



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:

- RIGHT-OF-WAY: 47,236 S.F.
- STEEP SLOPES (OVER 25%): 0 S.F.
- 100-YEAR FLOOD PLAIN: 46,473 S.F.
- RESOURCE PROTECTION DISTRICT: 0 S.F.
- VERY POORLY DRAINED SOILS: 138,450 S.F. (EXCLUDING #5)
- SURFACE WATERBODIES: 0 S.F. (LOCATED WITHIN #5)
- SIGNIFICANT WILDLIFE HABITAT: 0 S.F.
- ENDANGERED BOTANICAL RESOURCES: 0 S.F.

TOTAL NET AREA: 920,192 S.F.
 REQUIRED NET AREA PER DWELLING: 40,000 S.F.
 MAXIMUM ALLOWABLE LOTS/DWELLINGS: 23
 NUMBER OF LOTS PROPOSED: 8

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

CONDITIONS OF APPROVAL:

- APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATIONS DATED MARCH 4, 2024, MAY 1, 2024 AND JULY 17, 2024 ALONG WITH SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD. ANY VARIATION FROM SUCH PLANS, PROPOSALS, SUPPORTING DOCUMENTS, AND REPRESENTATIONS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 120-913 OF THE LAND USE ORDINANCE.
- THE SIGNED SUBDIVISION PLAN SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THREE (3) YEARS FROM THE DATE OF FINAL PLANNING BOARD APPROVAL.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, A DOCUMENT THAT PROVIDES FOR THE CARE AND MAINTENANCE OF THE PRIVATE ROADS AND FIRE CISTERS SHALL BE PROVIDED TO THE TOWN FOR REVIEW AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING ARTICLE 12 IMPACT FEES: RECREATION IMPACT FEE, OPEN SPACE IMPACT FEE, PUBLIC SAFETY IMPACT FEE AND MUNICIPAL OFFICE IMPACT FEE. ALL FEES WILL BE DETERMINED AND COLLECTED FOR ANY BUILDING PERMITS OR ANY OTHER PERMITS NECESSARY FOR THE DEVELOPMENT.

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, WITH SUPPLEMENTAL WETLAND DELINEATION IN PREVIOUSLY UNMAPPED AREAS PERFORMED BY ALEX FINAMORE.
- 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 AMENDMENT IS APPROVED BY THE PLANNING BOARD.
- 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.
- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER, LOT OWNERS OR ROAD ASSOCIATION, AND SHALL NOT BE OFFERED FOR ACCEPTANCE, OR MAINTAINED, BY THE TOWN OF WINDHAM UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS.
- THE FIRE CISTERS SHOWN ON SHEET SB-2 MUST BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. MAINTENANCE INCLUDES, AT A MINIMUM, VISUAL INSPECTION AT LEAST TWICE PER YEAR. IF THE TANKS DO NOT MAINTAIN A FULL WATER LEVEL, THEY MUST BE REPAIRED OR REPLACED WITHIN 3 MONTHS FOLLOWING A FAILED INSPECTION.
- THE RIGHT-OF-WAY DEPICTED ON LOT 1 SHALL BE LIMITED TO PROVIDING ACCESS TO A MAXIMUM OF ONE (1) SINGLE-FAMILY DWELLING ON LOT 1 AND ONE (1) SINGLE-FAMILY DWELLING ON LAND IN THE TOWN OF GRAY, ALONG WITH ANY ACCESSORY USES PERMITTED IN THE ZONING DISTRICT(S).

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

LEGEND

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PRELIMINARY PLAN NOT FOR CONSTRUCTION
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 JAYSON R. HASKELL
 No. 13002
 License No. 13002
 10-12-24

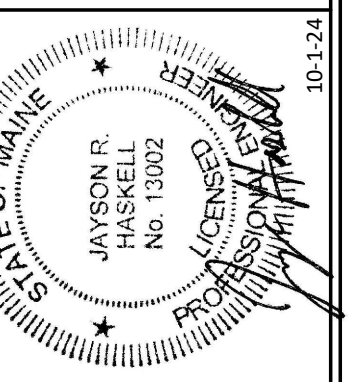
DM ROMA
 CONSULTING ENGINEERS
 P.O. BOX 1118
 WINDHAM, ME 04062
 (207) 310-0506

REV	DATE	BY	DESCRIPTION
A	3-1-24	DMR	ISSUED FOR TOWN REVIEW
B	5-1-24	DMR	REVISED PER TOWN REVIEW
C	7-17-24	DMR	REVISED PER TOWN REVIEW
D	7-18-24	DMR	REVISED PER TOWN REVIEW
E	10-1-24	DMR	REVISED PER TOWN REVIEW

SUBDIVISION PLAN
 CROSS RIDGE DRIVE & LOCKLAND DRIVE PROPERTIES
 CROSS RIDGE DRIVE & LOCKLAND DRIVE
 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:
 10-1-2024
 DATE:
 SHEET 3 OF 6
 SB-1

PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION



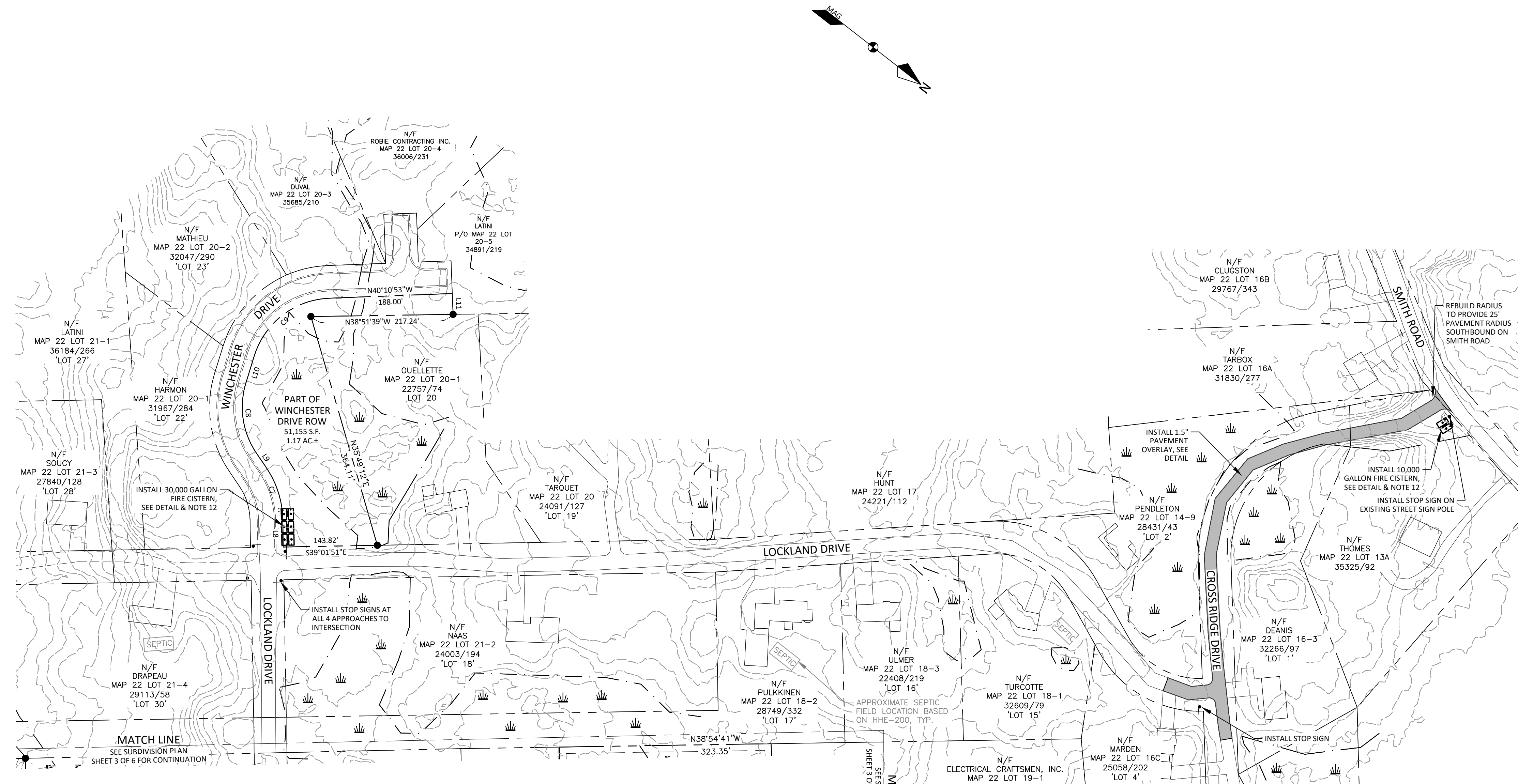
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WINDHAM, ME 04062
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SUBDIVISION PLAN
CROSS RIDGE DRIVE & LOCKLAND DRIVE SUBDIVISION
SMITH ROAD
WINDHAM, MAINE
FOR:
PETER GILMAN, TAMMY GILMAN, ANNA GILMAN, MICHAEL GILMAN,
KYLE GILMAN, EMILY GILMAN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

17046
JOB NUMBER:
1" = 100'
SCALE:
10-1-2024
DATE:
SHEET 4 OF 6
SB-2



LINE TABLE

LINE #	LENGTH	BEARING
L8	42.20'	S50° 58' 09" W
L9	26.77'	S17° 43' 58" W
L10	43.58'	S69° 13' 08" W
L11	31.91'	N49° 49' 07" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C7	84.11'	145.00'	33° 14' 11"	S34° 21' 04" W	82.94'
C8	112.33'	125.00'	51° 29' 10"	N43° 28' 33" E	108.58'
C9	154.02'	125.00'	70° 35' 59"	S75° 28' 52" E	144.46'

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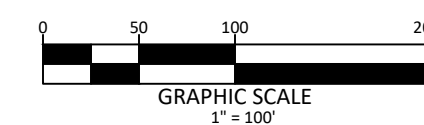
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APPROVED - WINDHAM PLANNING BOARD:

CHAIRPERSON	DATE
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STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

RECEIVED _____, 20____
AT _____ h _____ m _____ M
AND RECORDED IN
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ATTEST: _____ REGISTER