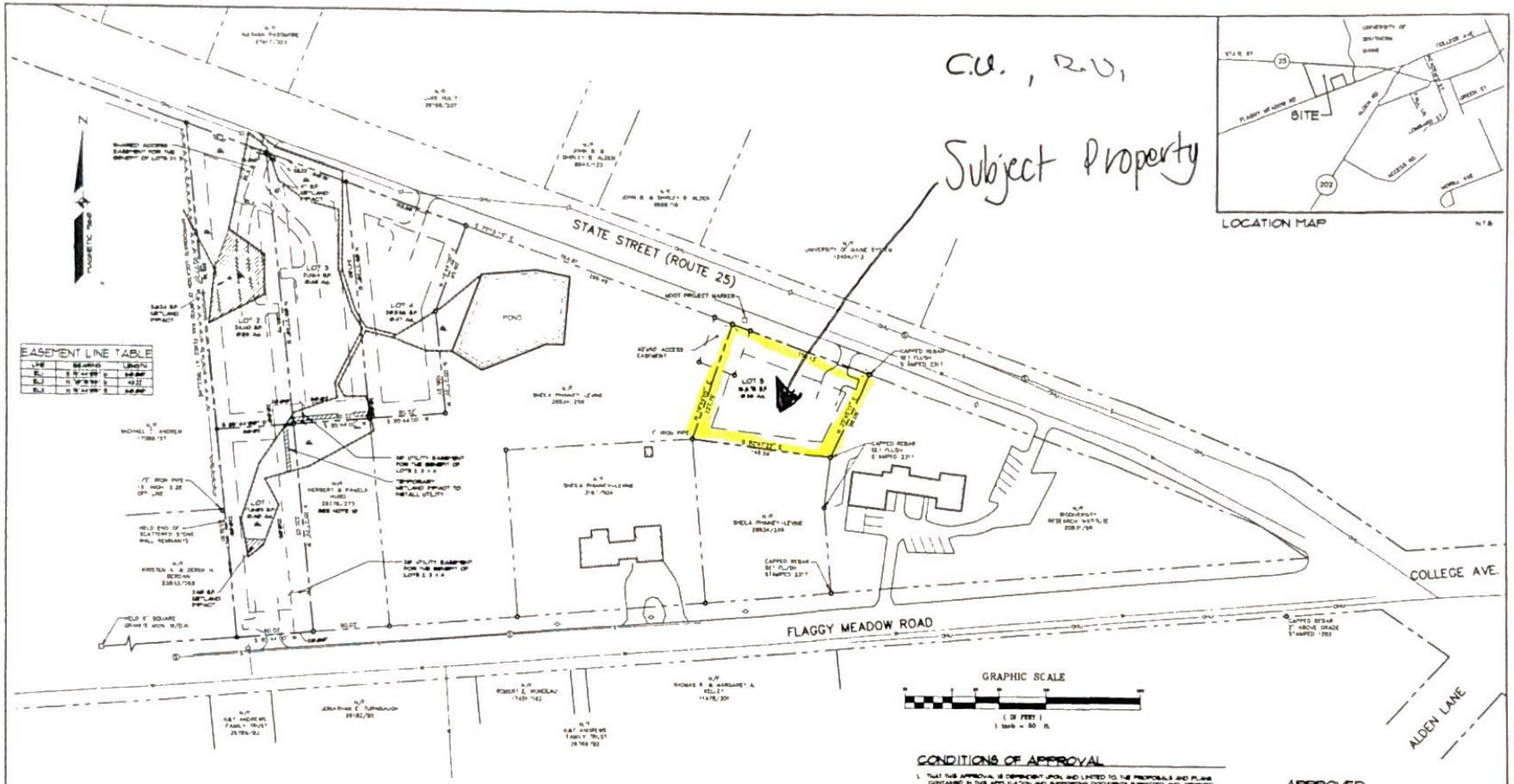


LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/ROW	
	ABUTTER LINE/ROW	
	SETBACK	
	EASEMENT	
	TREE/PENT	
	IRON PIPE/ROD	●
	DRILL HOLE	
CU,U	CURVE/LINE NO.	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	PAVEMENT	
	PAVEMENT PAINT	
	GRAVEL ROAD	
	EDGE WATER	
	TREELINE	
	STOCKADE FENCE	
W	WATER	
	HYDRANT	
S	SEWER	
	SEWER MH	
	CB, VERT	
OHU	OVERHEAD UTILITY	
	UTILITY POLE	

GENERAL NOTES

1. RECORD OWNER OF THE PROPERTY IS JENNIFER A. MCCULLOUGH BY DEED DATED JULY 19, 2011 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 29696, PAGE 343.
2. THE PROPERTY IS SHOWN ON THE TOWN OF GORHAM PROPERTY MAP 105 AND DEPICTED AS LOT 32-002.
3. THE PROPERTY IS LOCATED WITHIN THE URBAN RESIDENTIAL (UR) ZONE.

SPACE STANDARDS:	GATEWAY 1 REQUIRED	GATEWAY 1 UNDERSIZED
MINIMUM LOT SIZE	20,000 SF	18,000 SF
MINIMUM AREA/UNIT	10,000 SF	18,000 SF
MINIMUM STREET FRONTAGE	100 FT	100 FT
MINIMUM FRONT YARD	25 FT	25 FT
MINIMUM SIDE/REAR YARD	15 FT	15 FT
MAXIMUM BUILDING HEIGHT	NONE	NONE
MAXIMUM BUILDING COVERAGE	25%	25%

4. STREET REFERENCES:
   A. FLAGGY MEADOW ROAD: PLAN OF A PORTION OF THE FLAGGY MEADOW ROAD IN THE TOWN OF GORHAM, MAINE AS RECORDED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE LEARING OF THE SAME ON JUNE 2, 1948. PLAN PREPARED BY: H. I. S.C. JOHNSON, SURVEYOR, NOVEMBER 29, 1948.
   B. ROUTE 25: STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE HIGHWAY 'D' REGIONAL AID PROJ. NO. F-RS-(HO 1.83) D.O.T. FILE NO. 3-108. SHEETS 1 AND 2 OF 11, DATED JULY 1964, RECORDED IN CCRD PLAN BOOK 164, PAGES 5 AND 16.
5. TOTAL AREA OF THE PARCEL TO BE SUBDIVIDED IS APPROXIMATELY 3.3 ACRES.
6. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER 2012 BY SCOTT M. FULLERTON, CWS OF ARIANO ECOLOGICA, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING A COMBINATION OF GPS AND CONVENTIONAL SURVEY METHODS. ALL GPS POINTS HAVE A HORIZONTAL ERROR OF ACCURACY AND THAT MAY BETWEEN THE ACTUAL FIELD LOCATION. POTENTIAL WETLAND ALTERATION AREAS SHOWN ON THIS PLAN ARE REPRESENTATIVE OF POSSIBLE LOT DEVELOPMENT SCENARIOS. IT IS THE RESPONSIBILITY OF THE FUTURE LOT OWNERS TO OBTAIN ANY NECESSARY PERMITS TO ALTER WETLANDS IF APPLICABLE.
7. LOTS 1 AND 3 ARE INTENDED TO BE SERVED BY PUBLIC WATER SERVICE AND GRAVITY PUBLIC SEWER SERVICE. LOTS 2, 3 AND 4 ARE INTENDED TO BE SERVED BY PRIVATE WELLS AND PRIVATE LOT PRESSURE FORCE MAIN SEWER SERVICE CONNECTED TO AN EXISTING PUBLIC GRAVITY SEWER MAIN IN FLAGGY MEADOW ROAD. THE HOMEOWNER'S AND INSTALLATION COSTS OF ALL PRIVATE PUMP STATIONS AND ASSOCIATED FORCE MAIN ARE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF LOTS 2, 3, AND 4. LOTS 1, 2, 3, AND 4 ARE INTENDED TO BE SERVED BY UNDERGROUND ELECTRICAL SERVICE. LOT 5 IS INTENDED TO BE SERVED BY OVERHEAD ELECTRICAL SERVICE.
8. LOTS 2 / 3 SHALL UTILIZE A SINGLE SHARED DRIVEWAY ENTRANCE ON STATE STREET LOCATED within THE DEPICTED EASEMENT.
9. THE LOCATION OF EXISTING UTILITY POLES, SEWER MAINS, WATER MAINS AND SEWER MANHOLES ARE BASED UPON RECORD INFORMATION PROVIDED BY THE PORTLAND WATER DISTRICT AND LIMITED FIELD OBSERVATIONS. COORDINATE ALL UTILITY SERVICE CONNECTIONS WITH THE PORTLAND WATER DISTRICT, CENTRAL MAINE POWER COMPANY AND TOWN OF GORHAM PUBLIC WORKS DEPARTMENT.
10. THE LOT IDENTIFIED AS BEING OWNED NOW OR FORMERLY BY HERBERT J PAMELA HAND RECORDED IN C.C.R.D. BOOK 28176 PAGE 273 WAS CREATED FROM THE PARENT PARCEL AND IS EXEMPT FROM THIS SUBDIVISION APPROVAL.

MBL AND ADDRESSES

SUBDIVISION LOT NO.	MAP	BLOCK	LOT	STREET NO.	STREET NAME
1	105	32	32-1	49	FLAGGY MEADOW ROAD
2	105	32	32-2	3	PONDSIDE DRIVE
3	105	32	32-3	1	PONDSIDE DRIVE
4	105	32	32-4	44	STATE STREET
5	105	32	32-5	51	STATE STREET

CONDITIONS OF APPROVAL

1. THAT THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANTS AND THAT ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD EXCEPT FOR MINOR CHANGES WHICH THE TOWN PLANNER MAY APPROVE.
2. THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
3. THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION AS ALSO IS NECESSARY TO THE TOWN PLANNER.
4. THAT AT LEAST ONE WEEK PRIOR TO THE DATE OF THE PRE CONSTRUCTION MEETING, A COMPLETE SET OF THE FINAL APPROVED PLAN SET SHALL BE DELIVERED TO THE PLANNING OFFICE TO BE DISTRIBUTED TO: (1) CODE OFFICER, (2) PUBLIC WORKS DIRECTOR, (3) INSPECTING ENGINEER, AND (4) TOWN PLANNER.
5. THAT THE HOMES LOCATED ON LOTS 2, 3, AND 4 SHALL BE SPRINKLED MEETING ALL APPLICABLE REQUIREMENTS OF THE TOWN OF GORHAM'S SPRINKLER ORDINANCE.
6. THAT THE SPRINKLER PLANS FOR LOTS 2, 3, AND 4 SHALL BE SUBMITTED TO THE STATE FIRE MARSHAL'S OFFICE AND THE GORHAM FIRE DEPARTMENT FOR REVIEW AND PERMITTING WITH THE PLANS FOR THE FIRE DEPARTMENT TO BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE START OF INSTALLATION OF THE SYSTEM.
7. THAT THE SPRINKLER TEST PAPERS FOR LOTS 2, 3, AND 4 SHALL BE PROVIDED TO THE FIRE DEPARTMENT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
8. THAT PRIOR TO THE RELEASE OF THE FINAL SIGNED SUBDIVISION MYLAR, A PERFORMANCE GUARANTEE TOTALING 25% OF THE COST'S TO COMPLETE THE CONSTRUCTION WILL BE ESTABLISHED WITH THE TOWN.
9. THAT PRIOR TO THE START OF CONSTRUCTION ON THE SITE AN EROSION AND SEDIMENTATION CONTROL PRE-CONSTRUCTION MEETING WILL BE ESTABLISHED WITH THE TOWN, AND A PRECONSTRUCTION MEETING WITH THE APPLICANT, APPLICANT'S ENGINEER, APPLICANT'S EARTHWORK CONTRACTOR, TOWN STAFF AND TOWN'S ENGINEER FOR CONSTRUCTION INSPECTIONS SHALL ALSO BE HELD.
10. THAT PRIOR TO THE PLANNING BOARD'S ENDORSEMENT OF THE FINAL SUBDIVISION MYLAR, THE APPLICANT SHALL PROVIDE A LETTER FROM THE PORTLAND WATER DISTRICT APPROVING THE PROPOSED SEWER AND WATER IMPROVEMENTS.
11. THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD.
12. THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SUBDIVISION PLAN AND THE SUBDIVISION PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THE PLANNING BOARD'S ENDORSEMENT OF THE FINAL PLAN, AND A DATED MYLAR COPY OF THE RECORDED SUBDIVISION PLAN SHALL BE RETURNED TO THE TOWN PLANNER.

APPROVED:
TOWN OF GORHAM
PLANNING BOARD
July 16, 2012
DATE

STATE OF MAINE
CUMBERLAND, COUNTY SS REGISTRY OF DEEDS
RECEIVED JULY 23, 2012
AT 2:2 P.M. AND RECORDED IN
PLAN BOOK 212 PAGE 225
ATTEST: Paula E. Zecky REGISTRAR

TAX MAP 105 LOT 32-002

SEBAGO TECHNICS, INC.

NO.	BY	DATE	REVISION
E	CMM	08-29-12	ISSUED FOR RECORDING
D	CMM	08-14-12	ADDED CONDITIONS OF APPROVAL
C	CMM	08-01-12	REVISED MBL TABLE
B	CMM	07-31-12	ISSUED TO TOWN FOR FINAL APPROVAL
A	CMM	07-13-12	ISSUED TO TOWN FOR PRELIMINARY APPROVAL
NO.	BY	DATE	ETA FILE

THIS PLAN SHALL NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. OR AS SPECIFICALLY AUTHORIZED BY OTHERWISE HEREIN. ALL OF THE ABOVE SOLD AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SUBDIVISION PLAN
OF
FLAGGY MEADOW ROAD PROPERTY
FLAGGY MEADOW ROAD
GORHAM, MAINE
FOR
DAVID MCCULLOUGH
16 HIGH ACRE LANE
GORHAM, MAINE 04038

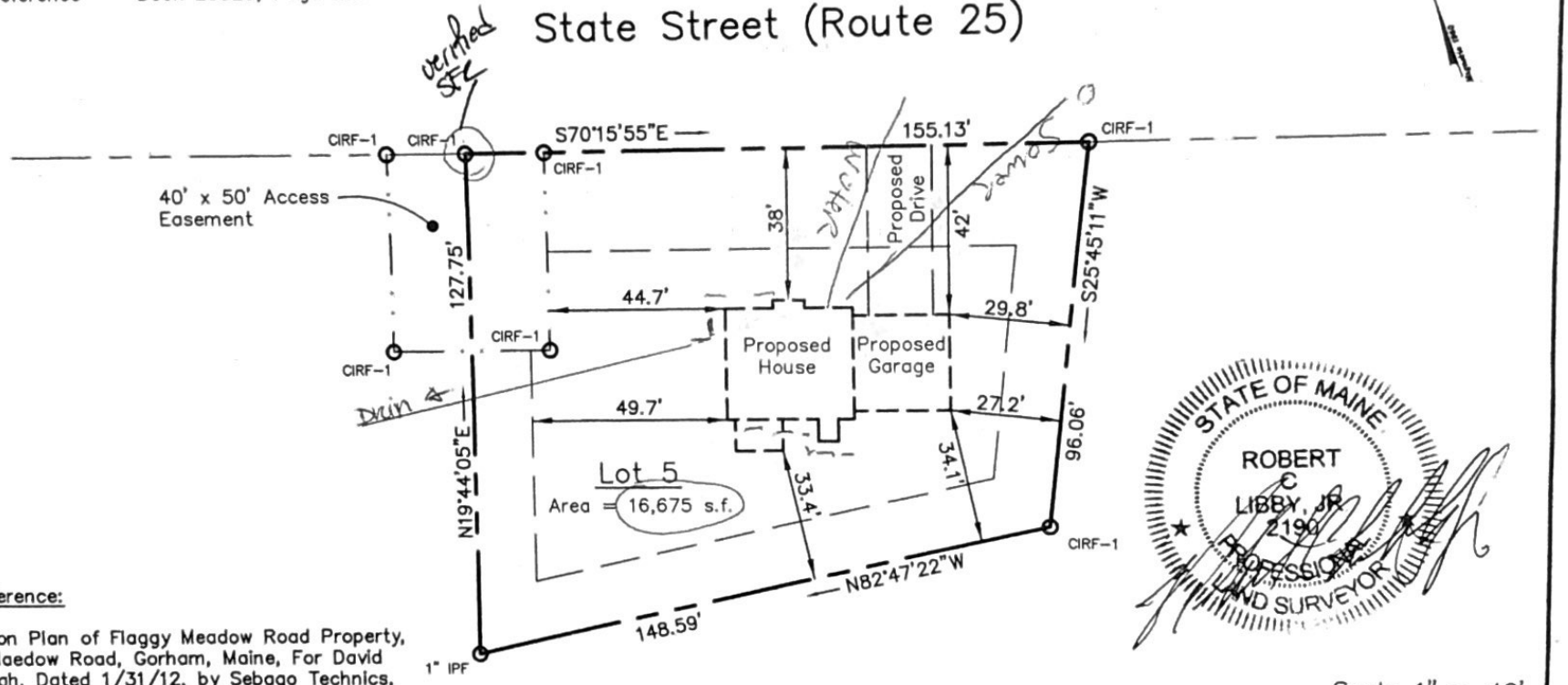
PROJECT NO.	FIELD BOOK	DES. BY	CHKD	DRAWN
11374		DMR	CEM	DMR/BSP

DATE	SCALE
01-31-12	1"=50'

SHEET 1 OF 2

11374-SUB.dwg, FAB 3811

Job Site Address	152 State Street
Property Owner	John Peters, LLC
Owner's Phone	207-233-6554
Parcel No.	105-32-305
Zoning District	Urban Residential (UR)
Setbacks	Front-25', Side 15', & Rear 15'
Deed Reference	Book 29929, Page 291



Plan Reference:

Subdivision Plan of Flaggy Meadow Road Property, Flaggy Maedow Road, Gorham, Maine, For David Mccullough, Dated 1/31/12, by Sebago Technics, and Recorded in the Cumberland County Registry of Deeds in Plan Book 212, Page 225.

LEGEND

SYMBOL	DESCRIPTION
O CIRF-1	CAPPED IRON ROD FOUND (PLS# 2317)
O IPF/IRF	IRON PIPE/IRON ROD FOUND
- - - - -	PROPOSED STRUCTURE
———	PROPERTY LINE

Scale 1" = 40'
Nov. 2012
Job No. 12111

Plot Plan

Land of
John Peters, LLC
152 State Street
Gorham, Maine

BH2M
Berry * Huff * McDonald * Milligan Inc.
ENGINEERS * SURVEYORS * PLANNERS
28 State Street, Gorham, Maine 04038, (207) 839-2771