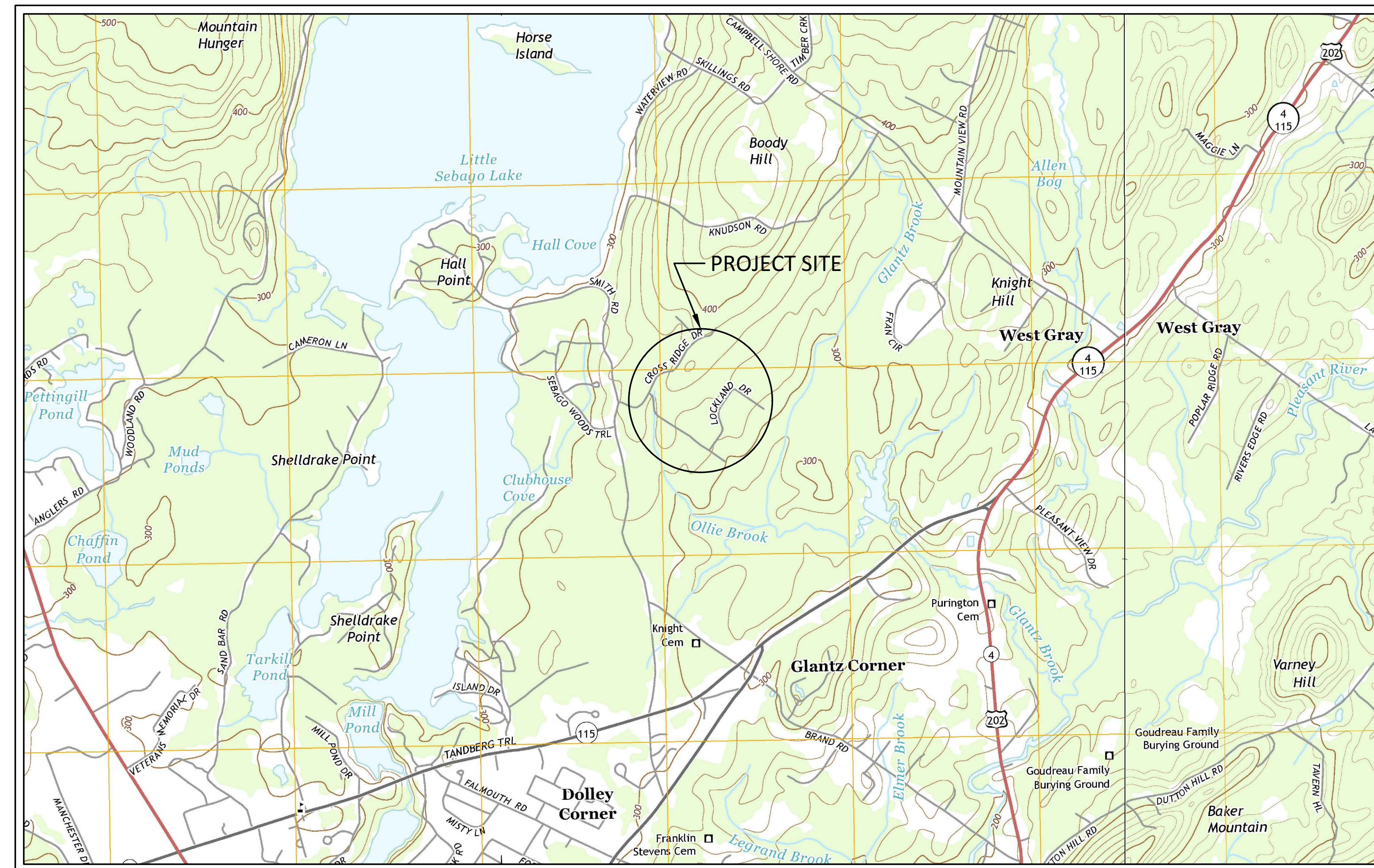


CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION

SMITH ROAD
WINDHAM, MAINE

CONSULTANTS
CIVIL ENGINEER DM ROMA CONSULTING ENGINEERS
LAND SURVEYOR WAYNE T. WOOD & COMPANY



PROJECT VICINITY MAP

ISSUED FOR TOWN REVIEW - NOT FOR CONSTRUCTION
MARCH 1, 2024

PREPARED BY:
DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

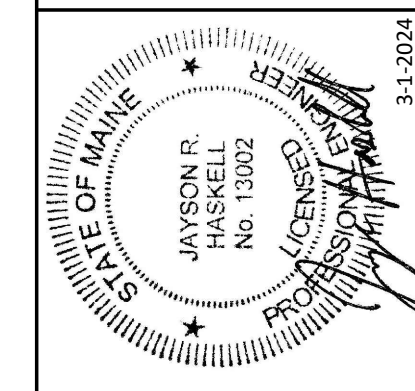
APPLICANT:
PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN & PTG PROPERTIES, INC.
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION

DRAWING SHEET INDEX

PAGE NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL SUBDIVISION PLAN
3	SUBDIVISION PLAN
4	SUBDIVISION PLAN
5	DETAILS
6	DETAILS

PRELIMINARY
PLAN
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REV.	DATE	BY	DESCRIPTION
A	3-1-24	DMR	ISSUED FOR TOWN REVIEW

OVERALL SUBDIVISION PLAN
CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION
SMITH ROAD
WINDHAM, MAINE
FOR:
**PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN & PTG PROPERTIES, INC.**
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

17046
JOB NUMBER:
1" = 180'
SCALE:
3-1-2024
DATE:
SHEET 2 OF 6
OSB-1



LEGEND

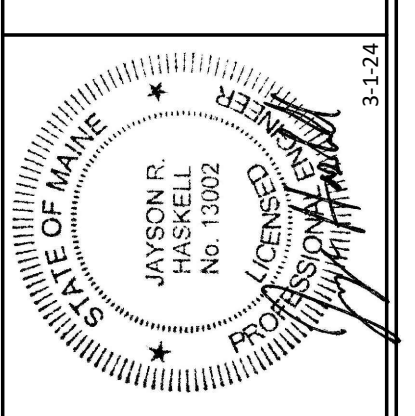
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ABUTTER PROPERTY LINE	ABUTTER PROPERTY LINE
SETBACK	SETBACK
EASEMENT LINE	EASEMENT LINE
GRANITE MONUMENT	GRANITE MONUMENT
IRON PIN/DRILL HOLE	IRON PIN/DRILL HOLE
CENTERLINE	CENTERLINE
BUILDING	BUILDING
EDGE OF PAVEMENT/CURB	EDGE OF PAVEMENT/CURB
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF WETLANDS	EDGE OF WETLANDS
CENTERLINE OF STREAM	CENTERLINE OF STREAM
CONTOUR LINE	CONTOUR LINE
TREELINE	TREELINE
CULVERT/STORMDRAIN	CULVERT/STORMDRAIN

GENERAL NOTES:

- PLAN REFERENCES:
 - EXISTING CONDITIONS SURVEY OF CROSS RIDGE DRIVE/LOCKLAND DRIVE IN WINDHAM, MAINE FOR PETER GILMAN, AS PREPARED BY WAYNE T. WOOD & COMPANY DATED SEPTEMBER 2010 (JOB NO. 27079)
- HORIZONTAL DATUM: MAGNETIC NORTH OF 1958
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 1A.
- TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2 FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF MAINE OFFICE OF GIS.
- THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT.
- SPACE AND BULK REQUIREMENTS: FR DISTRICT

MIN LOT SIZE:	50,000 SF
NET RESIDENTIAL DENSITY:	40,000 SF PER DWELLING
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	30 FT
MIN SIDE/REAR YARD:	10 FT
MAX BUILDING HEIGHT:	35 FT
- WETLAND DELINEATION PERFORMED BY WAYNE T. WOOD & COMPANY.
- REFER TO SUBDIVISION PLAN SHEETS 3 & 4 FOR MORE DETAILED SUBDIVISION INFORMATION.

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION

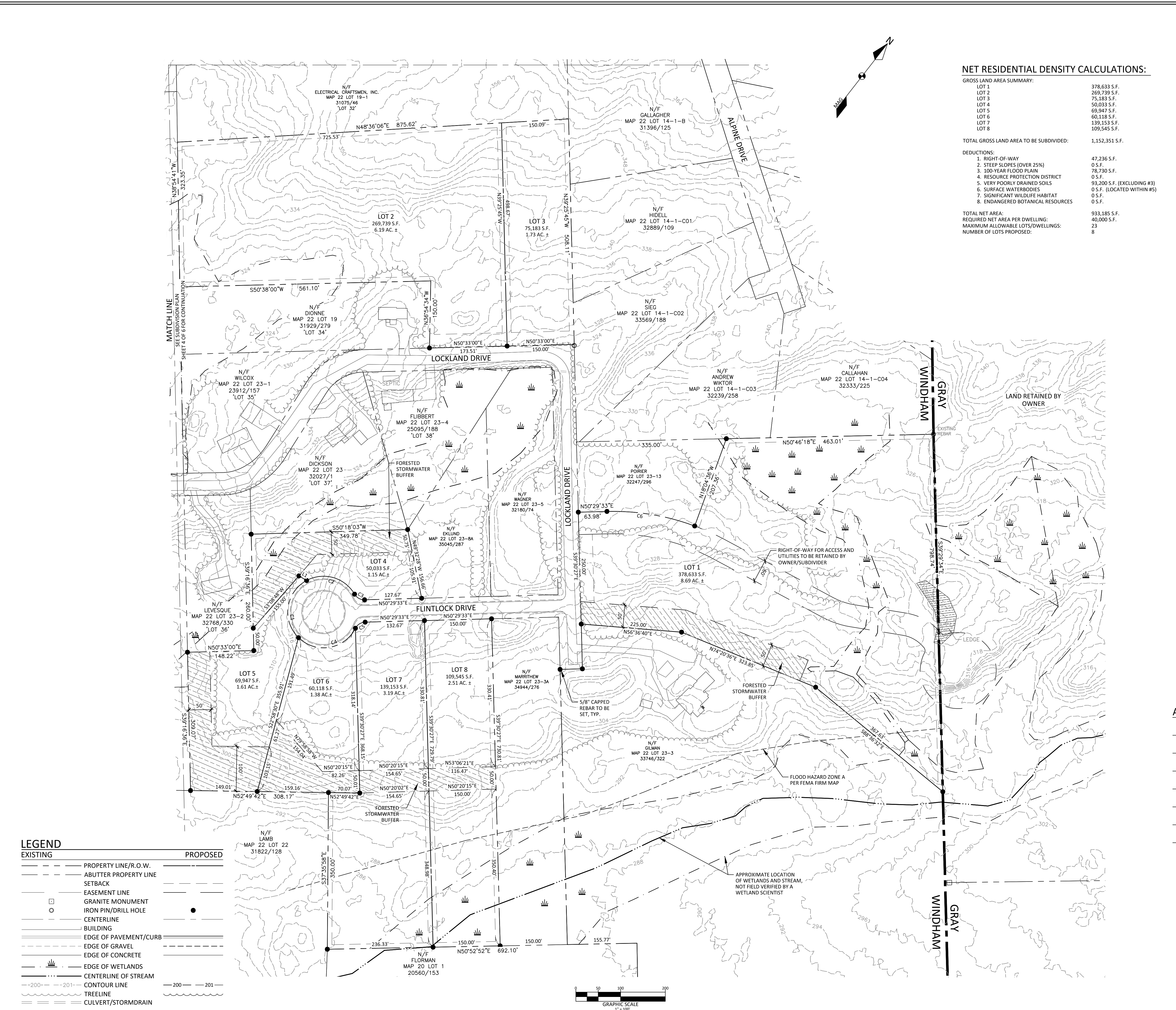


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REV	DATE	BY	DESCRIPTION
A	3-1-24	DNR	ISSUED FOR TOWN REVIEW

SUBDIVISION PLAN
CROSS RIDGE DRIVE & LOCKLAND DRIVE PROPERTIES
WINDHAM, MAINE
FOR:
PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN & PTG PROPERTIES, INC.
755 LOCKLAND DRIVE
WINDHAM, MAINE 04062

17046
JOB NUMBER:
1" = 100'
SCALE:
3-1-2024
DATE:
SHEET 3 OF 6
SB-1



NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA SUMMARY:	
LOT 1	378,633 S.F.
LOT 2	269,739 S.F.
LOT 3	75,183 S.F.
LOT 4	50,033 S.F.
LOT 5	69,947 S.F.
LOT 6	60,118 S.F.
LOT 7	139,153 S.F.
LOT 8	109,545 S.F.
TOTAL GROSS LAND AREA TO BE SUBDIVIDED:	1,152,351 S.F.

DEDUCTIONS:	
1. RIGHT-OF-WAY	47,236 S.F.
2. STEEP SLOPES (OVER 25%)	0 S.F.
3. 100-YEAR FLOOD PLAIN	78,730 S.F.
4. RESOURCE PROTECTION DISTRICT	0 S.F.
5. VERY POORLY DRAINED SOILS	93,200 S.F. (EXCLUDING #3)
6. SURFACE WATERBODIES	0 S.F. (LOCATED WITHIN #5)
7. SIGNIFICANT WILDLIFE HABITAT	0 S.F.
8. ENDANGERED BOTANICAL RESOURCES	0 S.F.
TOTAL NET AREA:	933,185 S.F.

REQUIRED NET AREA PER DWELLING:	
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	40,000 S.F.
NUMBER OF LOTS PROPOSED:	23

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	150.00'	80.00'	107°25'47"	S29°55'34"E	128.97'
C2	123.24'	80.00'	88°16'00"	S67°55'20"W	111.41'
C3	26.86'	25.00'	61°33'47"	N81°16'27"E	25.59'
C4	150.00'	80.00'	107°25'47"	N42°38'39"E	128.97'
C5	26.86'	25.00'	61°33'47"	S19°42'40"W	25.59'
C6	200.06'	525.00'	21°49'59"	S61°24'33"W	198.85'

LINE TABLE

LINE #	LENGTH	BEARING
L1	20.00'	S82°34'38"W
L2	47.36'	S16°17'00"E
L3	50.00'	N69°03'41"E
L4	47.97'	S20°56'19"E
L5	50.00'	N39°27'00"W
L6	50.00'	N50°33'00"E
L7	50.00'	N39°27'00"W

GENERAL NOTES:

1. PLAN REFERENCES:
 - A) EXISTING CONDITIONS SURVEY OF CROSS RIDGE DRIVE/LOCKLAND DRIVE IN WINDHAM, MAINE FOR PETER GILMAN, AS PREPARED BY WAYNE T. WOOD & COMPANY DATED SEPTEMBER 2010 (JOB NO. 27079)
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6. THE PROPERTY IS LOCATED IN THE FARM RESIDENTIAL DISTRICT.
7. SPACE AND BULK REQUIREMENTS: FR DISTRICT
 - MIN LOT SIZE: 50,000 SF
 - NET RESIDENTIAL DENSITY: 40,000 SF PER DWELLING
 - MIN STREET FRONTAGE: 150 FT
 - MIN FRONT YARD: 30 FT
 - MIN SIDE/REAR YARD: 10 FT
 - MAX BUILDING HEIGHT: 35 FT
8. WETLAND DELINEATION PERFORMED BY WAYNE T. WOOD & COMPANY.
9. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL, AND IN ACCORDANCE WITH SECTION 911 E.1.A OF THE LAND USE ORDINANCE UNLESS AN AMENDMENTS IS APPROVED BY THE PLANNING BOARD.
10. STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFERS SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER CONSTRUCTION.
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APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

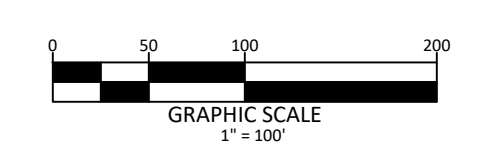
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AT _____ h _____ m _____ M

AND RECORDED IN _____
PLAN BOOK _____ PAGE _____

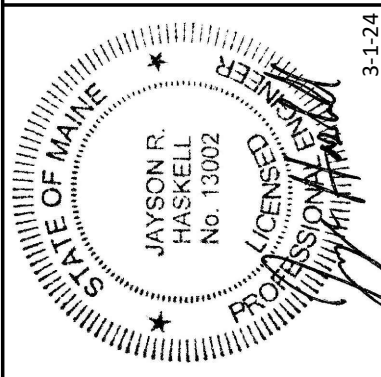
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LEGEND

EXISTING	PROPOSED
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PRELIMINARY
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NOT FOR
CONSTRUCTION

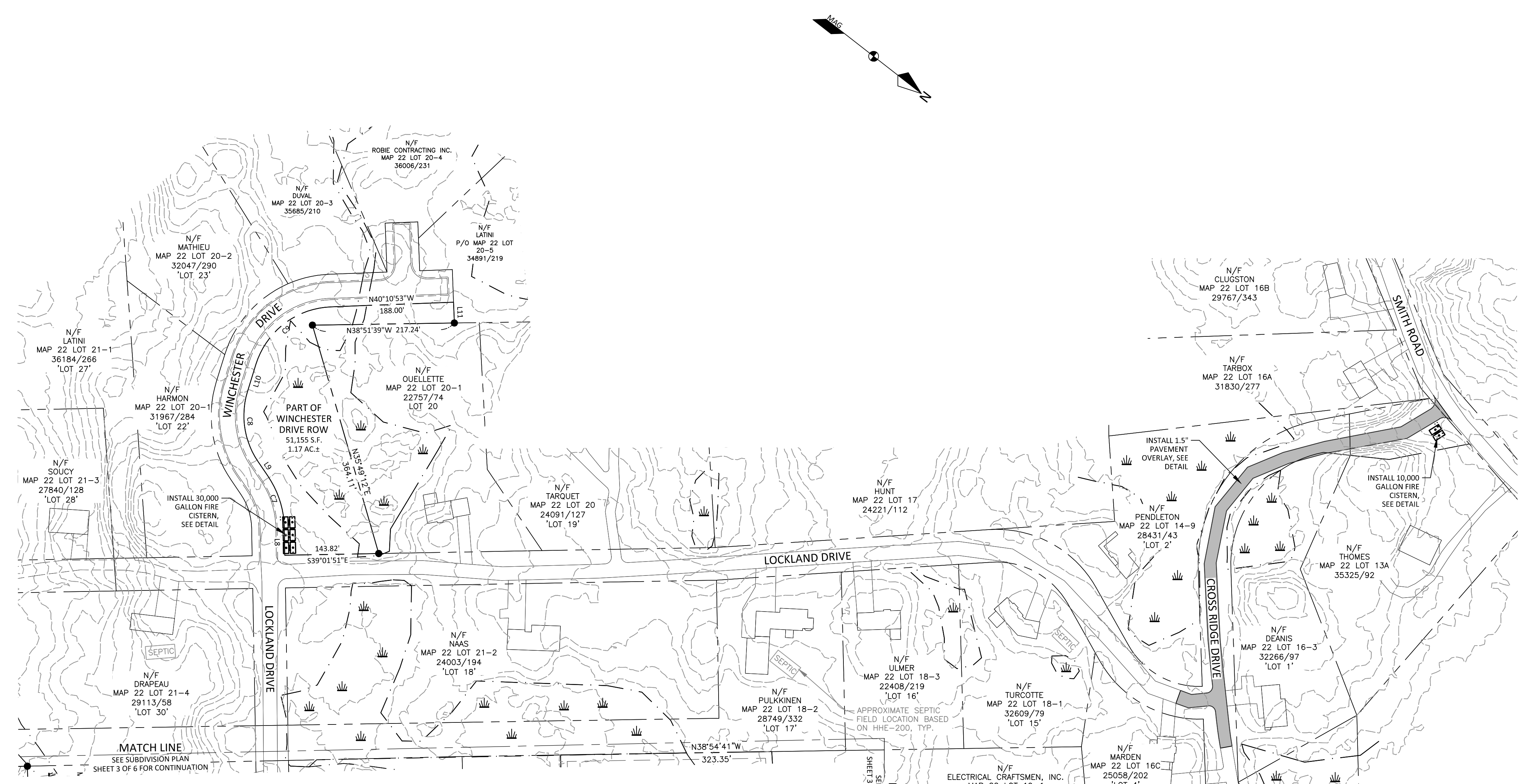


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REV.	DATE	BY	DESCRIPTION
A	3-1-24	DMR	ISSUED FOR TOWN REVIEW

SUBDIVISION PLAN
CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION
SMITH ROAD
WINDHAM, MAINE
FOR:
PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN & PTG PROPERTIES, INC.
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

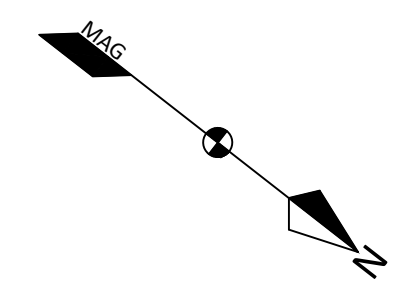
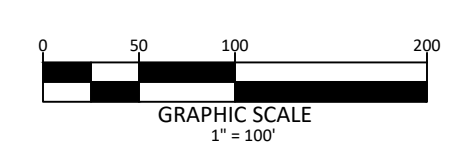
17046
JOB NUMBER:
1" = 100'
SCALE:
3-1-2024
DATE:
SHEET 4 OF 6
SB-2



LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
L8	42.20'	S50°58'09"W	C7	84.11'	145.00'	33°14'11"	S34°21'04"W	82.94'
L9	26.77'	S17°43'58"W	C8	112.33'	125.00'	51°29'10"	N43°28'33"E	108.58'
L10	43.58'	S69°13'08"W	C9	154.02'	125.00'	70°35'59"	S75°28'52"E	144.46'
L11	31.91'	N49°49'07"E						

LEGEND

EXISTING	PROPOSED
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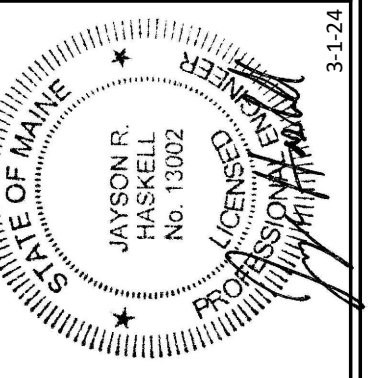


GENERAL NOTES:
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APPROVED - WINDHAM PLANNING BOARD:
CHAIRPERSON _____ DATE _____

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M
AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

PRELIMINARY
PLAN
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CONSTRUCTION

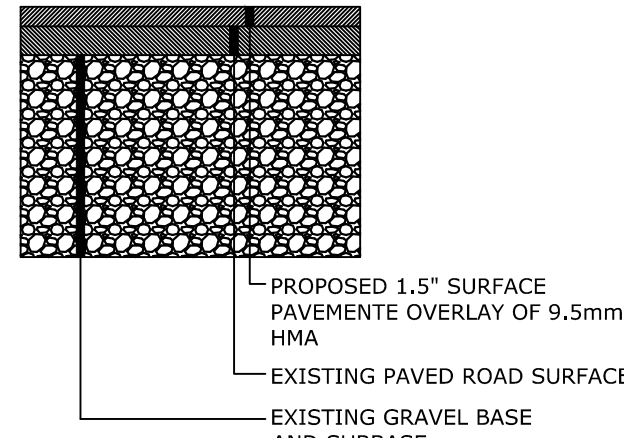


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59 HARVEST HILL RD
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REV.	DATE	BY	DESCRIPTION
A	3-1-24	DMR	ISSUED TO TOWN FOR REVIEW

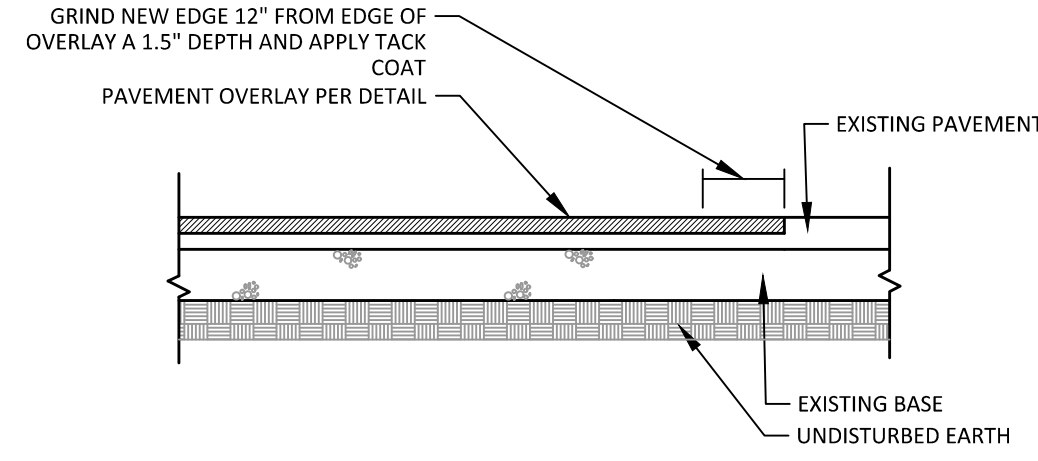
DETAILS
CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION
SMITH ROAD
WINDHAM, MAINE
FOR:
PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN & PTG PROPERTIES, INC.
75 LOCKLAND DRIVE
WINDHAM, MAINE 04062

17046
JOB NUMBER:
AS NOTED
SCALE:
3-1-2024
DATE:
SHEET 6 OF 6
D-2

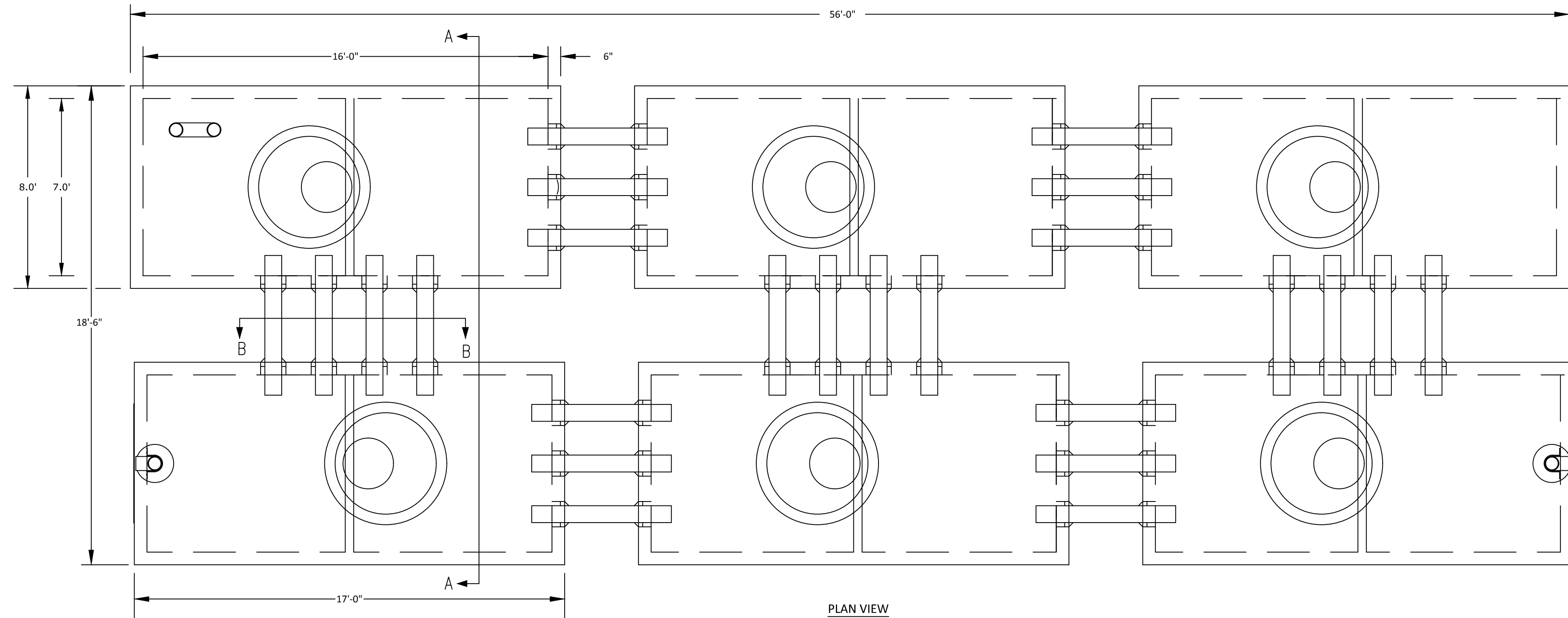


PAVEMENT OVERLAY
NOT TO SCALE

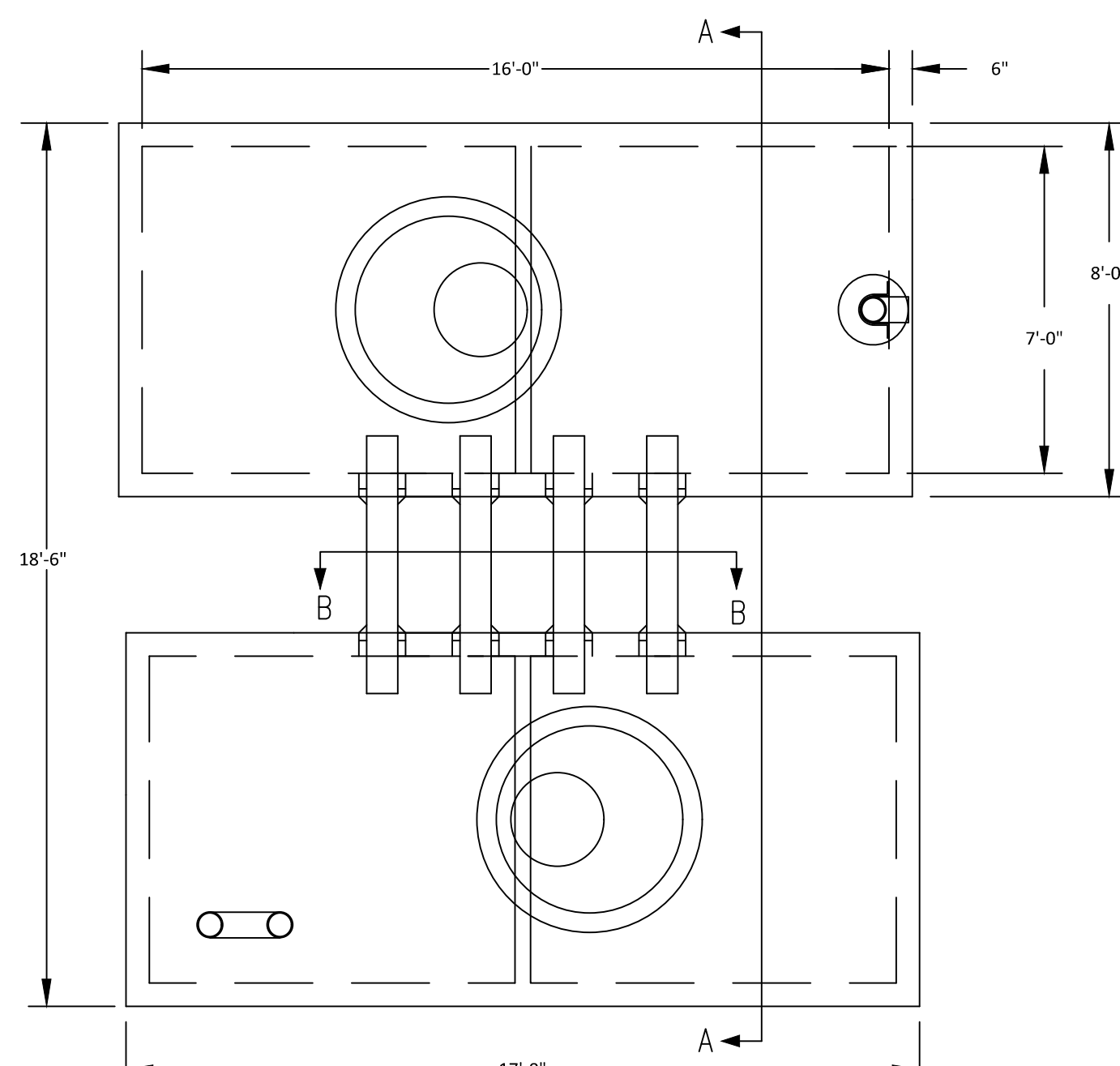
- NOTES:**
- GRIND BUTT JOINT AT ALL DRIVEWAYS AND END OF OVERLAY.
 - SWEEP OR VACUUM EXISTING PAVEMENT SURFACE AND INSTALL TACK COAT PRIOR TO PLACEMENT OF PAVEMENT OVERLAY.



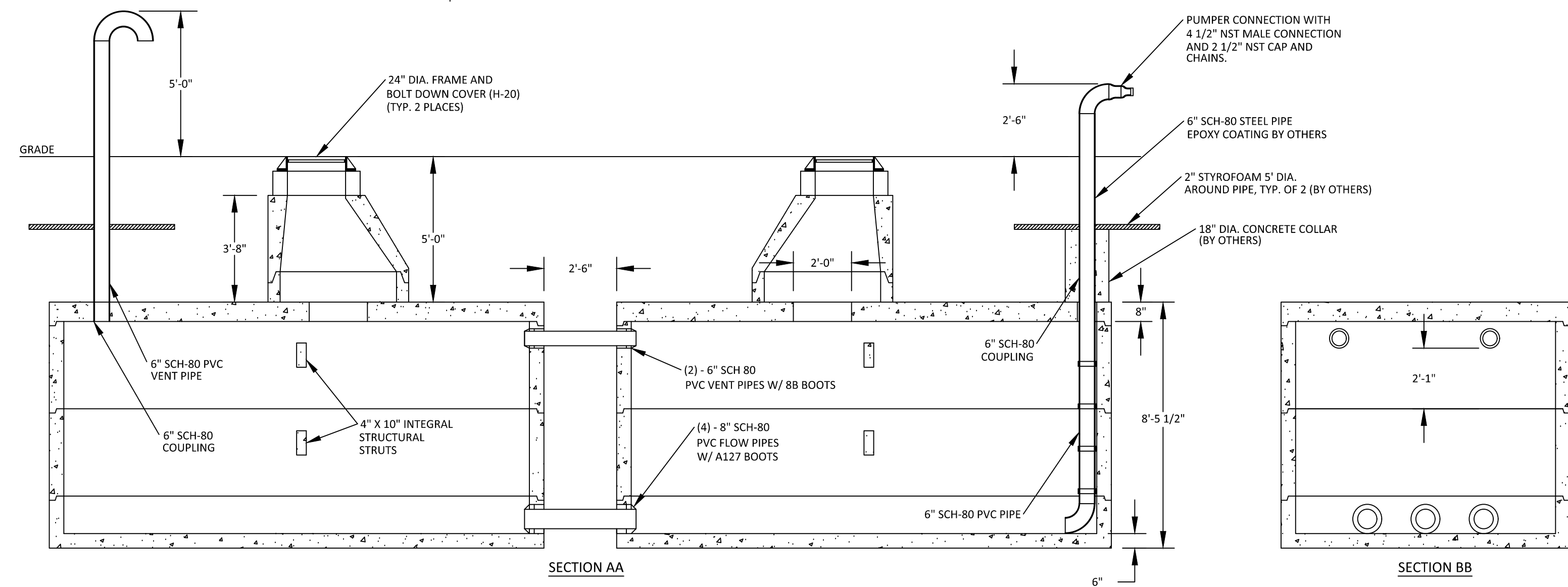
MILLING BUTT JOINT DETAIL
NOT TO SCALE



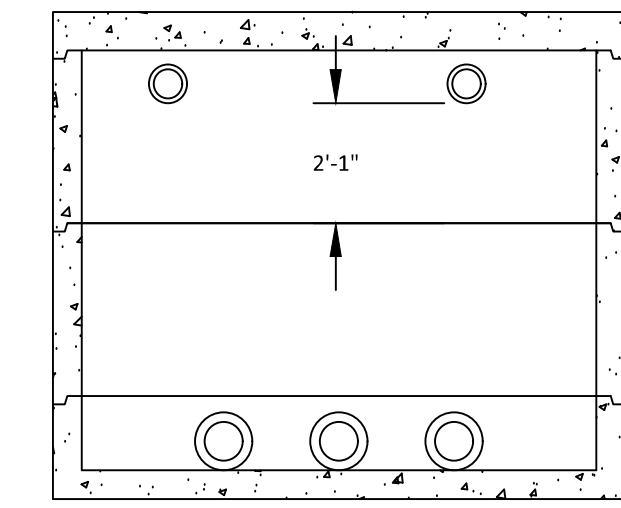
PLAN VIEW



PLAN VIEW

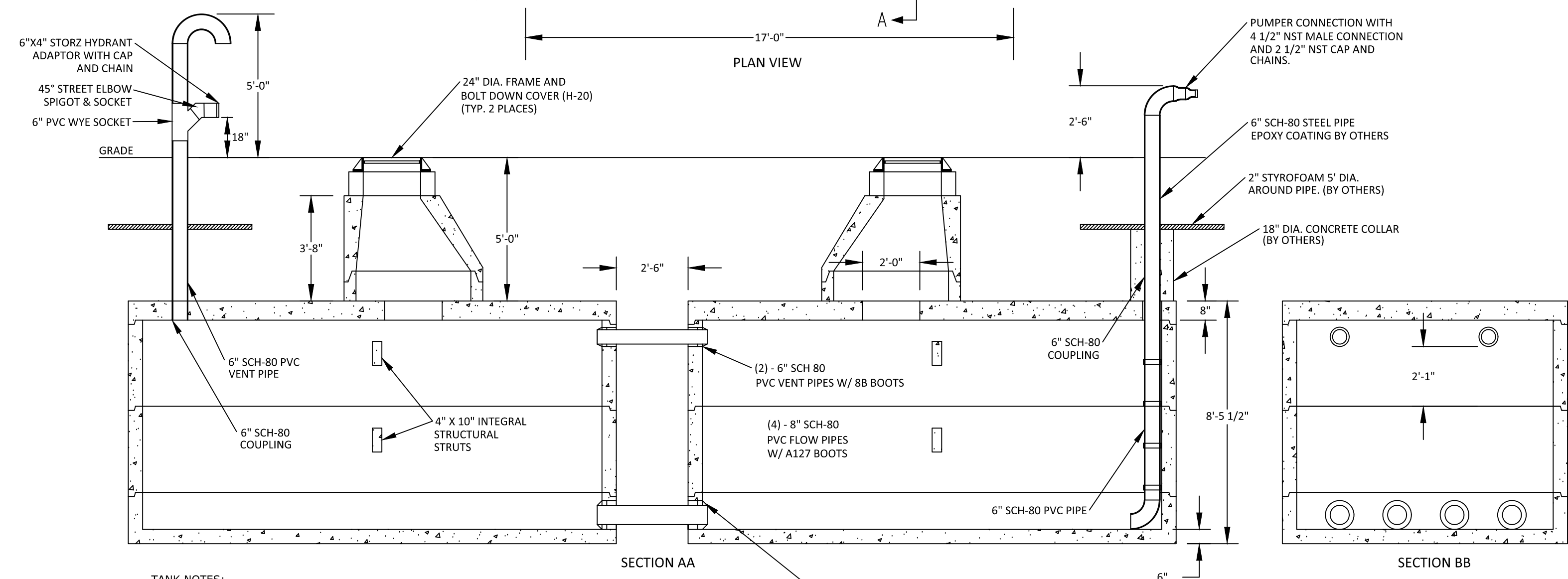


SECTION AA

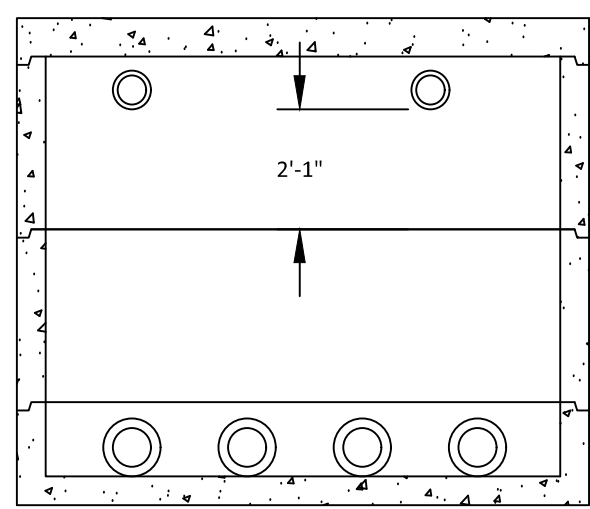


SECTION BB

- TANK NOTES:**
- CONCRETE TO BE 5,000 PSI AT 28 DAYS.
 - SHIPLAP JOINTS ARE SEALED WITH A 2x1-1/4\"/>
- 30,000 GALLON FIRE TANK STORAGE FACILITY**
NOT TO SCALE



SECTION AA

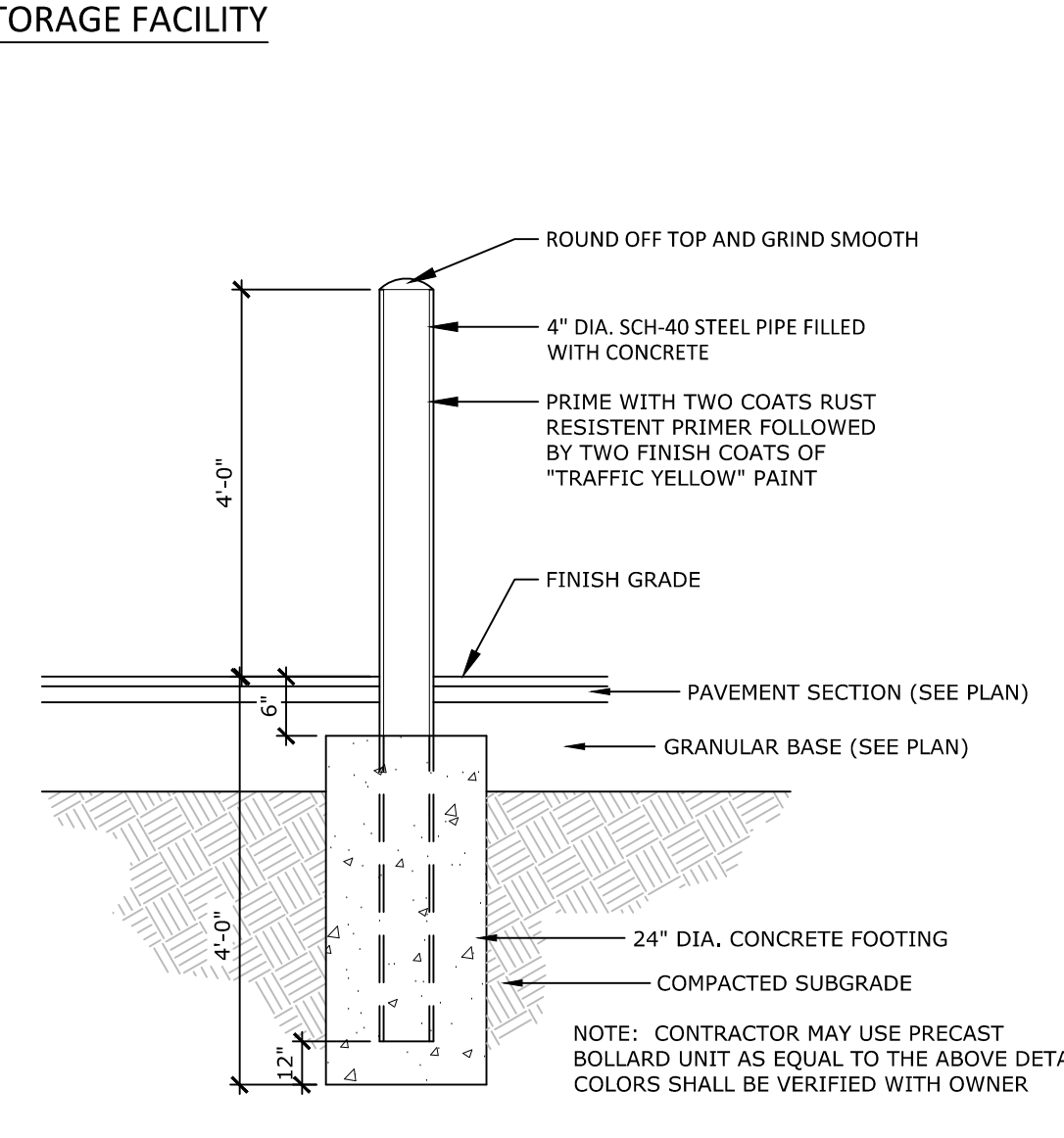


SECTION BB

- TANK NOTES:**
- CONCRETE TO BE 5,000 PSI AT 28 DAYS.
 - SHIPLAP JOINTS ARE SEALED WITH A 2x1-1/4\"/>

10,000 GALLON FIRE TANK

1' BARREL TO BE CAST INTO TOP WITH 8\"/>



4\"/>

NOTE: CONTRACTOR MAY USE PRECAST BOLLARD UNIT AS EQUAL TO THE ABOVE DETAIL COLORS SHALL BE VERIFIED WITH OWNER