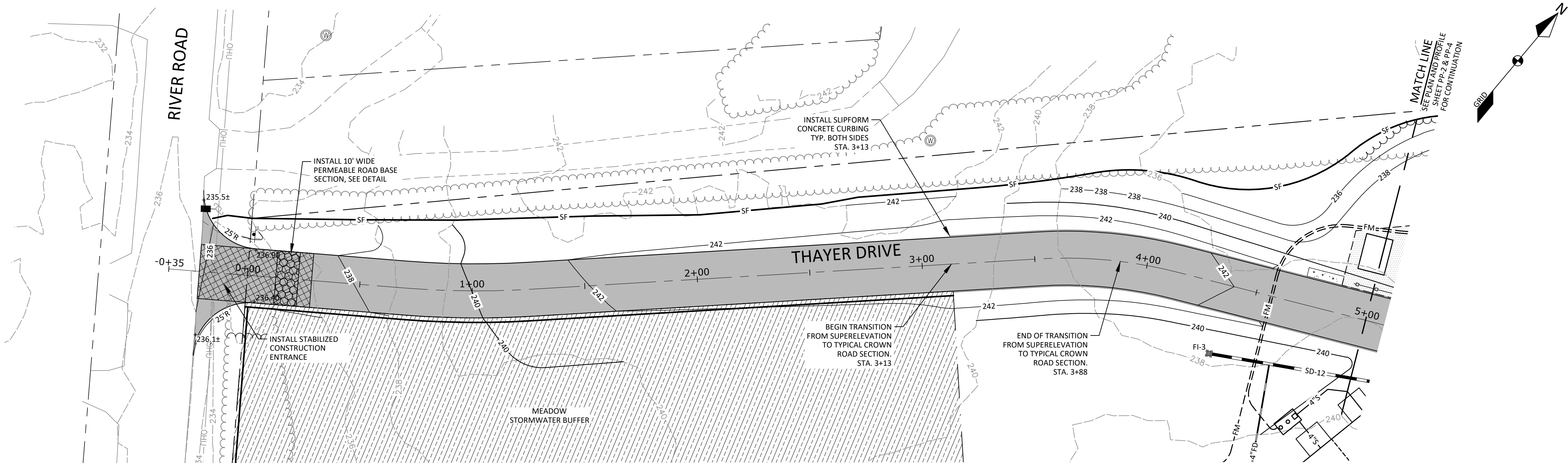
24047
JOB NUMBER:

1" = 30'
SCALE:

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DATE:

SHEET 8 OF 14

PP-2



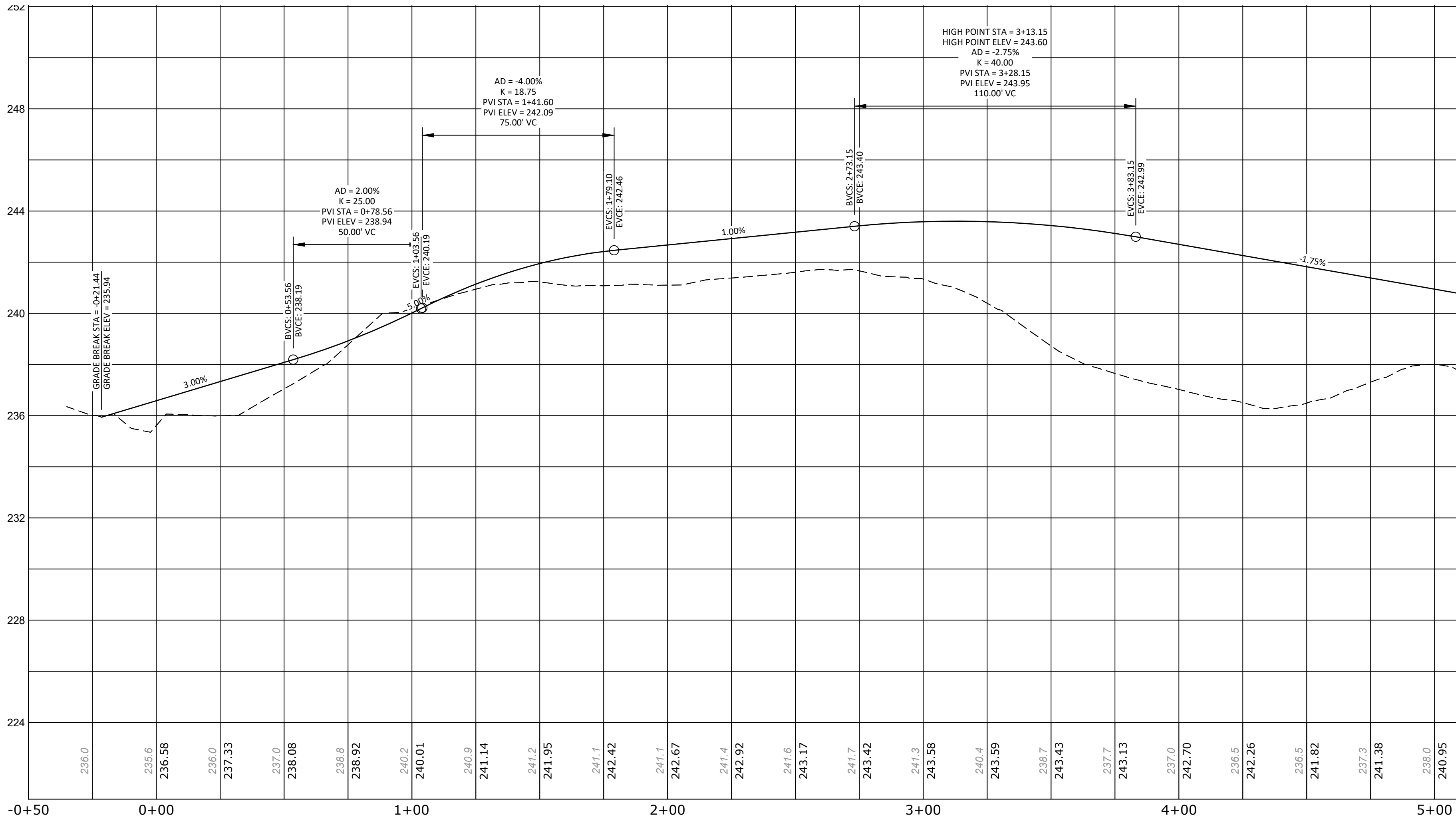
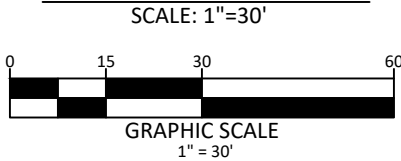
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- ALL STORM DRAIN PIPE SHALL BE HDPE DUAL WALL N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL. ALL CATCH BASINS (CB-#) SHALL BE 48" INSIDE DIAMETER CONCRETE STRUCTURES UNLESS OTHERWISE NOTED. ALL FIELD INLETS (FI-#) SHALL BE 24"x24" CONCRETE F-BASINS.
- ALL SANITARY SEWER PIPE WITHIN THE ROAD RIGHT OF WAY SHALL BE PVC SDR 35. SANITARY SEWER PIPE WITHIN GRASSED AREAS CAN BE EITHER SDR 35 PVC OR SCHEDULE 40 PVC PIPE.
- CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING THE TOWN OF WINDHAM PUBLIC WORKS DIRECTOR AND TOWN ENGINEER 48 HOURS PRIOR TO ANY UTILITY TRENCH EXCAVATION WITHIN RIVER ROAD.

LEGEND

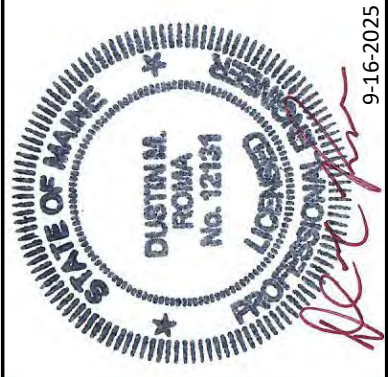
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	SIGN
	EDGE OF WETLANDS
	CONTOUR LINE
	TREELINE
	TEST PIT
	CATCHBASIN
	DRAINAGE MANHOLE
	CULVERT/STORMDRAIN
	UNDERDRAIN
	SEWER MANHOLE
	SANITARY SEWER PIPE
	FORCE MAIN
	WATER MAIN
	WATER VALVE
	HYDRANT
	AIR RELEASE
	WELL
	UTILITY POLE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
	TRANSFORMER PAD
	RIPRAP
	SILT FENCE

ROAD PLAN VIEW



ROAD PROFILE

SCALE: HORIZ.: 1"=30'
VERT.: 1"=3'



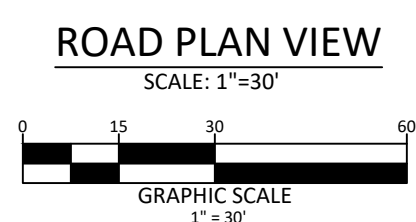
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
B	4-7-25	DMR	SUBMITTED FOR PWD REVIEW
C	4-21-25	DMR	SUBMITTED FOR TOWN REVIEW
D	5-30-25	DMR	REVISED PER REVIEW COMMENTS
E	7-21-25	DMR	ISSUED FOR TOWN REVIEW
F	8-18-25	DMR	REVISED PER TOWN REVIEW
G	9-16-25	DMR	REVISED PER TOWN REVIEW

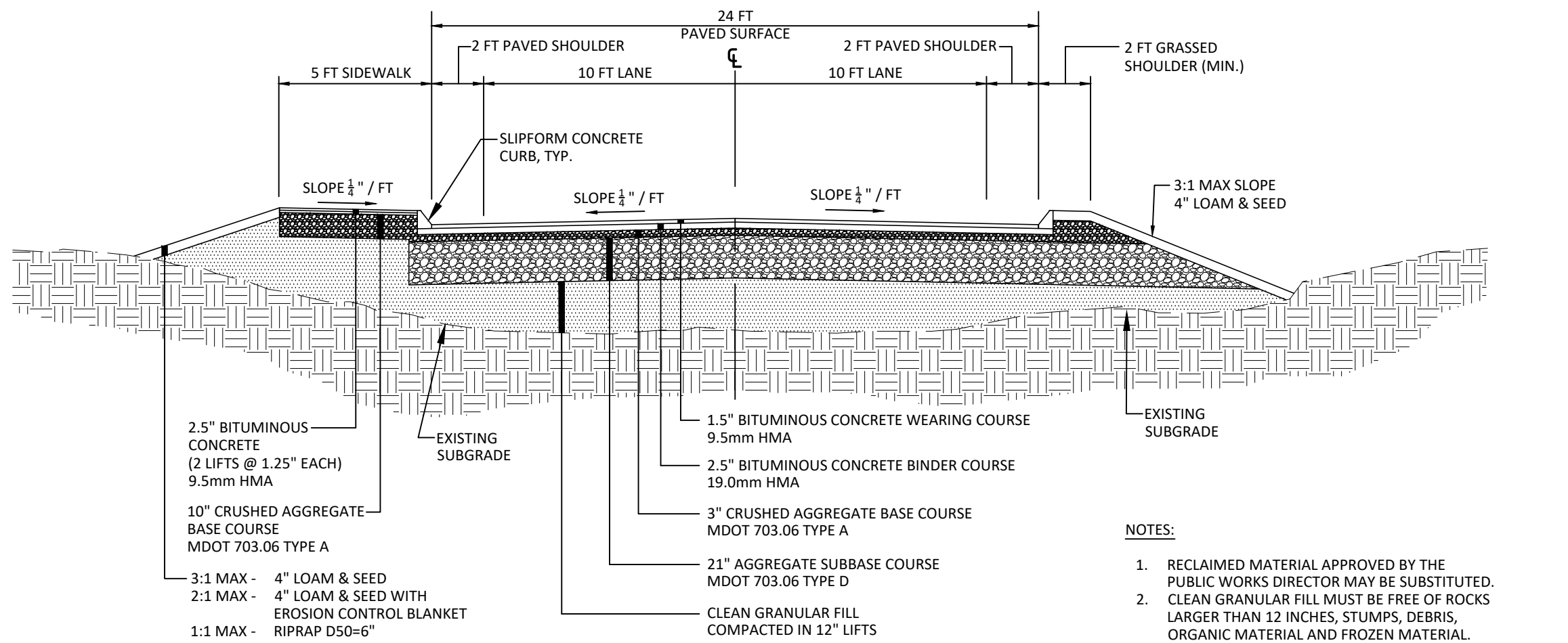
ROADWAY PLAN & PROFILE: THAYER DRIVE

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR: 25 RIVER ROAD, LLC
PO BOX 957
WINDHAM, ME 04062

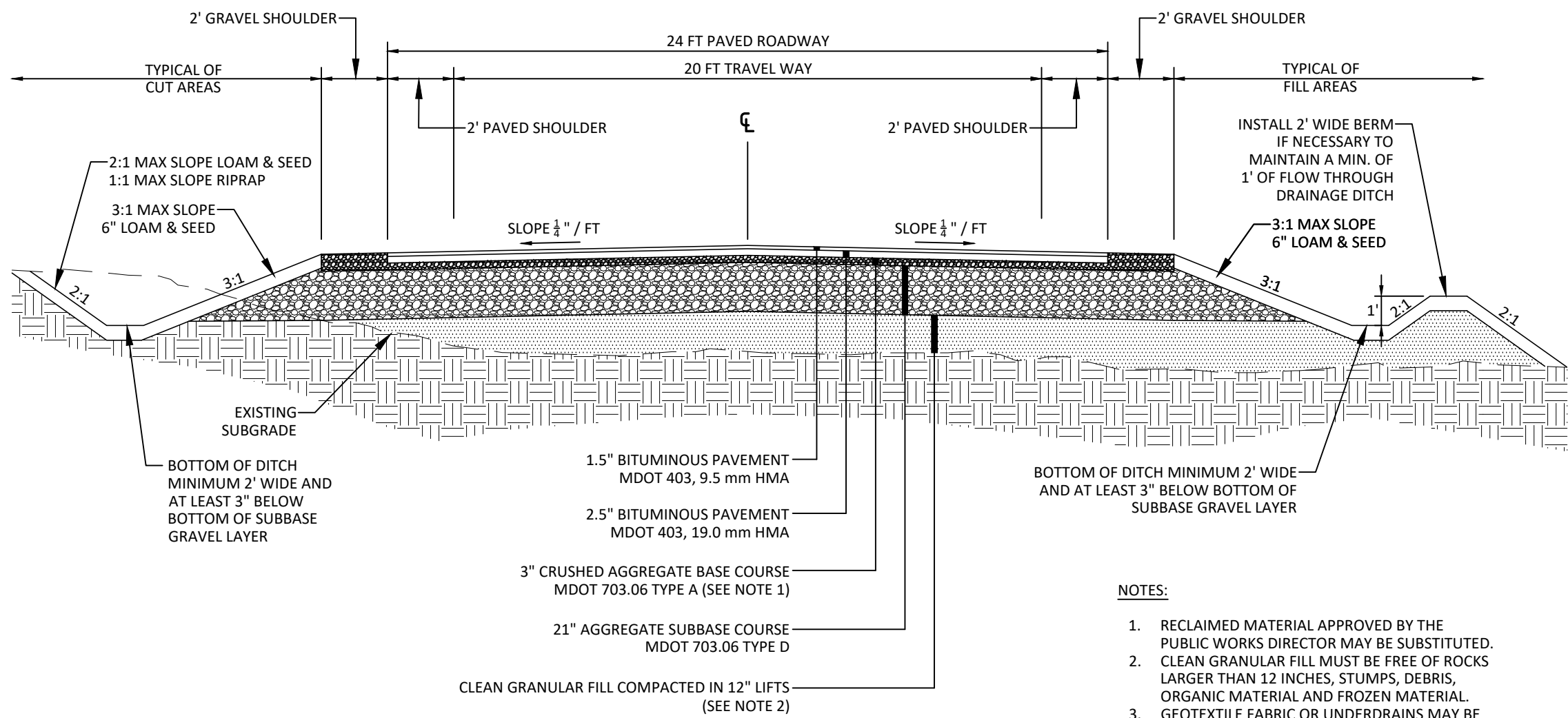
24047 JOB NUMBER:
1" = 30' SCALE:
9-16-2025 DATE:
SHEET 9 OF 14
PP-3



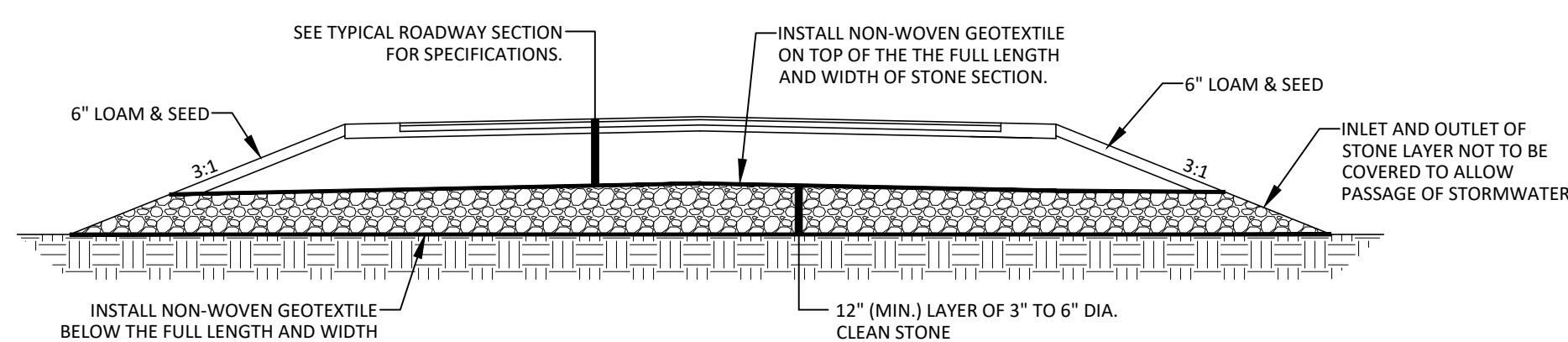
PP-4



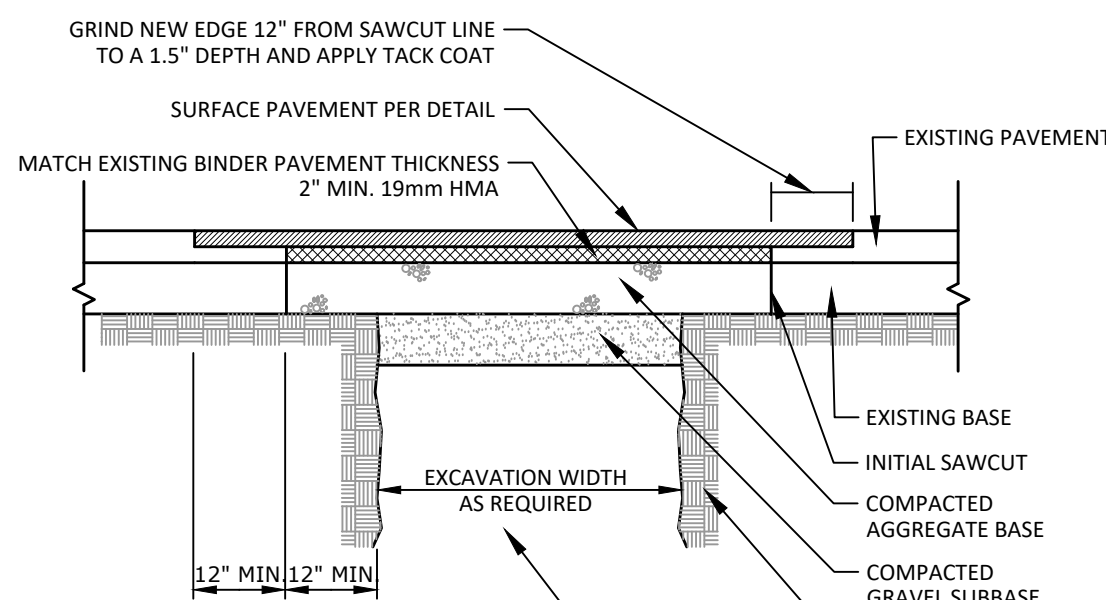
TYPICAL ROADWAY SECTION
WITH CURBING
NOT TO SCALE



TYPICAL ROADWAY SECTION
WITHOUT CURBING
NOT TO SCALE

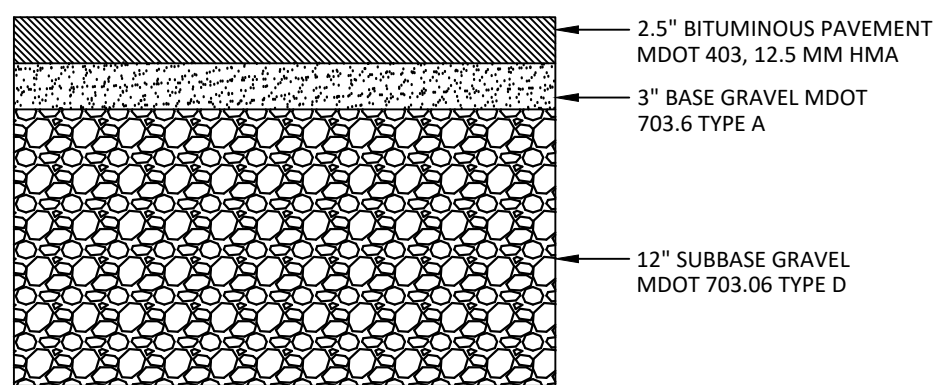


PERMEABLE ROAD BASE SECTION
NOT TO SCALE



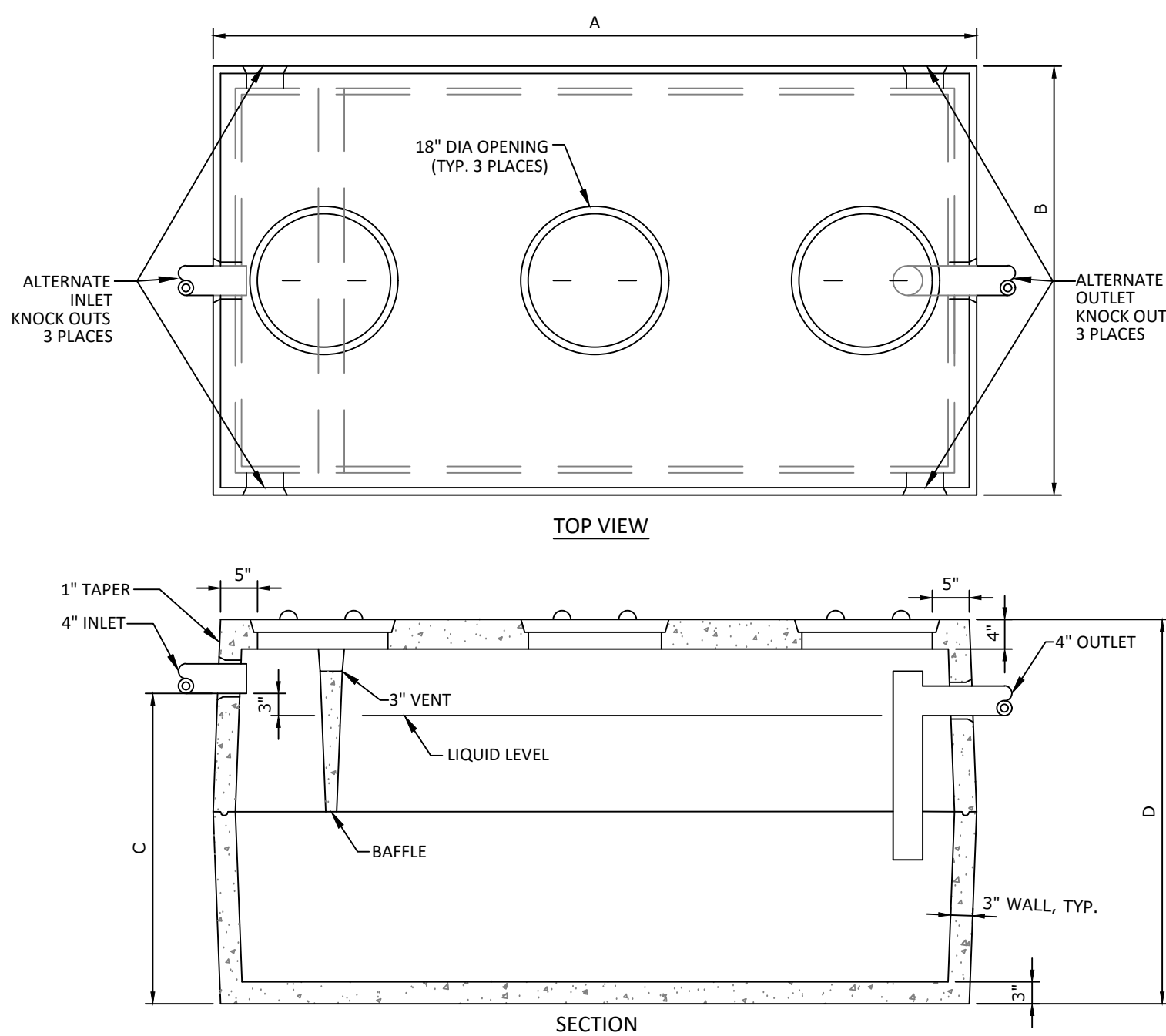
NOTES:
1. SEE TYPICAL ROAD SECTION FOR REQUIRED DEPTHS OF AGGREGATE AND PAVEMENT COURSES

PAVEMENT REPAIR DETAIL
NOT TO SCALE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

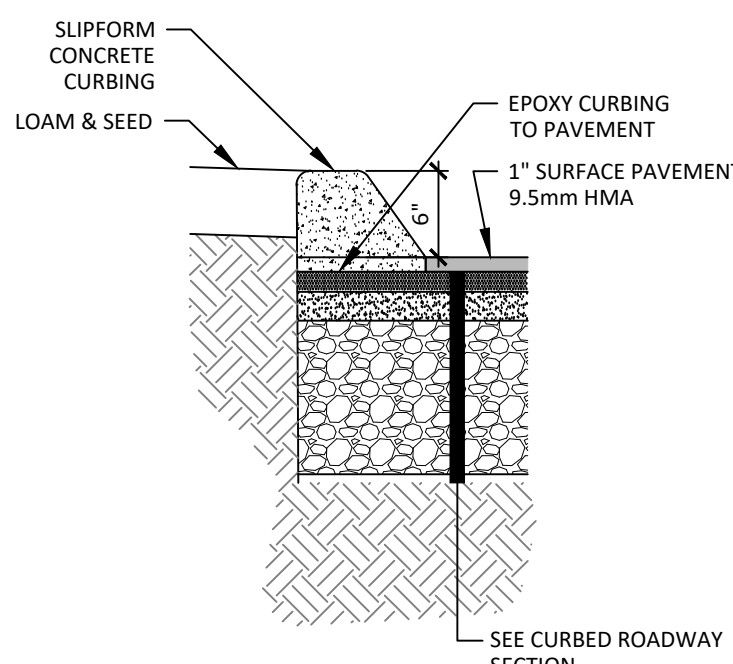
NOTES:
1. CLEAN GRANULAR FILL MUST BE FREE OF ROCKS LARGER THAN 12 INCHES, STUMPS, DEBRIS, ORGANIC MATERIAL AND FROZEN MATERIAL.



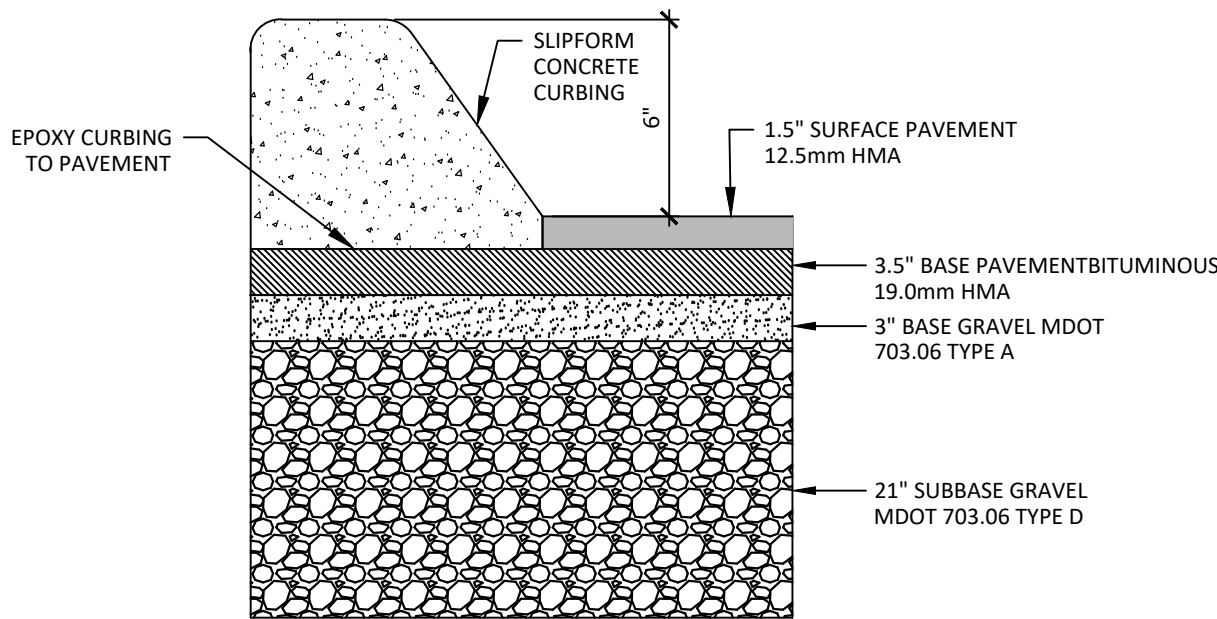
TANK NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. THE INLET BAFFLE IS PRECAST AS ONE UNIT WITH THE TOP SECTION OF THE SEPTIC TANK
3. TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4. KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5. TANKS IN PAVED AREAS TO BE REINFORCED WITH 1/2" REBAR SPACED 6" O.C. EACH WAY.
6. TANK TO BE A RESIDENTIAL SEPTIC TANK AS MANUFACTURED BY PRECAST CONCRETE PRODUCTS OF MAINE, INC. OR APPROVED EQUAL

SEPTIC TANK DATA				
SIZE	A	B	C	D
1,000 GAL	8'-6"	4'-10"	55-1/2"	64"
1,500 GAL	10'-6"	6'-4"	55"	64"

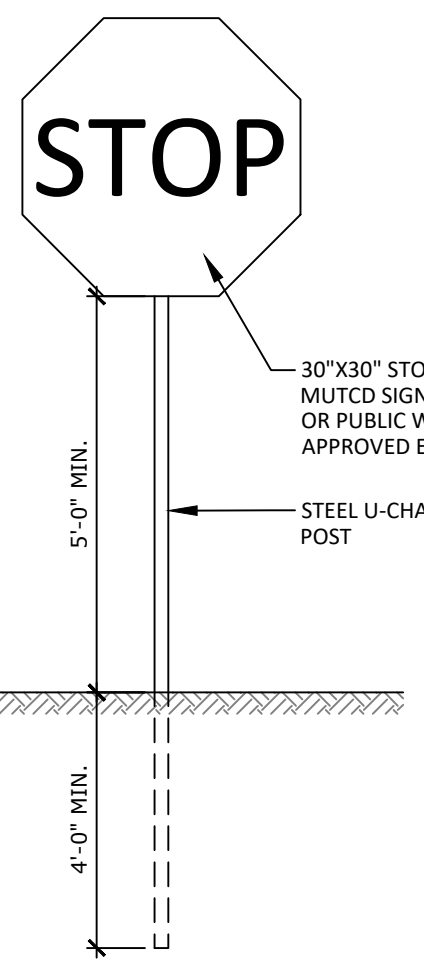
PRECAST RESIDENTIAL SEPTIC TANK
NOT TO SCALE



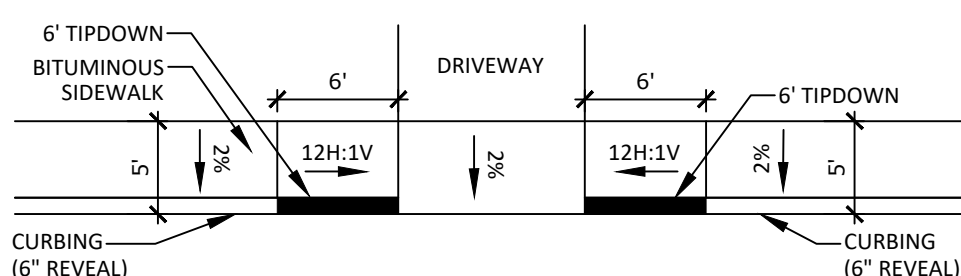
TYPICAL CURB SECTION
NOT TO SCALE



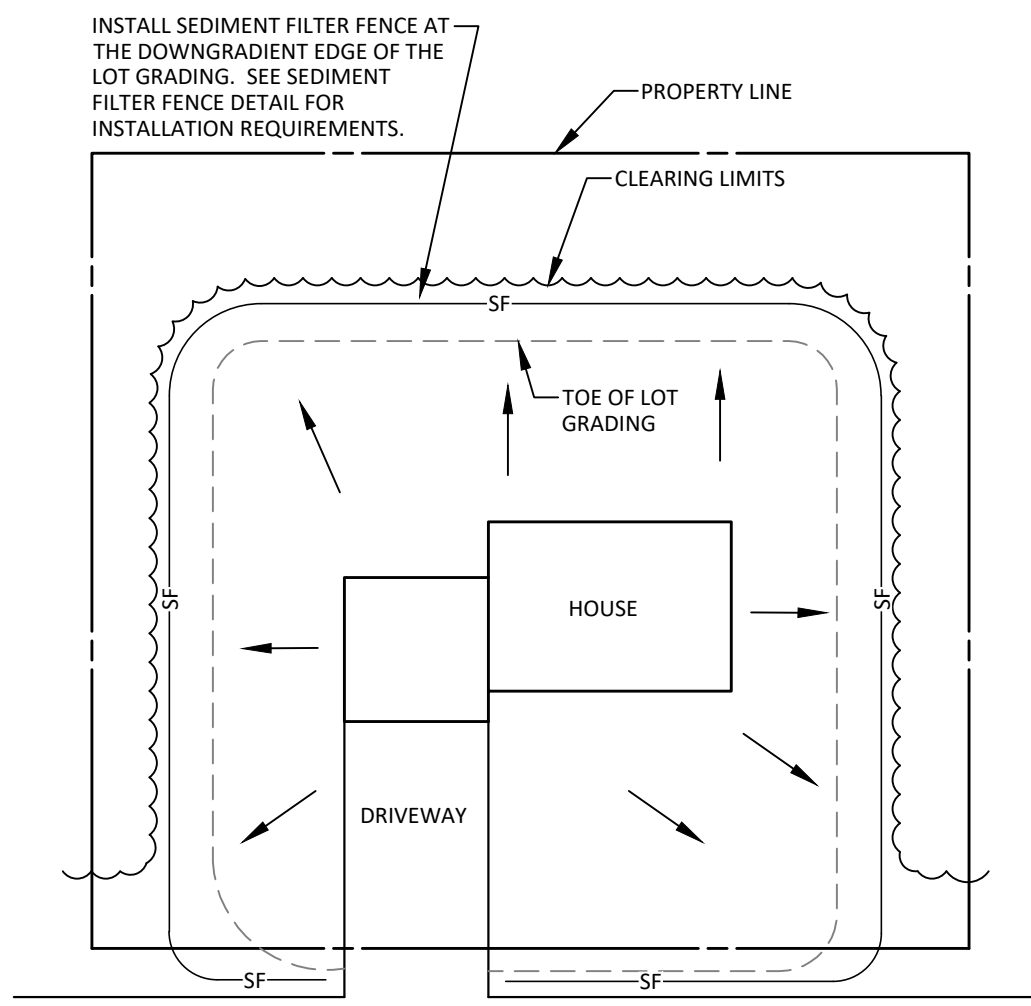
RIVER ROAD PAVEMENT SECTION
NOT TO SCALE



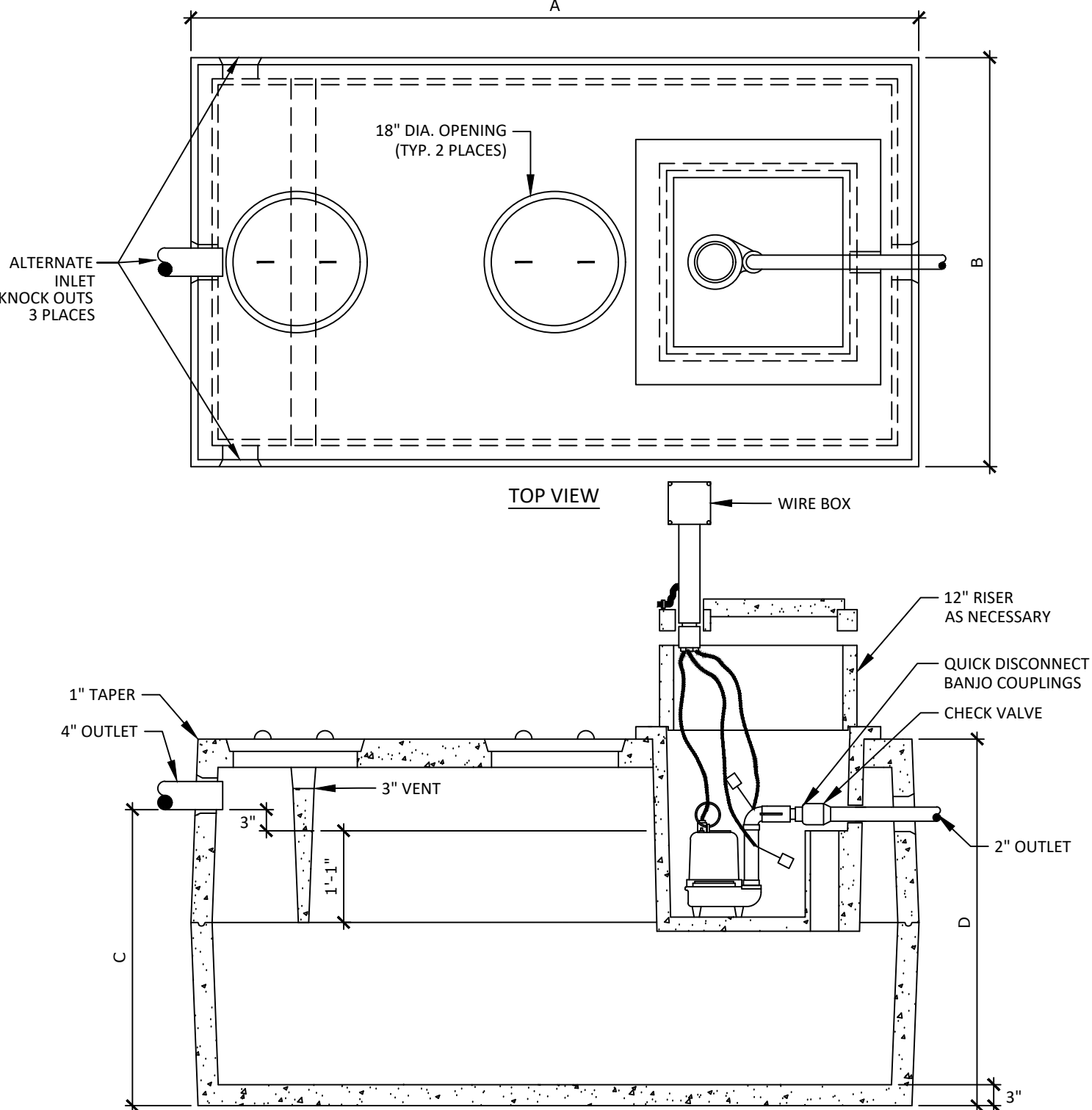
STOP SIGN INSTALLATION
NOT TO SCALE



PEDESTRIAN / DRIVEWAY RAMP DETAIL
NOT TO SCALE



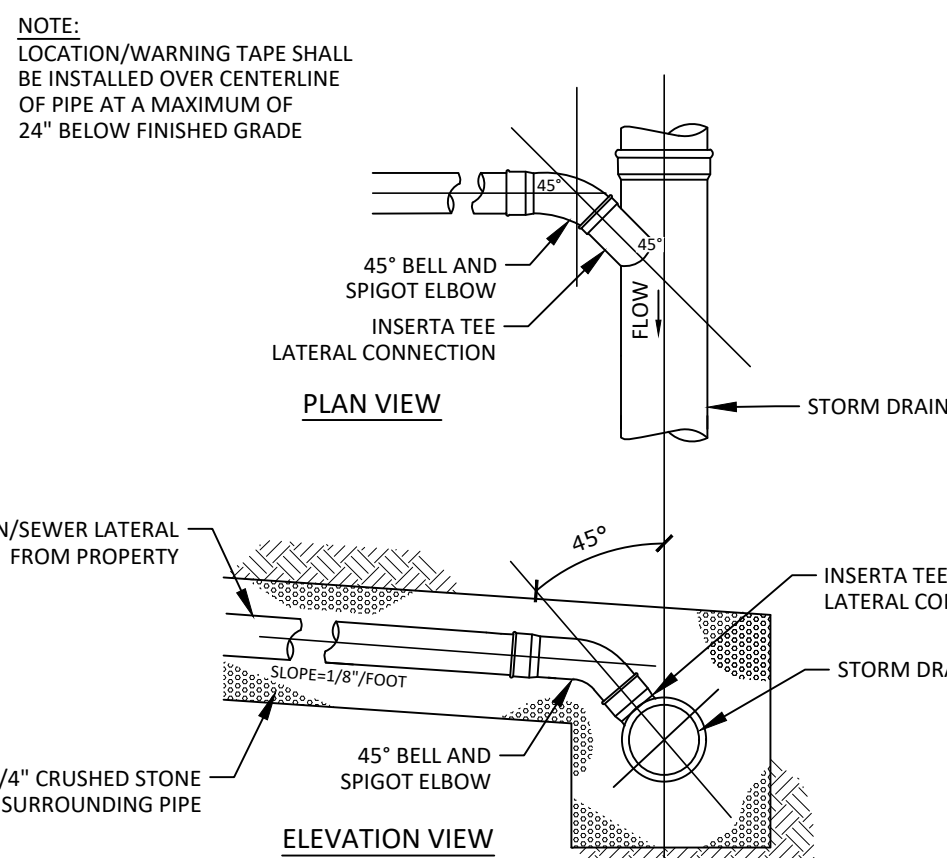
TYPICAL HOUSE LOT
EROSION CONTROL DETAIL
NOT TO SCALE



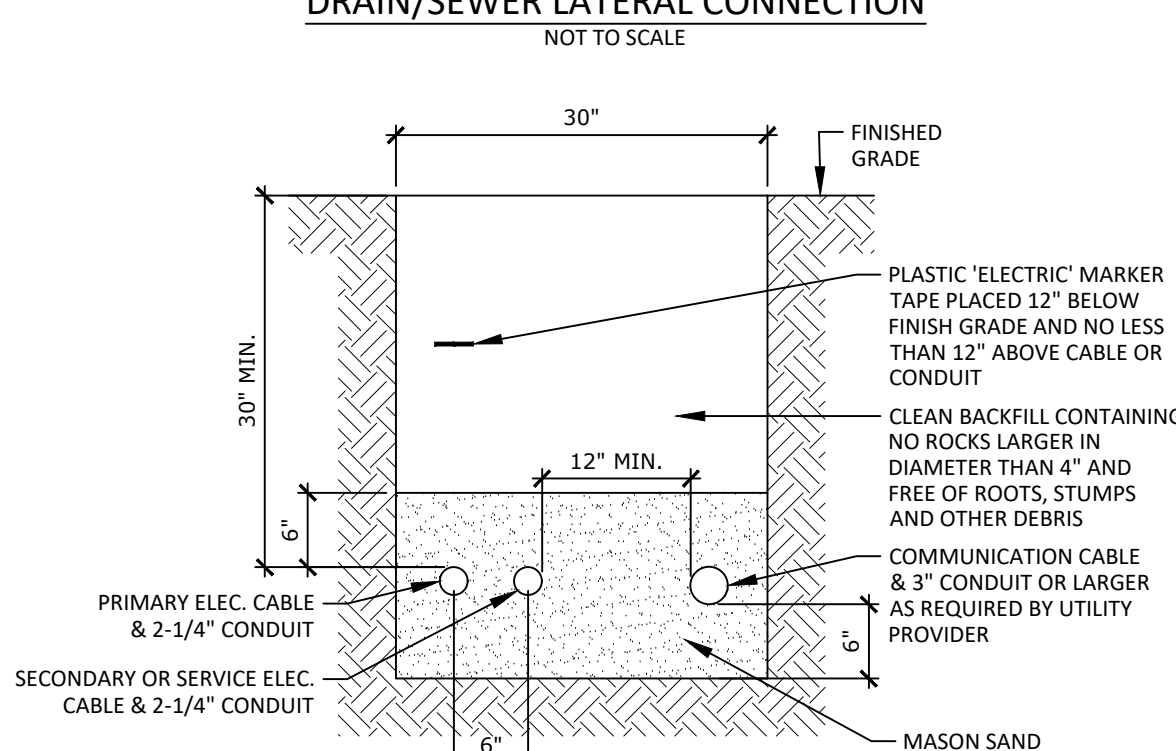
TANK NOTES:
1. CONCRETE TO BE 4,000 PSI AT 28 DAYS.
2. THE INLET BAFFLE IS PRECAST AS ONE UNIT WITH THE TOP SECTION OF THE SEPTIC TANK
3. TANKS REINFORCED WITH 6X6X10 G.A. WIRE.
4. KEYED JOINTS SEALED WITH ASPHALT SEALANT.
5. TANK TO BE A RESIDENTIAL COMBO TANK AS MANUFACTURED BY PRECAST CONCRETE PRODUCTS OF MAINE, INC. OR APPROVED EQUAL

TANK DATA				
SIZE	A	B	C	D
1,000 GAL	8'-6"	4'-10"	55-1/2"	64"
1,500 GAL	10'-6"	6'-4"	55-1/2"	64"

PRECAST COMBINATION SEPTIC TANK
NOT TO SCALE

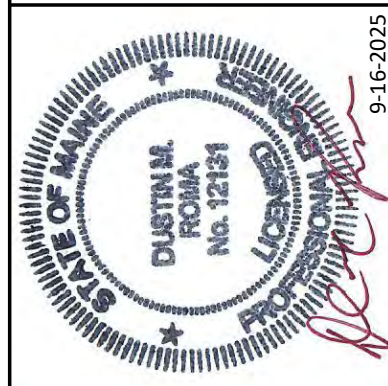


DRAIN/SEWER LATERAL CONNECTION
NOT TO SCALE



NOTES:
1. CONDUIT SIZE AND MATERIAL AS SPECIFIED BY THE UTILITY PROVIDER.
2. INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
3. BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
4. COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.

UTILITY TRENCH DETAIL
NOT TO SCALE



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WINDHAM, ME 04062
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DETAILS

DOLLEY FARM SUBDIVISION
RIVER ROAD
WINDHAM, MAINE
FOR: 25 RIVER ROAD LLC
PO BOX 957
WINDHAM, ME 04062

24047
JOB NUMBER:

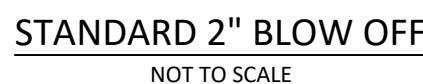
AS SHOWN
SCALE:

9-16-2025
DATE:

SHEET 12 OF 14

D-2

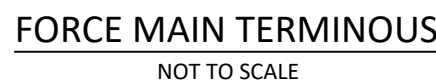
BASED ON SOIL BEARING PRESSURE OF 2000PSF AND 100PSI LINE PRESSURE. COMPACT COURSE TO FINE SANDS AND CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 AT 12".



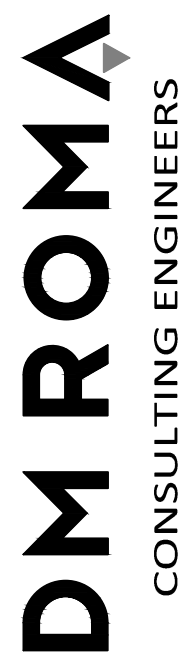
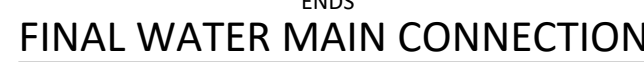
1. LARGE DIAMETER STRUCTURES MAY BE REQUIRED DUE TO SIZE OR GEOMETRY OF PIPE CONNECTIONS AT MANHOLE. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" DIA. INCREASE. PROVIDE SHOP DRAWINGS
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. FRAME AND COVER CASTINGS

CATCH BASIN	NENAH FOUNDRY	PRODUCT NO. R-3405, GUTTER INLET FRAME, GRATE
DRAIN MANHOLE	NENAH FOUNDRY	PRODUCT NO. R-1568, MANHOLE FRAME "DRAIN"

OR ENGINEER APPROVED EQUAL, SUBMIT CATALOG SPECS TO ENGINEER FOR APPROVAL.



1. CAST IRON GRATE SHALL BE EQUAL TO NEENAH FOUNDRY, PRODUCT NO. R-4345, BEEHIVE LIGHT DUTY GRATE, OR APPROVED EQUIVALENT.
2. SUBMIT SHOP DRAWINGS AND CASTING SPECIFICATIONS TO ENGINEER FOR APPROVAL.

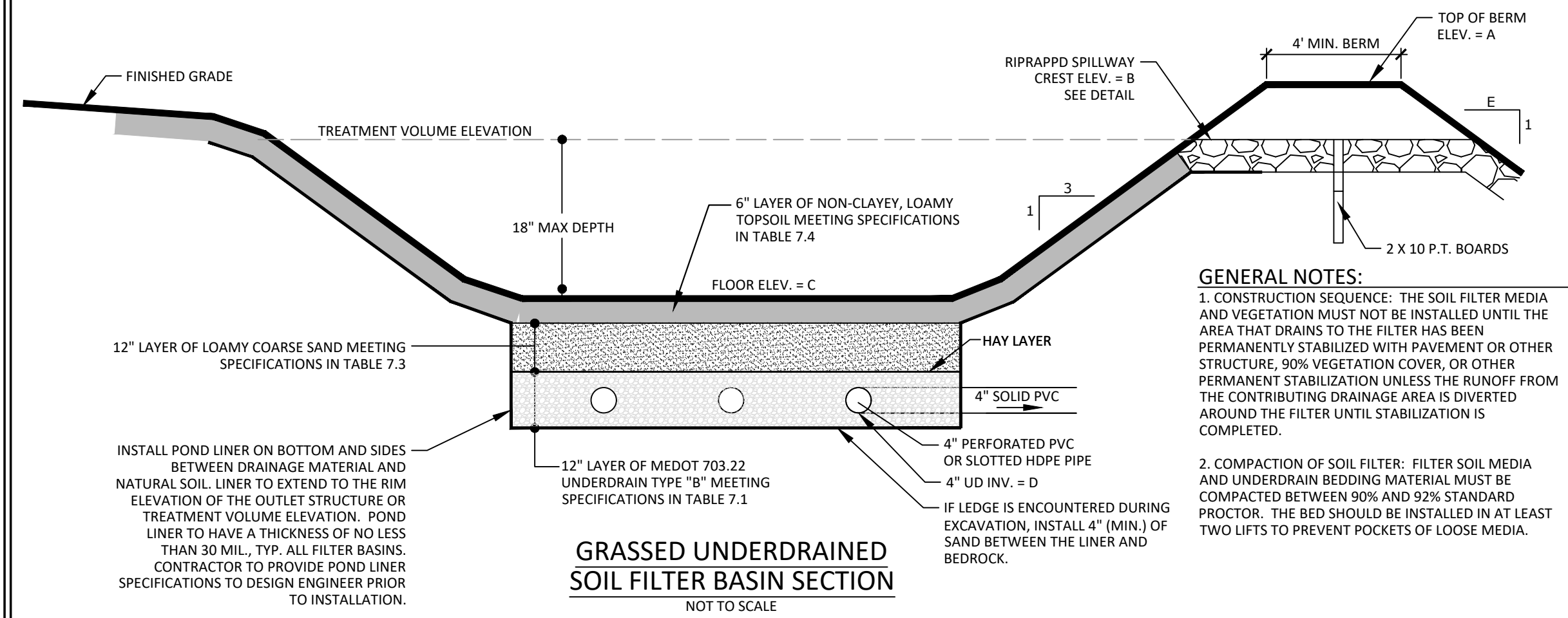


DETAILS

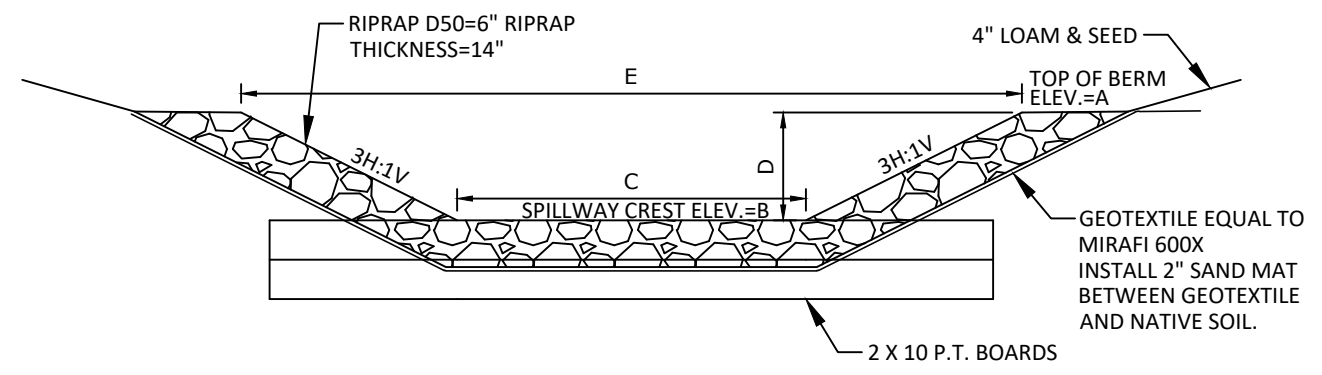
FOR:
25 RIVER ROAD LLC
PO BOX 957

SHEET 13 OF 14

D-3

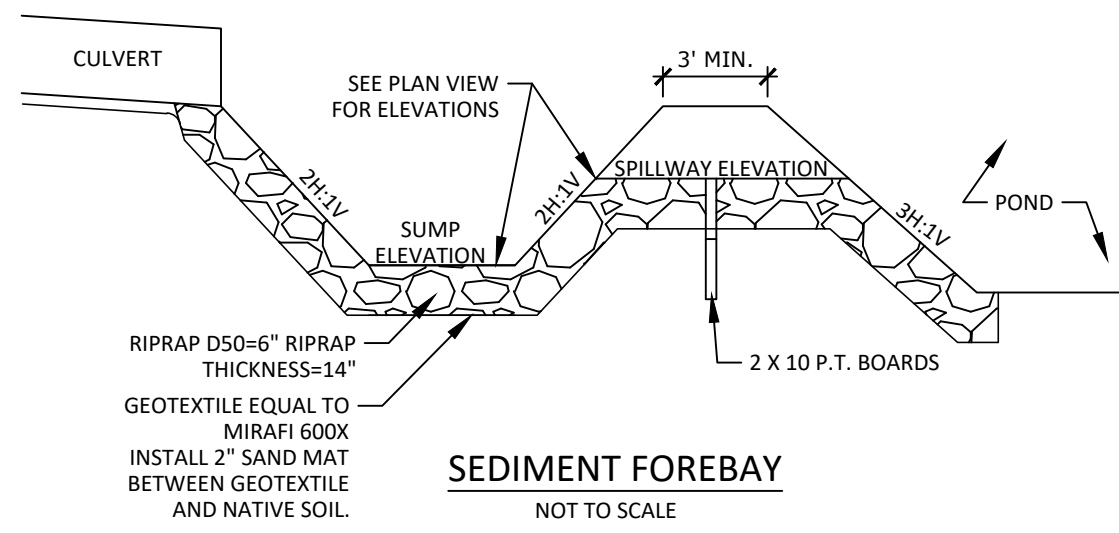


FILTER BASIN DATA					
POND ID	A	B	C	D	E
FB-1	228.90	227.60	225.00	222.83	2
FB-2	233.00	231.60	228.50	226.33	2

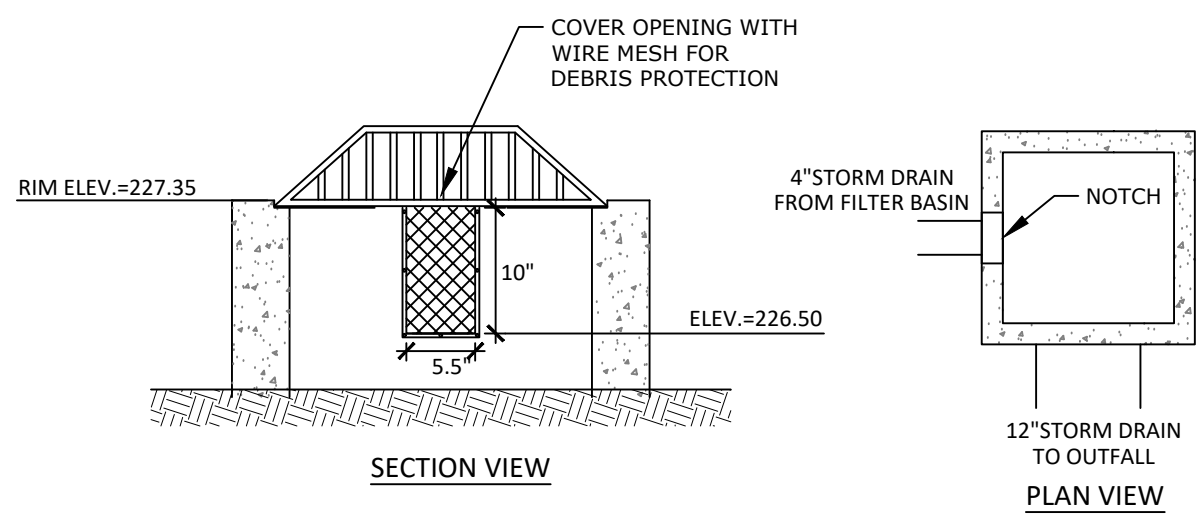


SPILLWAY DATA					
POND ID	A	B	C	D	E
FB-1	228.90	227.60	10'	1.30'	17.8'
FB-2	233.00	231.60	10'	1.40'	18.4'

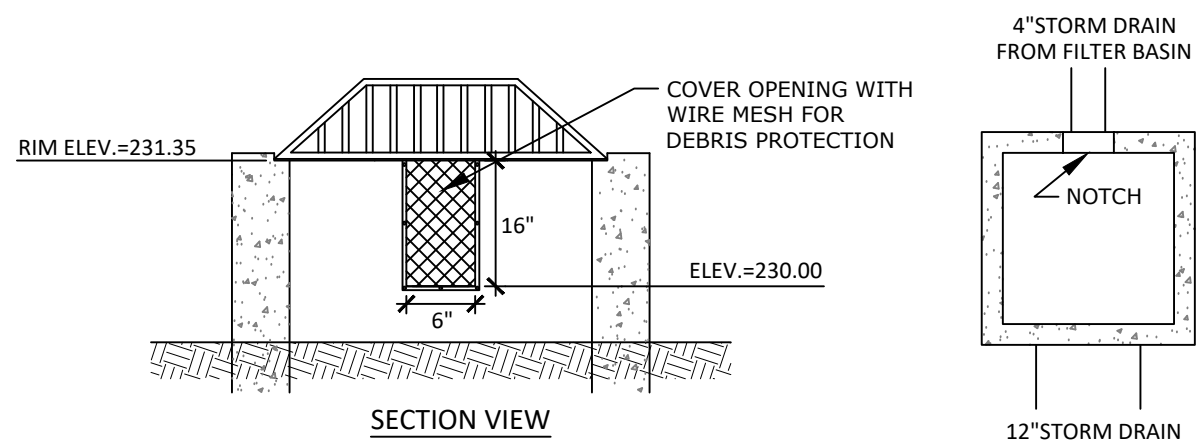
RIPRAPPED SPILLWAY CROSS-SECTION
NOT TO SCALE



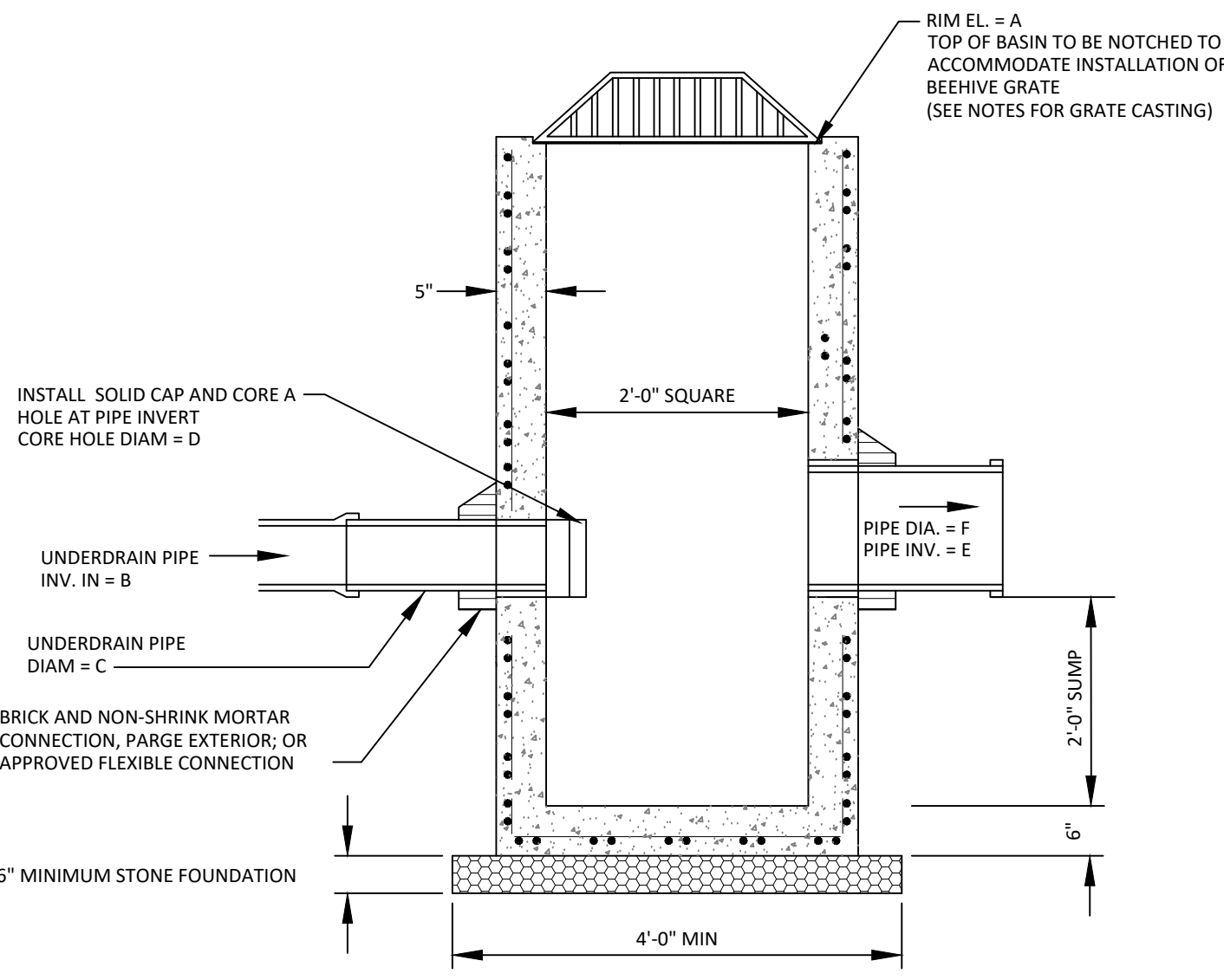
SEDIMENT FOREBAY
NOT TO SCALE



OCS-1 NOTCH DETAIL
NOT TO SCALE



OCS-2 NOTCH DETAIL
NOT TO SCALE



STRUCTURE DATA						
STRUCTURE ID	A	B	C	D	E	F
OCS-1	227.35	222.83	4"	1-3/4"	222.73	12"
OCS-2	231.35	226.33	4"	1-1/4"	226.23	12"

NOTES:

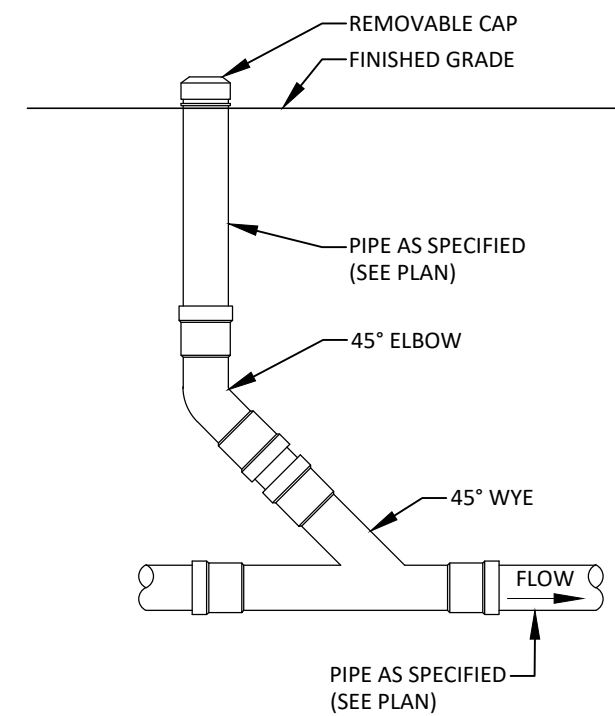
- OUTLET CONTROL STRUCTURE SHALL BE CONSTRUCTED UTILIZING A PRECAST CATCH BASIN (24"x 24" - TYPE F).
- CAST IRON GRATE SHALL BE EQUAL TO NEEHAH FOUNDRY, PRODUCT NO. R-4345, BEEHIVE LIGHT DUTY GRATE, OR APPROVED EQUIVALENT.
- SUBMIT SHOP DRAWINGS AND CASTING SPECIFICATIONS TO ENGINEER FOR APPROVAL.

OUTLET CONTROL STRUCTURE
NOT TO SCALE

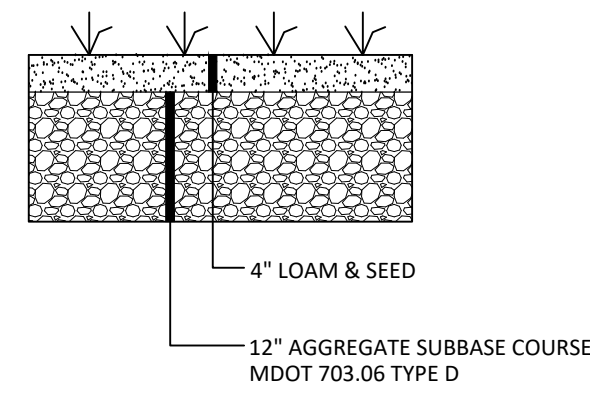
TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"	
SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 7.3 LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

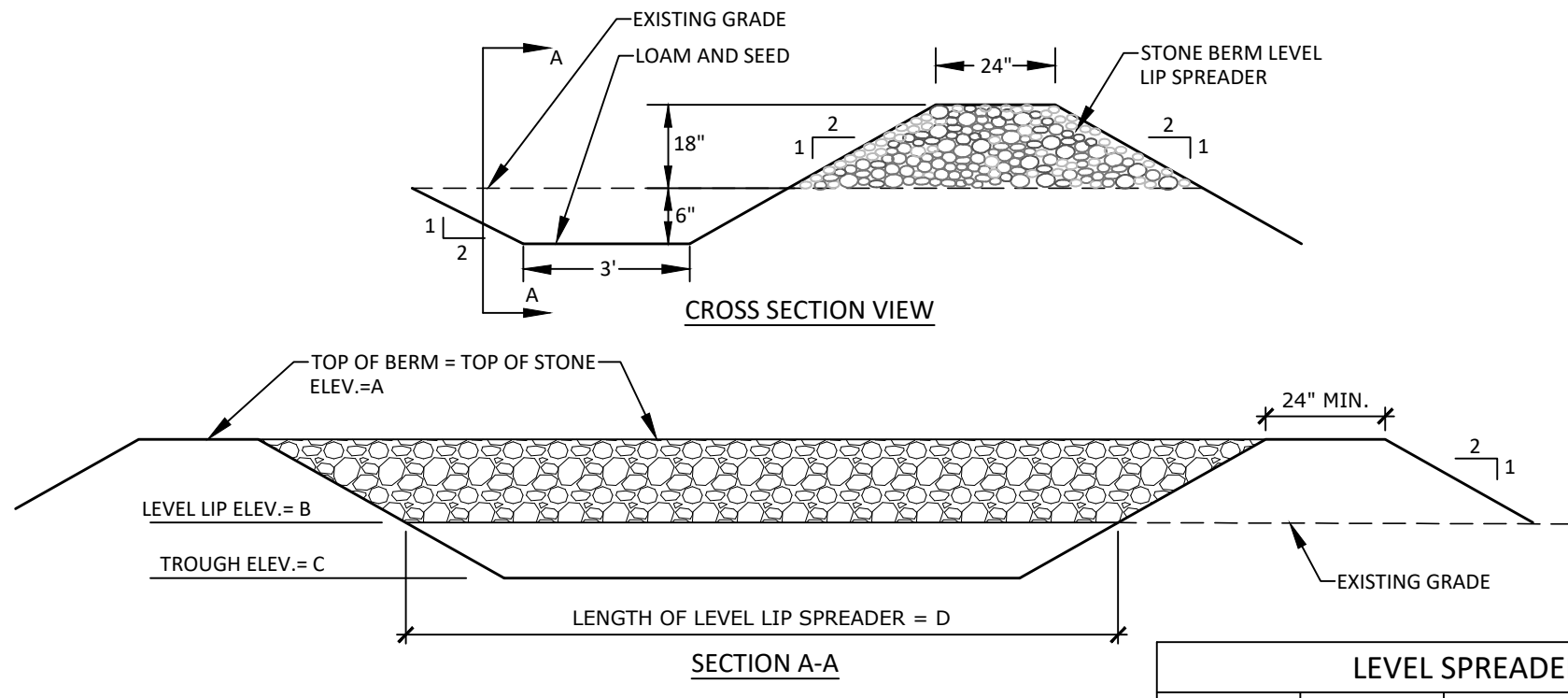
TABLE 7.4 SANDY LOAM	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0



UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

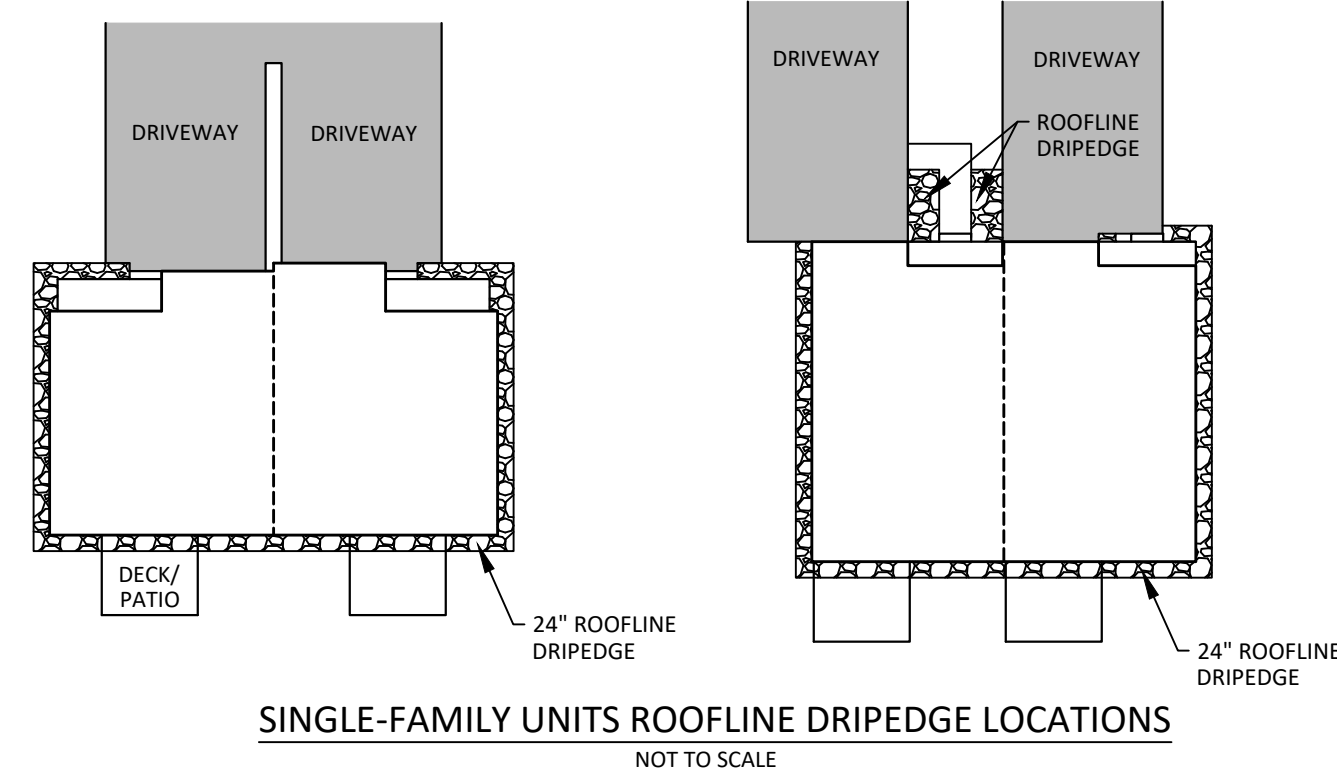


TYPICAL POND ACCESS ROAD SECTION
NOT TO SCALE

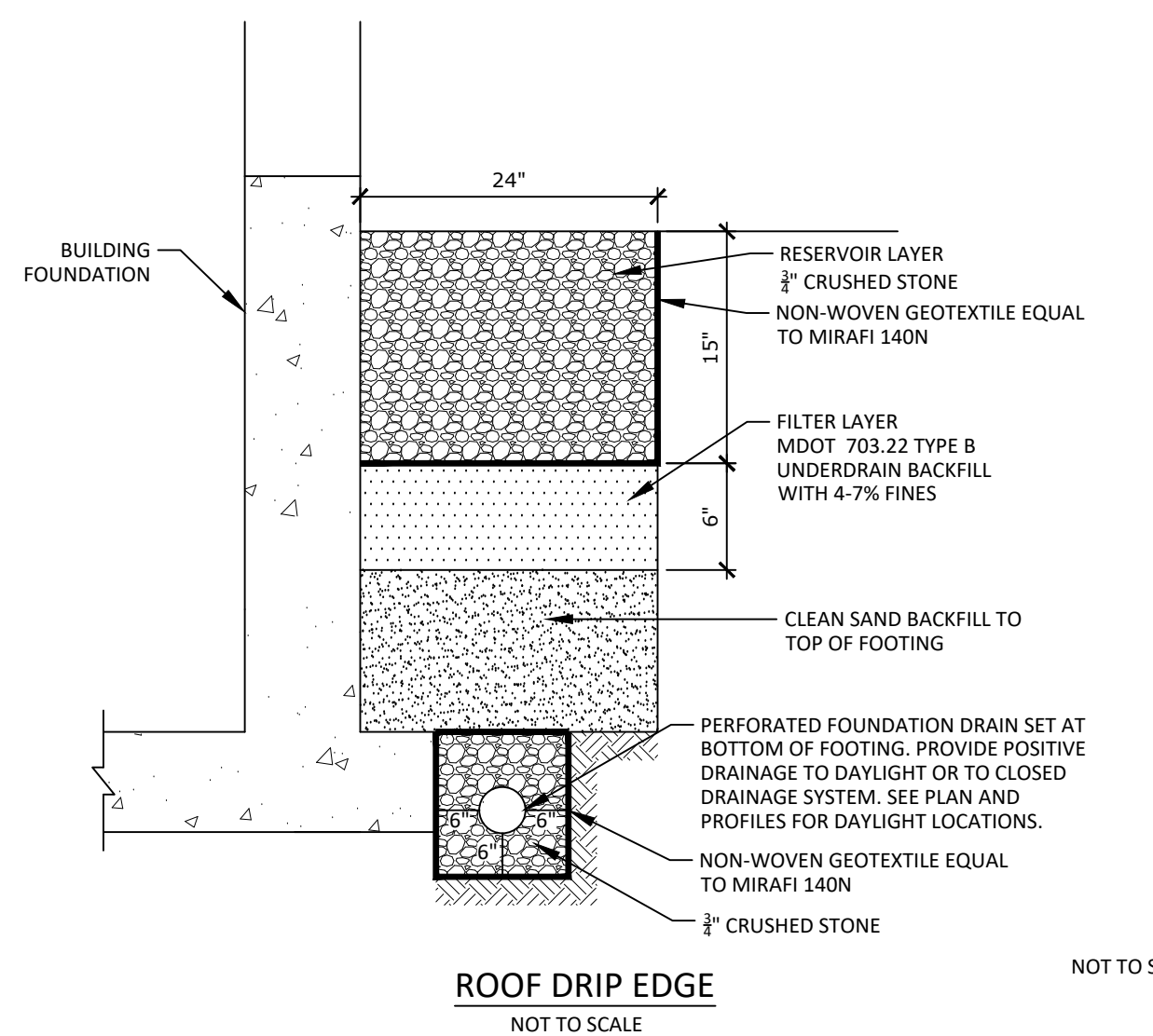


STORMWATER LEVEL LIP SPREADER
NOT TO SCALE

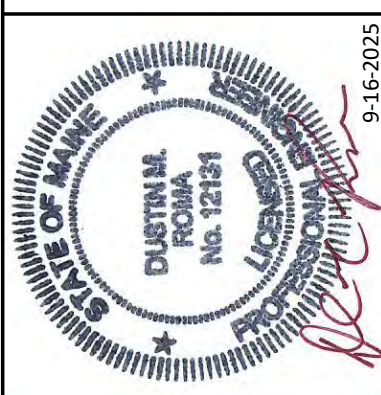
LEVEL SPREADER DATA				
POND ID	A	B	C	D
FB-1	222.50	221.00	220.50	10'
FB-2	224.50	223.00	222.50	13'



SINGLE-FAMILY UNITS ROOFLINE DRIPEDGE LOCATIONS
NOT TO SCALE



ROOF DRIP EDGE
NOT TO SCALE



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