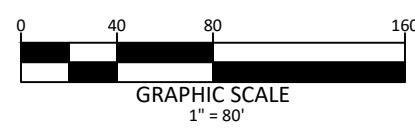


- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS KURT W. & LISA L. SEIFERTH BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 27094 PAGE 263.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 27.1± ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF GORHAM ASSESSORS MAP 94, LOT 4-2.
 - PLAN REFERENCES:
 - A) EXISTING CONDITIONS SURVEY WORKSHEET, PROVIDED BY SURVEY INC.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON MAINE GIS LIDAR AND PROFILE GRADES BY FIELD SURVEY.
 - THE PROPERTY IS LOCATED IN THE RURAL DISTRICT.
 - SPACE AND BULK REQUIREMENTS: RURAL DISTRICT
 - RURAL DISTRICT
 - MIN LOT SIZE: 80,000 SF
 - MIN STREET FRONTAGE: 200 FT
 - MIN FRONT YARD: 50 FT - LOCAL STREET
 - MIN SIDE/REAR YARD: 20 FT - RESIDENTIAL
 - MAX BUILDING HEIGHT: NONE
 - THE ORIGINAL PLAN OF PRIVATE WAY SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF APPROVAL BY THE PLANNING BOARD.
 - THE PRIVATE WAY SHALL BE GIVEN A NAME THAT MEETS WITH THE APPROVAL OF THE FIRE CHIEF AND POLICE CHIEF.
 - THE PRIVATE WAY SHALL BE MARKED WITH A TOWN APPROVED SIGN IDENTIFYING THE PRIVATE WAY.
 - THE HOUSE(S) SHALL BE PROPERLY NUMBERED AND NUMBER(S) SHALL BE VISIBLE FROM THE PRIVATE WAY YEAR-ROUND.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
 - THE PRIVATE WAY SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARDS FOR PRIVATE WAYS AS PRESENTED IN THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER 2, SECTION 2-5, SUBSECTION I, LATEST REVISION.
 - THE TOWN OF GORHAM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, FLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN, AND IF THE PRIVATE WAY HAS NOT BEEN BUILT TO PUBLIC WAY STANDARDS, THE TOWN COUNCIL WILL NOT ACCEPT IT AS A PUBLIC WAY.
 - THAT THE PRIVATE WAY SHALL BE MAINTAINED FOR EMERGENCY VEHICLES YEAR-ROUND.
 - PRIVATE WAYS WHILE UNDER CONSTRUCTION MAY BE MONITORED AND INSPECTED BY THE TOWN ENGINEER, OR A REPRESENTATIVE DESIGNATED BY THE TOWN MANAGER OR AT THE TOWN'S OPTION, A REGISTERED PROFESSIONAL ENGINEER HIRED BY THE TOWN AT THE DEVELOPER'S EXPENSE PER THE REQUIREMENTS OF THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER 2, SECTION 2-5, SUBSECTION I. NOTWITHSTANDING THE ABOVE, PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR ANY OF THE LOTS SERVED BY THE PRIVATE WAY, THE DEVELOPER'S ENGINEER SHALL CERTIFY TO THE CODE ENFORCEMENT OFFICER THAT THE PRIVATE WAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE APPROVED PRIVATE WAY PLAN.
 - THE APPROVAL OF THIS PLAN IS FOR A PRIVATE WAY ONLY. THE LOTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION ONLY AND HAVE NOT BEEN REVIEWED AND APPROVED UNDER THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE FOR COMPLIANCE WITH CHAPTER 1, "ZONING REGULATIONS," CHAPTER 2, "GENERAL STANDARDS OF PERFORMANCE," OR CHAPTER 3 "SUBDIVISION"



LINE TABLE

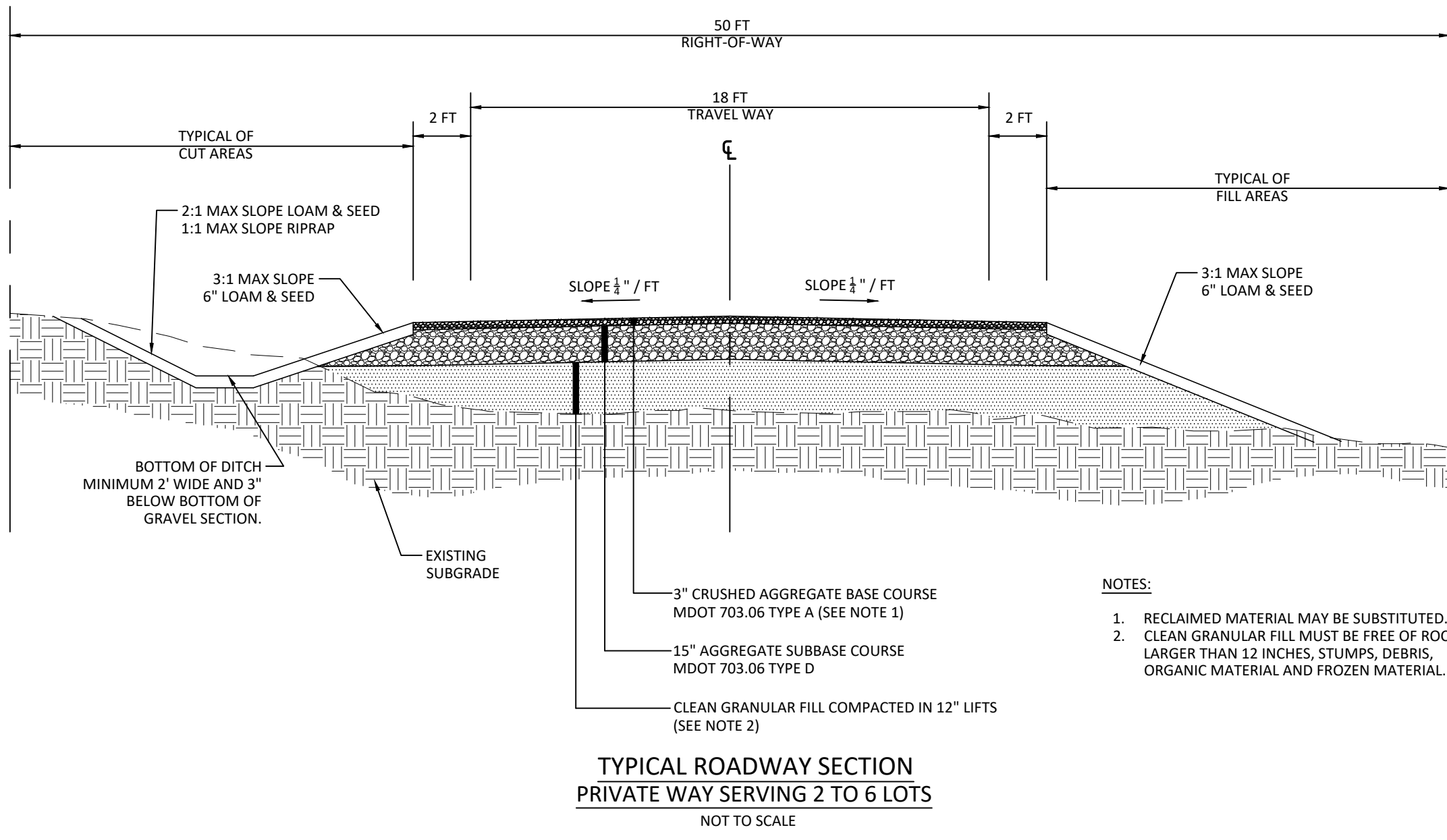
LINE #	LENGTH	BEARING
L1	60.71'	S12° 04' 11" W
L2	60.71'	N12° 04' 11" E
L3	85.37'	N49° 54' 15" E
L4	85.37'	N49° 54' 15" E
L5	50.00'	N20° 04' 55" W
L6	50.00'	N69° 55' 05" E
L7	50.00'	S20° 04' 55" E
L8	53.04'	N69° 55' 05" E
L9	103.04'	S69° 55' 05" W
L10	50.00'	S20° 04' 55" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	53.21'	90.00'	33° 52' 20"	N29° 00' 21" E	52.43'
C2	82.77'	140.00'	33° 52' 20"	N29° 00' 21" E	81.57'
C3	92.45'	140.00'	37° 50' 04"	S30° 59' 13" W	90.78'
C4	59.43'	90.00'	37° 50' 04"	S30° 59' 13" W	58.36'
C5	218.32'	625.00'	20° 00' 50"	S59° 54' 40" W	217.21'
C6	200.85'	575.00'	20° 00' 50"	S59° 54' 40" W	199.83'

LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE/R.O.W.
---	---	ABUTTER PROPERTY LINE
---	---	TIE LINE
---	---	SETBACK
---	---	EASEMENT LINE
□	■	GRANITE MONUMENT
○	●	IRON PIN/DRILL HOLE
---	---	CENTERLINE
---	---	BUILDING
---	---	EDGE OF PAVEMENT/CURB
---	---	EDGE OF GRAVEL
---	---	EDGE OF CONCRETE
---	---	SIGN
---	---	EDGE OF WETLANDS
---	---	EDGE OF WATER
---	---	CENTERLINE OF STREAM
---	---	CONTOUR LINE
---	---	TREELINE
TP-1	TP-1	TEST PIT
---	---	CATCHBASIN
⊙	⊙	DRAINAGE MANHOLE
---	---	CULVERT/STORMDRAIN UNDERDRAIN
⊙	⊙	SEWER MANHOLE
S	S	SANITARY SEWER PIPE
FM	FM	FORCE MAIN
W	W	WATER MAIN
WV	WV	WATER VALVE
HR	HR	HYDRANT
AR	AR	AIR RELEASE
W	W	WELL
UP	UP	UTILITY POLE
LP	LP	LIGHT POLE
OHU	OHU	OVERHEAD UTILITIES
UGU	UGU	UNDERGROUND UTILITIES
TF	TF	TRANSFORMER PAD
G	G	GAS MAIN
GV	GV	GAS VALVE
RP	RP	RIPRAP
SF	SF	SILT FENCE



- NOTES:**
- RECLAIMED MATERIAL MAY BE SUBSTITUTED.
 - CLEAN GRANULAR FILL MUST BE FREE OF ROCKS LARGER THAN 12 INCHES, STUMPS, DEBRIS, ORGANIC MATERIAL AND FROZEN MATERIAL.

APPROVED - GORHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE
 COUNTY SS. REGISTRY OF DEEDS

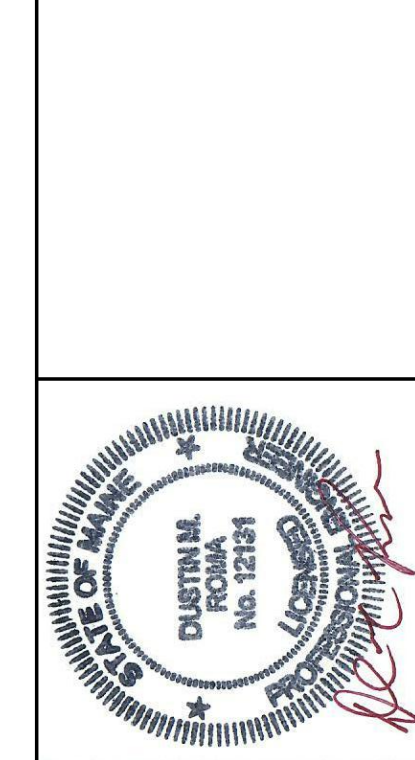
RECEIVED _____, 20____

AT _____ h _____ m _____ M

AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



DM ROMA
 CONSULTING ENGINEERS
 P.O. BOX 1116
 WINDHAM, ME 04062
 (207) 591-5055

REV.	DATE	BY	DESCRIPTION

PLAN OF PRIVATE WAY

LISA'S POINT ROAD
 OFF HURRICANE ROAD
 GORHAM, MAINE

FOR: **KURT W. SEIFERTH**
 3 CUMMINGS ROAD
 GORHAM, MAINE, 04038

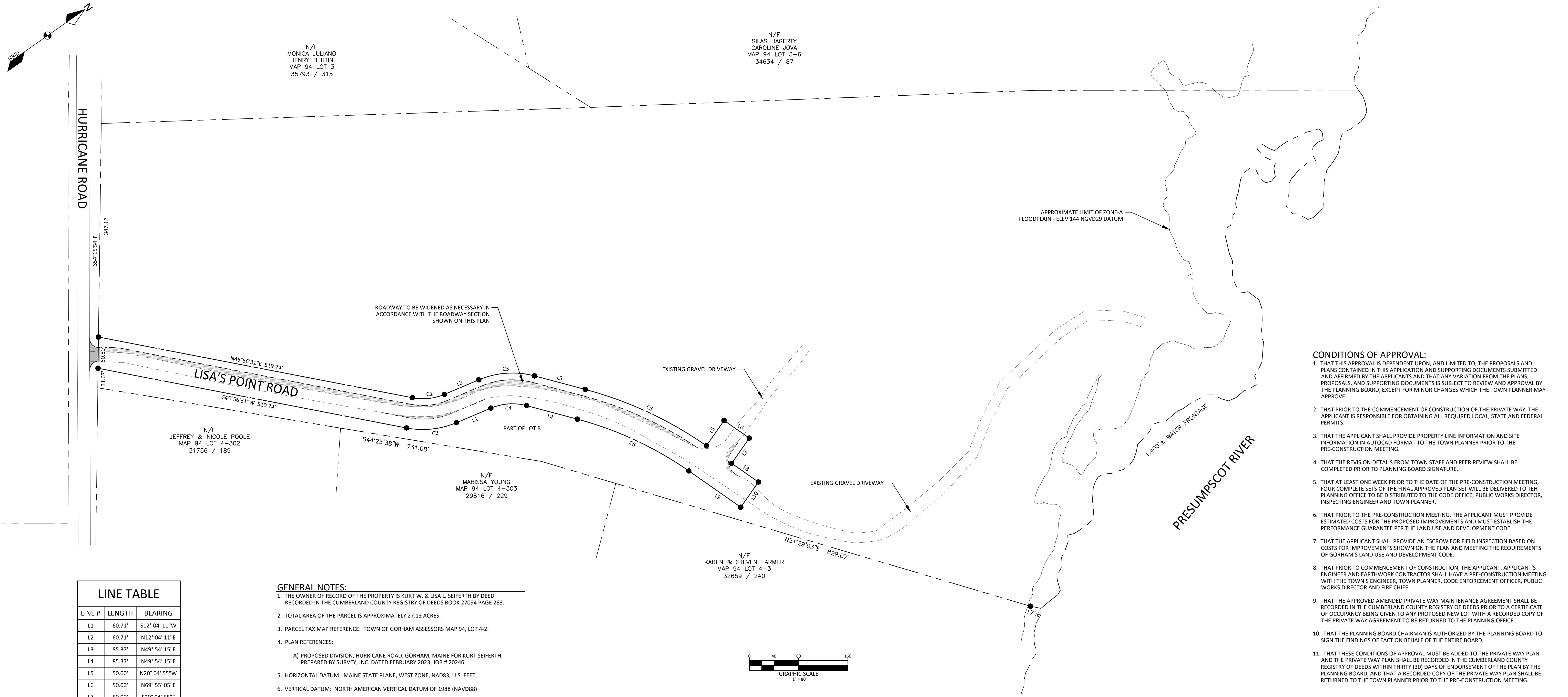
21026
 JOB NUMBER:

AS SHOWN
 SCALE:

2-16-2023
 DATE:

SHEET 1 OF 3

S-1



LINE TABLE

LINE #	LENGTH	BEARING
L1	60.71'	S12° 04' 11" W
L2	60.71'	N12° 04' 11" E
L3	85.37'	N49° 54' 15" E
L4	85.37'	N49° 54' 15" E
L5	50.00'	N20° 04' 55" W
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CURVE TABLE

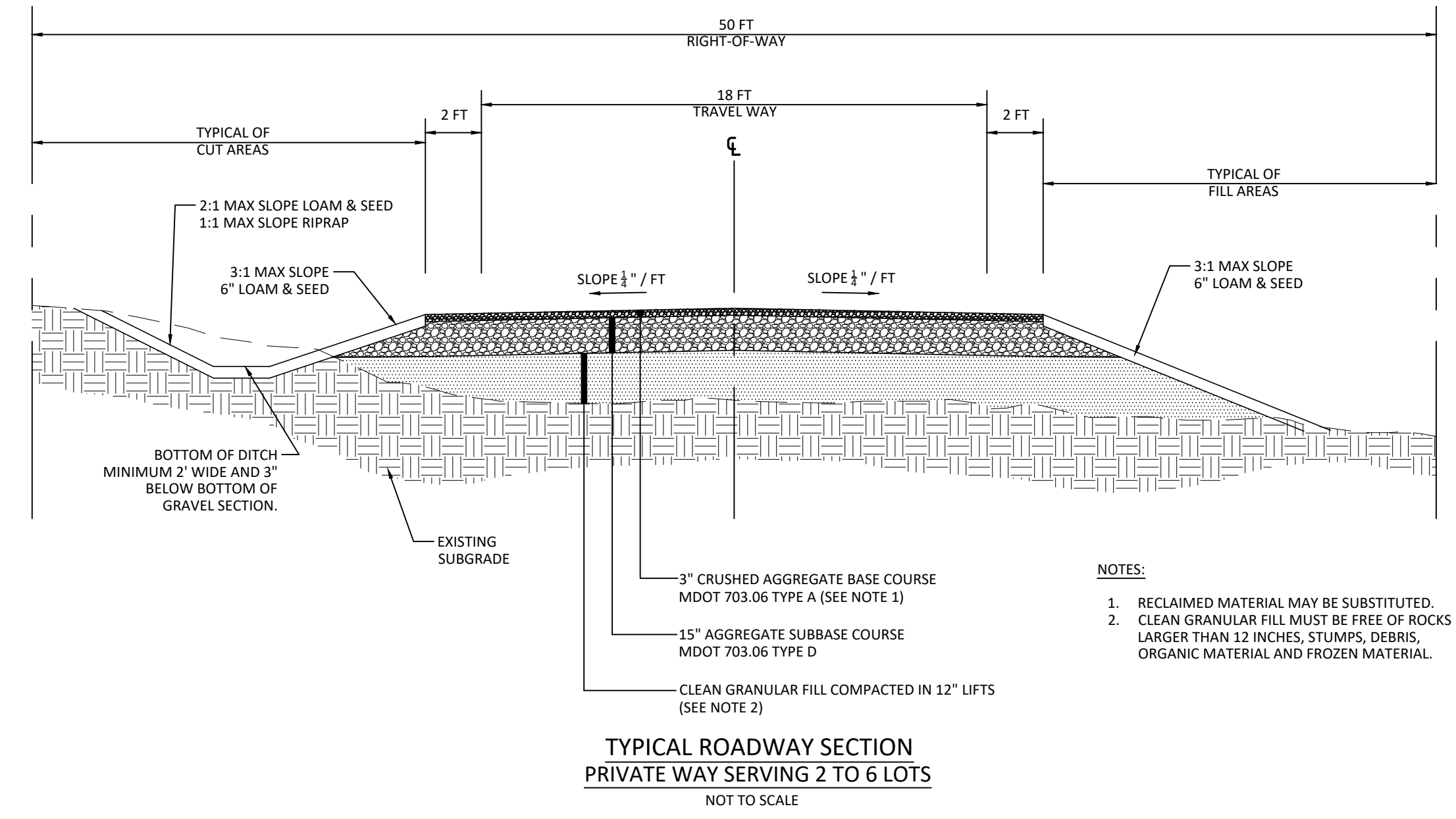
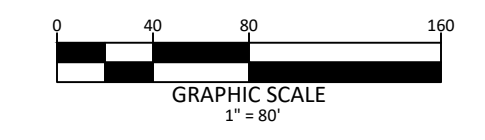
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	53.21'	90.00'	33° 52' 20"	N29° 00' 21" E	52.43'
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LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE/R.O.W.
---	---	ABUTTER PROPERTY LINE
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---	---	SETBACK
---	---	EASEMENT LINE
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---	---	CENTERLINE
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---	---	EDGE OF GRAVEL
---	---	EDGE OF WETLANDS
---	---	EDGE OF WATER
---	---	CONTOUR LINE
---	---	TREELINE
TP-1	---	TEST PIT
---	---	CULVERT/STORMDRAIN
---	---	WELL
---	---	UTILITY POLE
---	---	OVERHEAD UTILITIES

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS KURT W. & LISA L. SEIFERTH BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 27094 PAGE 263.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 27.1± ACRES.
 - PARCEL TAX MAP REFERENCE: TOWN OF GORHAM ASSESSORS MAP 94, LOT 4-2.
 - PLAN REFERENCES:
 - A) PROPOSED DIVISION, HURRICANE ROAD, GORHAM, MAINE FOR KURT SEIFERTH, PREPARED BY SURVEY, INC. DATED FEBRUARY 2023, JOB # 20246
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON MAINE GIS LIDAR AND PROFILE GRADES BY FIELD SURVEY.
 - THE PROPERTY IS LOCATED IN THE RURAL DISTRICT.
 - SPACE AND BULK REQUIREMENTS: RURAL DISTRICT

MIN LOT SIZE:	RURAL DISTRICT
MIN STREET FRONTAGE:	60,000 SF
MIN FRONT YARD:	200 FT
MIN SIDE/REAR YARD:	50 FT - LOCAL STREET
MIN BUILDING HEIGHT:	20 FT - RESIDENTIAL
MAX BUILDING HEIGHT:	NONE
 - THE ORIGINAL PLAN OF PRIVATE WAY SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF APPROVAL BY THE PLANNING BOARD.
 - THE PRIVATE WAY SHALL BE GIVEN A NAME THAT MEETS WITH THE APPROVAL OF THE FIRE CHIEF AND POLICE CHIEF.
 - THE PRIVATE WAY SHALL BE MARKED WITH A TOWN APPROVED SIGN IDENTIFYING THE PRIVATE WAY.
 - THE HOUSE(S) SHALL BE PROPERLY NUMBERED AND NUMBER(S) SHALL BE VISIBLE FROM THE PRIVATE WAY YEAR-ROUND.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
 - THE PRIVATE WAY SHALL BE DESIGNED AND CONSTRUCTED TO CONFORM TO THE STANDARDS FOR PRIVATE WAYS AS PRESENTED IN THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER 2, SECTION 2-5, SUBSECTION H, LATEST REVISION.
 - THE TOWN OF GORHAM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN, AND IF THE PRIVATE WAY HAS NOT BEEN BUILT TO PUBLIC WAY STANDARDS, THE TOWN COUNCIL WILL NOT ACCEPT IT AS A PUBLIC WAY.
 - THAT THE PRIVATE WAY SHALL BE MAINTAINED FOR EMERGENCY VEHICLES YEAR-ROUND.
 - PRIVATE WAYS WHILE UNDER CONSTRUCTION MAY BE MONITORED AND INSPECTED BY THE TOWN ENGINEER, OR A REPRESENTATIVE DESIGNATED BY THE TOWN MANAGER OR AT THE TOWN'S OPTION, A REGISTERED PROFESSIONAL ENGINEER HIRED BY THE TOWN AT THE DEVELOPER'S EXPENSE PER THE REQUIREMENTS OF THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE, CHAPTER 2, SECTION 2-5, SUBSECTION I. NOTWITHSTANDING THE ABOVE, PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR ANY OF THE LOTS SERVED BY THE PRIVATE WAY, THE DEVELOPER'S ENGINEER SHALL CERTIFY TO THE CODE ENFORCEMENT OFFICER THAT THE PRIVATE WAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE APPROVED PRIVATE WAY PLAN.
 - THE APPROVAL OF THIS PLAN IS FOR A PRIVATE WAY ONLY. THE LOTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION ONLY AND HAVE NOT BEEN REVIEWED AND APPROVED UNDER THE TOWN OF GORHAM LAND USE AND DEVELOPMENT CODE FOR COMPLIANCE WITH CHAPTER 1, "ZONING REGULATIONS," CHAPTER 2, "GENERAL STANDARDS OF PERFORMANCE," OR CHAPTER 3 "SUBDIVISION"



- CONDITIONS OF APPROVAL:**
- 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.
 - THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PRIVATE WAY, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
 - THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION IN AUTOCAD FORMAT TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - THAT THE REVISION DETAILS FROM TOWN STAFF AND PEER REVIEW SHALL BE COMPLETED PRIOR TO PLANNING BOARD SIGNATURE.
 - THAT AT LEAST ONE WEEK PRIOR TO THE DATE OF THE PRE-CONSTRUCTION MEETING, FOUR COMPLETE SETS OF THE FINAL APPROVED PLAN SET WILL BE DELIVERED TO THE PLANNING OFFICE TO BE DISTRIBUTED TO THE CODE OFFICE, PUBLIC WORKS DIRECTOR, INSPECTING ENGINEER AND TOWN PLANNER.
 - THAT PRIOR TO THE PRE-CONSTRUCTION MEETING, THE APPLICANT MUST PROVIDE ESTIMATED COSTS FOR THE PROPOSED IMPROVEMENTS AND MUST ESTABLISH THE PERFORMANCE GUARANTEE PER THE LAND USE AND DEVELOPMENT CODE.
 - THAT THE APPLICANT SHALL PROVIDE AN ESCROW FOR FIELD INSPECTION BASED ON COSTS FOR IMPROVEMENTS SHOWN ON THE PLAN AND MEETING THE REQUIREMENTS OF GORHAM'S LAND USE AND DEVELOPMENT CODE.
 - THAT PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT, APPLICANT'S ENGINEER AND EARTHWORK CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION MEETING WITH THE TOWN'S ENGINEER, TOWN PLANNER, CODE ENFORCEMENT OFFICER, PUBLIC WORKS DIRECTOR AND FIRE CHIEF.
 - THAT THE APPROVED AMENDED PRIVATE WAY MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO A CERTIFICATE OF OCCUPANCY BEING GIVEN TO ANY PROPOSED NEW LOT WITH A RECORDED COPY OF THE PRIVATE WAY AGREEMENT TO BE RETURNED TO THE PLANNING OFFICE.
 - THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD.
 - THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE PRIVATE WAY PLAN AND THE PRIVATE WAY PLAN SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF ENDORSEMENT OF THE PLAN BY THE PLANNING BOARD, AND THAT A RECORDED COPY OF THE PRIVATE WAY PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.

APPROVED - GORHAM PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS

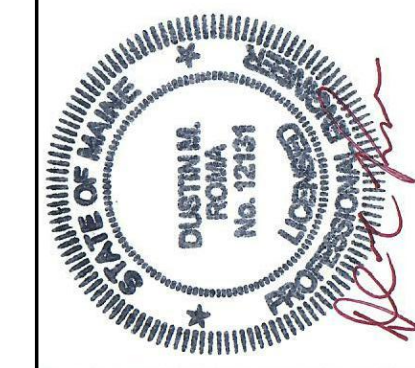
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AT _____ h _____ m _____ M

AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	2-21-23	DMR	ADDED CONDITIONS OF APPROVAL

PLAN OF PRIVATE WAY

LISA'S POINT ROAD
OFF HURRICANE ROAD
GORHAM, MAINE

FOR:
KURT W. SEIFERTH
3 CLAMMING ROAD
GORHAM, MAINE, 04038