NOTES:

1. OWNER/APPLICANT: DOLLOFF RIDGE, LLC
28 WILD TURKEY LANE
PORTER, MAINE

2. ENGINEER: STEVEN J. BLAKE, PE#11695
BH2M
380B MAIN STREET
GORHAM, MAINE

3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M

4. WETLAND DELINEATION: LUCIEN LANGLOIS,
BH2M

5. DEED REFERENCE: BK. 2964, PG. 190
BK. 37821, PG. 226
BK. 17302, PG. 270
BK. 39104, PG. 193

6. TAX MAP REFERENCE: MAP 30, LOT 2
MAP 31, BLOCK 2, LOT 1
MAP 31, BLOCK 2, LOT 2
MAP 31, BLOCK 2, LOT 101

7. ZONING: MOSHER CORNER MIXED USE

8. MINIMUM STANDARDS: (RESIDENTIAL-SEWERED)
MIN. LOT SIZE - 20,000 S.F.
MIN. AREA PER DU - 20,000 S.F.
FRONTAGE - 100'
SETBACKS - 50' FRONT (MEDOT NUMBERED RD)
15' FRONT ALL OTHER STREETS
15' SIDE AND REAR

9. MINIMUM STANDARDS: (NON-RESIDENTIAL)
MIN. LOT SIZE - 30,000 S.F.
FRONTAGE - 100'
SETBACKS - 80' FRONT (MEDOT NUMBERED RD)(OR 3X BLDG HEIGHT)
50' FRONT ALL OTHER STREETS (OR 2X BLDG HEIGHT)
50' SIDE AND REAR (OR 2X BLDG HEIGHT)

10. LOT AREA: 73.049 ACRES (34.3± ACRES OF WETLANDS)

11. EXISTING USE: RESIDENTIAL LOT

12. PROPOSED USE: RESIDENTIAL AND COMMERCIAL DEVELOPMENT

13. SEWER SERVICE: PUBLIC

14. WATER SERVICE: PUBLIC

15. ELECTRIC/TELEPHONE: UNDERGROUND

16. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.

N/F
Central Maine Power Co.
Bk. 2339, Pg. 268

N/F
S.B. Aggregates, LLC
Bk. 24262, Pg. 29

N/F
AJA Properties
Bk. 39475, Pg. 185

N/F
MN8 Properties, LLC
Bk. 25783, Pg. 324

N/F
Charles A. Hamblen
Bk. 33648, Pg. 126

N/F
Gateway Commons
Open Space

N/F
Merita & Kristo Papalia
Bk. 35242, Pg. 331

N/F
Danny H. Wolfe
Bk. 28541, Pg. 95

N/F
Max Ventures, LLC
Bk. 41260, Pg. 302

LOT 3
27.19 ACRES
59 RES. UNITS

LOT 1
33.14 ACRES
72 RES. UNITS

LOT 2
11.07 ACRES
24 RES. UNITS

3 STORY - 12 UNIT RESIDENTIAL, TYP

2 STORY - RETAIL/ OFFICE UNIT

3 STORY - RETAIL/ OFFICE UNIT

3 STORY - RETAIL/ OFFICE/RESI. UNIT

35 SPACES

72 SPACES

95 SPACES

70 SPACES

32 SPACES

50'x50'

90'x100'

40'x100'

60'x140'

24' BITUMINOUS ROADWAY 1,500 LIN. FEET.

MAIN STREET

PHASE I

FUTURE DEVELOPMENT AREA

Scale: 1" = 100'

100' 0 100' 200'

REVISION

NO.	DATE	DESCRIPTION

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
Dolloff Ridge LLC
28 Wild Turkey Lane
Porter, Maine

PROJECT CONCEPT 4

DOLLOFF PROPERTY

MAIN STREET
GORHAM, MAINE

DESIGNED	DATE
W. Pelkey	July 2026
DRAWN	SCALE
Dept.	1" = 100'
CHECKED	JOB. NO.
S. Blake	26110

SHEET
1

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