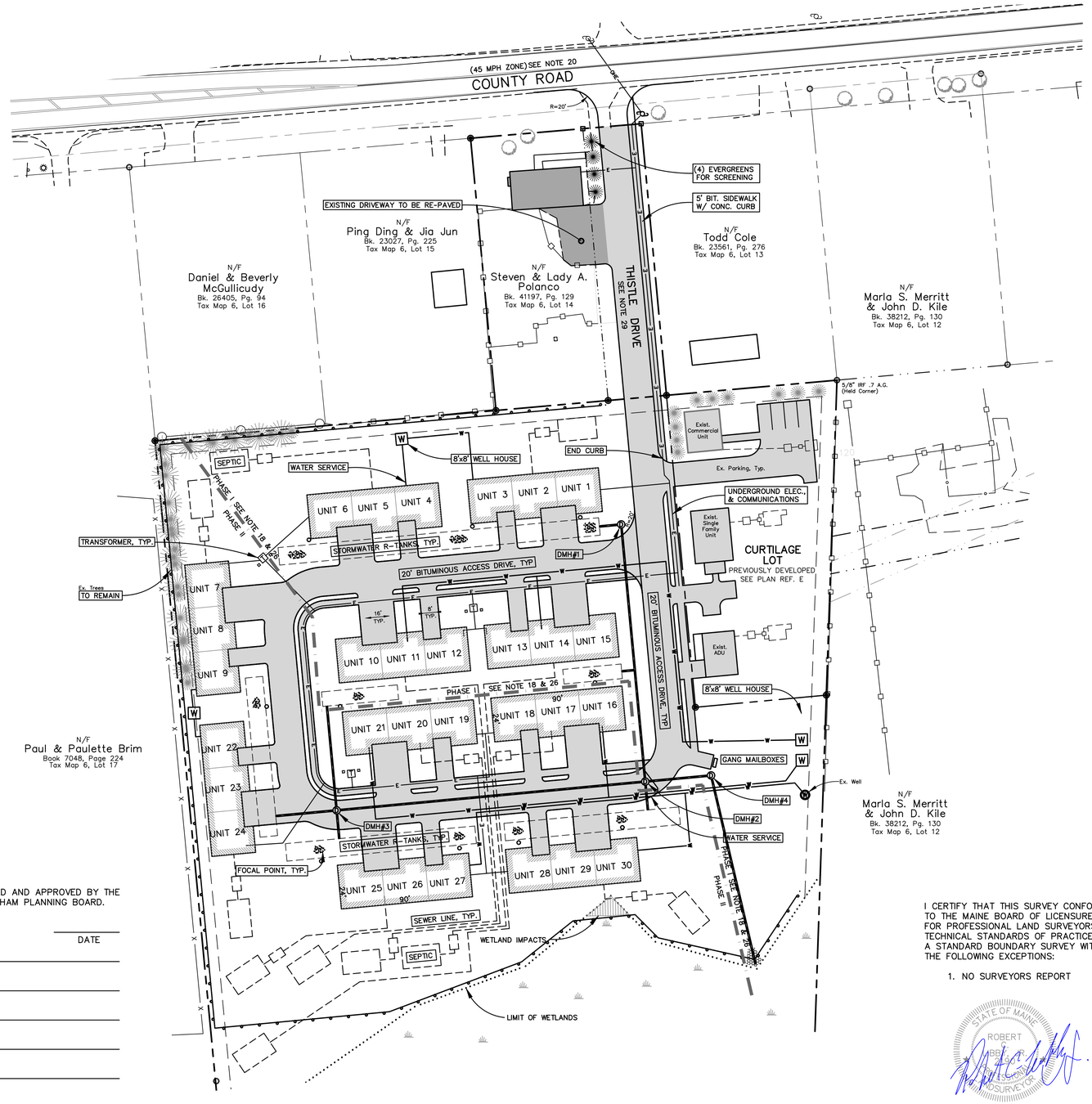


LOCATION MAP
SCALE: 1" = 2 MILES

Grid: NAD83



Scale: 1" = 40'
40' 0 40' 80'

PLAN REVIEWED AND APPROVED BY THE TOWN OF GORHAM PLANNING BOARD.

CHAIR _____ DATE _____

LEGEND

SYMBOL	DESCRIPTION
IRF/IPF	IRON PIPE/IRON ROD FOUND
	GRANITE MONUMENT TO BE SET
	5/8" IRON ROD TO BE SET
	UTILITY POLE
WV	WATER VALVE
	EXISTING HYDRANT
A.G./B.G.	ABOVE GROUND/BELOW GROUND
S	SEWER MANHOLE
	EXISTING EDGE OF PAVEMENT
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	SETBACKS
S	PROPOSED SEWER
	PROPOSED STORM DRAIN
W	EXISTING WATERLINE
W	PROPOSED WATERLINE
E	UNDERGROUND ELECTRIC
N/F	NOW OR FORMERLY

NOTES:

1. OWNER: MITCHELL WOODS LLC, 34 COUNTY ROAD, GORHAM, ME 04038
   APPLICANT: CHRISTINA A. MITCHELL, TRUSTEE, CA MITCHELL 2021 TRUST, 34 COUNTRY ROAD GORHAM, ME 04038
2. ENGINEER: ANDREW S. MORRELL, PE#1328, BH2M, 380B MAIN STREET, GORHAM, MAINE 04038
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190, BH2M
4. WETLAND DELINEATION/ VERNAL POOL/HIGH INTENSITY SOILS & SEPTIC DESIGN: MARK HAMPTON, MARK HAMPTON ASSOCIATES, PORTLAND, MAINE
5. DEED REFERENCE: BK. 41492, PG. 180
6. LOT AREA: 14.935 ACRES
7. TAX MAP REFERENCE: MAP 6, LOT 14
8. ZONING: SOUTH GORHAM COMMERCIAL CORRIDOR-SGCC
9. MINIMUM STANDARDS: MINIMUM LOT AREA - 20,000 S.F.; FRONTAGE - 80'; SETBACKS - 20' FRONT, 10' SIDE & REAR
10. EXISTING USE: MIXED USE DEVELOPMENT WITH COMM. BUILDING, SINGLE FAMILY HOME, AND ADU
11. PROPOSED USE: 30 UNIT RESIDENTIAL CONDOMINIUM (55 & OLDER)
12. SEWER SERVICE: SHARED, ON SITE SUBSURFACE SEPTIC SYSTEMS
13. WATER SERVICE: SHARED, DRILLED WELLS
14. ELECTRIC/TELEPHONE: UNDERGROUND FROM COUNTY ROAD
15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
16. WETLAND IMPACTS: 194 S.F.
17. PLAN REFERENCES:
    A. STANDARD BOUNDARY SURVEY FOR ROYCE F. & SELMA C. O'DONAL, MITCHELL HILL ROAD BURNHAM ROAD, GORHAM, MAINE, DATED OCT. 20, 1997, BY MAINE BOUNDARY CONSULTANTS AND RECORDED IN THE C.C.R.D. PLAN BOOK 198, PAGE 35.
    B. STANDARD BOUNDARY SURVEY, SITE PLAN AMENDMENT, FOR BARBARA KING, 4 BURNHAM ROAD, GORHAM, MAINE, DATED 7/20/13, BY STEPHEN J. MARTIN, PLS AND RECORDED IN THE C.C.R.D., PLAN BOOK 214 PAGE 108.
    C. STATE OF MAINE, D.O.T., RIGHT OF WAY MAP, STATE HIGHWAY "120", GORHAM, CUMBERLAND COUNTY, DATED JAN. 1973, D.O.T. FILE NO. 3-217.
    D. CAD DRAWING OF KING PROPERTY, COUNTY ROAD, GORHAM, MAINE, BY JASON FARTHING OF SURVEY INC. AND PROVIDED BY SURVEY INC..
    E. CURTILAGE LOT LAYOUT, FOR CHRISTINA MITCHELL, DATED MARCH 2021, BY BH2M, RECORDED IN THE C.C.R.D., PLAN BOOK 225, PAGE 118.
18. PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES AS SHOWN ON PLAN. PHASE I WILL INCLUDE UNITS 1 THRU 6 AND UNITS 10 TO 15 (12 UNITS) AS SHOWN WITH ALL UTILITIES SPECIFIC TO THOSE UNITS, AND STORMWATER R-TANKS AS SHOWN. PHASE II WILL INCLUDE UNITS 7 THRU 9 AND UNITS 16-30 (18 UNITS) AND ALL ASSOCIATED UTILITIES AND INFRASTRUCTURE NOT CONSTRUCTED AS PART OF PHASE I.
19. BH2M AND THE APPLICANT HAVE WORKED WITH FERGUSON WATERWORKS ON DESIGN OF STORMWATER R-TANKS AND FOCAL POINTS. SEE FINAL PLANS BY BH2M AND FERGUSON WATERWORKS FOR MORE INFORMATION.
20. THE APPLICANT WILL CONSTRUCT A TURNING LANE OFF COUNTY ROAD AS DESIGNED BY VHB, SEE PLAN SUBMITTED. THE TURNING LANE WILL BE CONSTRUCTED PRIOR TO OCCUPANCY PERMITS BEING ISSUED FOR PHASE II OF THE PROJECT.
21. TRAFFIC ENGINEER: JASON READY, VHB
22. NITRATE ANALYSIS: MARK CENCI, MARK CENCI GEOLOGIC INC.
23. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE AND VERIFYING LOCATION PRIOR TO START OF CONSTRUCTION.
24. THIS NEIGHBORHOOD WILL CONSIST OF 75% FOR 55 & OLDER RESIDENTS (SEE CONDOMINIUM DOCUMENTS FOR MORE INFORMATION). THE FOLLOWING UNITS WILL NOT BE AGE RESTRICTED (UNITS 1-6 & 10-11).
25. PLANNING BOARD APPROVED MASTER SITE PLAN IN SEPTEMBER 2025 (SEE PLAN REFERENCE 17 E)
26. PHASE I CONSTRUCTION WILL CONSIST OF TEMPORARY TURNAROUNDS AT THE END OF EACH DEAD END ROAD TO ALLOW EMERGENCY VEHICLES TO TURN AROUND.
27. LIGHTING: ONE BUILDING MOUNTED PORCH LIGHT PER UNIT; SEE LIGHTING PLAN BY VISIBLE LIGHT FOR MORE INFO
28. APPLICANT/DEVELOPER RESERVES FUTURE ACCESS RIGHTS TO ABUTTING LAND AS FOLLOWS:
    - LAND OF BRIM TO WEST BETWEEN UNITS 9&22
    - LAND OF MERRITT AND KILE TO EAST OF GANG BOX MAIL AREA
29. ACCESS DRIVE WILL BE BUILT TO RURAL ACCESS STANDARDS AND REMAIN PRIVATE.
30. WAIVERS GRANTED: PUBLIC SEWER AND WATER CONNECTION 300-1.154.L.1.A & 300-1.154.L.1.B GRANTED JANUARY 5, 2026; OFF SITE PEDESTRIAN CONNECTIONS - FEE IN-LIEU 300-1.139.F & 300-1.149 GRANTED JANUARY 5. 2026
31. WASTE: ONE BARREL PER UNIT TO BE DISPOSED OF BY TENANT CONTRACT IN PLACE WITH WHITE ROCK SANITATION.
32. LANDSCAPING: 3 SHRUBS & 1 TREE PER UNIT
33. TURNING LANE TO BE CONSTRUCTED PRIOR TO ISSUANCE OF PHASE II OCCUPANCY PERMITS.
34. SNOW STORAGE TO BE DIRECTED TO SWALES LEADING TO R-TANK SYSTEMS.
35. PROJECT IS SUBJECT TO ALL APPLICABLE DEP PERMITTING PRIOR TO CONSTRUCTION.
36. PRIOR APPROVALS: MASTER SITE DEVELOPMENT PLAN - SEPTEMBER 2025; PRELIMINARY SUBDIVISION APPROVAL - JANUARY 2026
37. DENSITY: LOT SIZE: 650,556 SF; REQUIREMENT: 20,000 SF PER LOT; 650,556 SF / 20,000 SF PER LOT = 32.53 LOTS; 30 UNITS PROPOSED - 2 EXISTING ON CURTILAGE LOT
38. OPEN SPACE FEE WILL BE PAID BE APPLICANT PRIOR TO CONSTRUCTION OF PHASE I.
39. SEPTIC SYSTEMS FOR UNITS 1-9 SHALL CONTAIN FUJICLEAN TANKS AS RECOMMENDED BY MARK CENCI IN NITRATE ANALYSIS.
40. ALL RUNOFF FROM REAR OF UNITS ROOFS WILL BE COLLECTED WITH GUTTERS OR OTHER MEANS AND DIVERTED TO R-TANKS AND STORMWATER SYSTEMS.

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE — ROBERT C. LIBBY JR. — 2190 — REGISTERED LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1.	6/16/25	Submitted Preliminary Subdivision & Site Plan to Town
2.	7/24/25	Revised per Town Comments
3.	12/15/25	Revised per Town Comments
4.	3/16/26	Submitted Final Subdivision to Town
5.	7/13/26	Revised per Town Comments

STATE OF MAINE — ANDREW S. MORRELL — No. 13281 — REGISTERED PROFESSIONAL ENGINEER

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

FOR
Mitchell Woods LLC
34 County Road
Gorham, Maine 04038

FINAL SUBDIVISION AND SITE PLAN

THISTLE PETITE CONDOMINIUMS

34 COUNTY ROAD
GORHAM, MAINE

DESIGNED	DATE
W. Pelkey	June 2025
DRAWN	SCALE
Dept.	1" = 40'
CHECKED	JOB. NO.
A. Morrell	24095

SHEET 1 OF 5 SHEETS

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