



**LOCATION MAP**  
SCALE: 1" = 2 MILES

**NOTES:**

- OWNER: PTG INVESTMENT TRUST  
664 MAIN STREET  
GORHAM, MAINE
- APPLICANT: MAKA BUILDERS LLC  
3 BLUE WAVE LANE  
SACO, ME
- ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
- DEED REFERENCE: BOOK 34861, PAGE 102
- TAX MAP REFERENCE: MAP 8, LOT 10
- TOTAL PARCEL AREA: +/- 40 ACRES
- EXISTING ZONING: URBAN RESIDENTIAL EXPANSION (UREXP)
- ZONING REQUIREMENTS: MIN. LOT SIZE - 40,000 SF.  
MIN. STREET FRONTAGE - 150'  
MIN. SETBACK - 25' FRONT, 15' SIDE/REAR
- PROPOSED USE: 63 UNIT CONDOMINIUM PROJECT (DUPELXES)  
55 AND OLDER COMMUNITY
- PLAN REFERENCE: "LOT DIVISION, LAND OF PTG INVESTMENT TRUST, SHIRLEY LANE & NEWTON LANE, GORHAM, MAINE," FOR PAUL GORE, BY BH2M, DATED JANUARY 2021.
- WETLANDS: MARK HAMPTON ASSOCIATES  
P.O. BOX 1391  
PORTLAND, ME
- TOPOGRAPHY: MAINE STATE LIDAR

NO.	DATE	DESCRIPTION
1	8/16/23	Submitted Sketch Plan to Town



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

FOR  
Maka Builders LLC  
3 Blue Wave Lane  
Saco, ME

**SKETCH PLAN**  
63 UNIT CONDOMINIUM  
55 AND OLDER COMMUNITY  
SHIRLEY LANE and NEWTON DRIVE  
GORHAM, MAINE

DESIGNED W. Pelkey	DATE June 2023
DRAWN W. Pelkey	SCALE 1" = 100'
CHECKED A. Morrell	JOB. NO. 23107

SHEET  
**1**

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SYMBOL	LEGEND	DESCRIPTION
A.G./B.G.		ABOVE GROUND/BELOW GROUND
N/F		NOW OR FORMERLY
□ GMP		GRANITE MONUMENT FOUND
○ I/PF/IRF		IRON PIPE/IRON ROD FOUND
○ CRF-1		CAPPED IRON ROD FOUND (PLS#1201)
○ IRS		5/8" IRON ROD W/ CAP TO BE SET
○		UTILITY POLE
○		DECIDUOUS TREE
○		CONIFEROUS TREE
○		STUMP
---		EDGE OF PAVEMENT
---		PROPERTY LINE
---		ABUTTER PROPERTY LINE
---		WETLANDS

