

LOCATION MAP NTS

PLS OR PE
PROGRESS PRINT

NOT FOR CONSTRUCTION
 DATE

REV	BY	DATE	STATUS	ISSUED FOR PRE-APPLICATION REVIEW
A	OAM	1-3-2024		

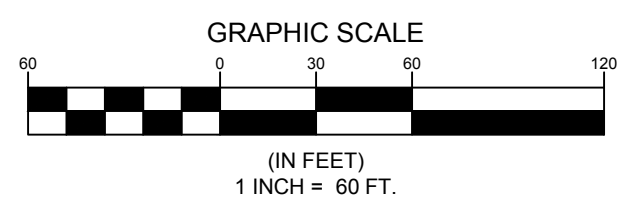
THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
 TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

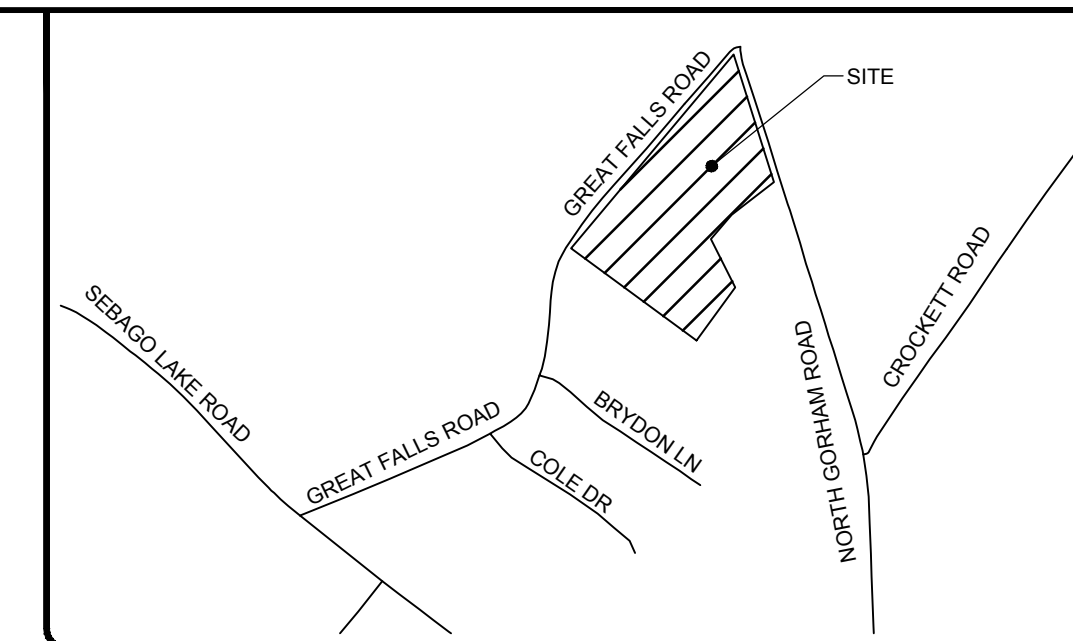
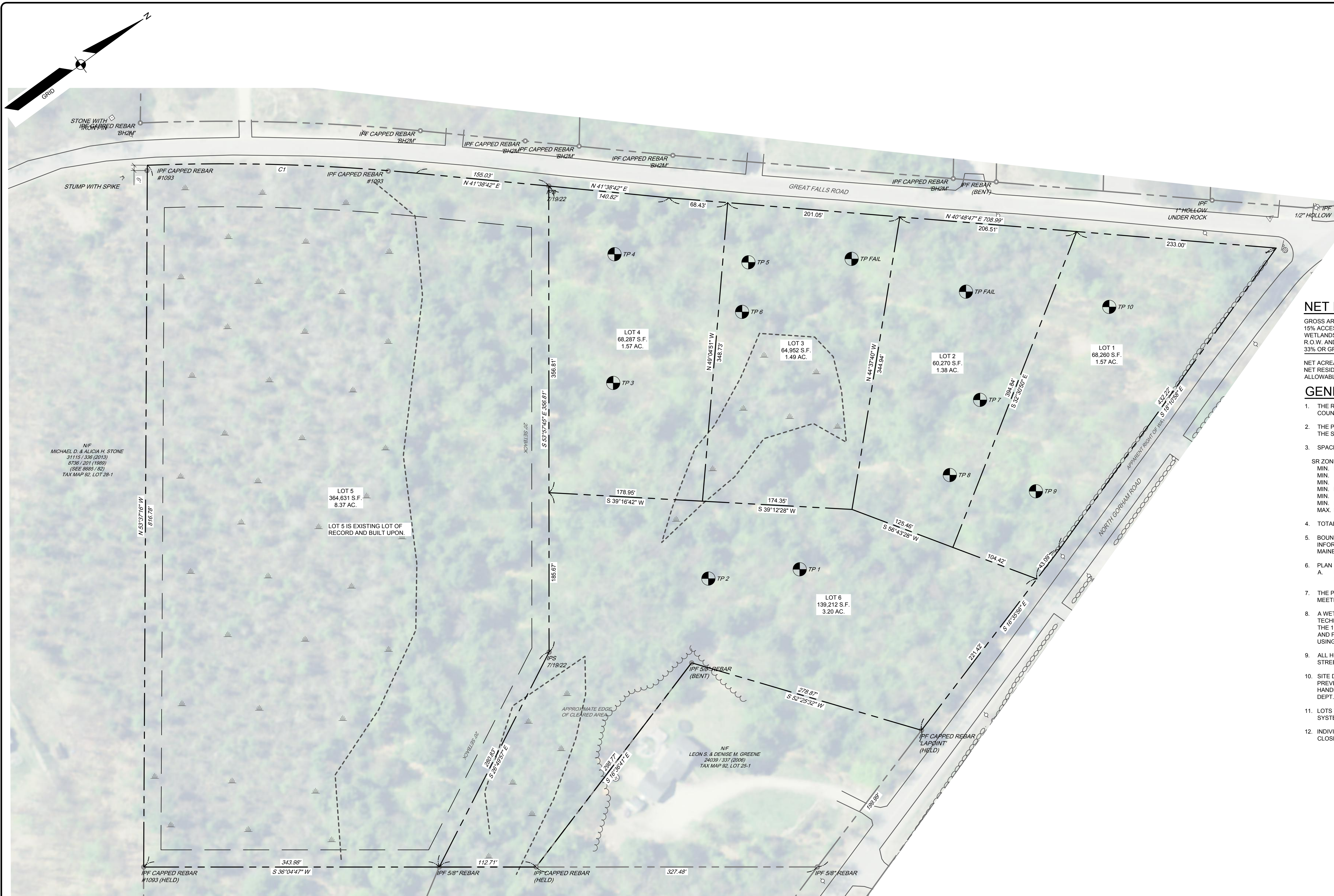
TOPOGRAPHY AND SOILS PLAN
 OF:
 NORTH GORHAM ROAD SUBDIVISION
 NORTH GORHAM ROAD
 GORHAM, ME 04038
 FOR:
JDP, LLC
 16 APPLE DRIVE
 GORHAM, ME 04038

DESIGNED	OAM
DRAWN	RGL
CHECKED	MRS
DATE	06/01/2022
SCALE	1" = 60'
PROJECT	21678

SHEET 2 OF 2



F:\Projects\2106021678\DWG\Design\21678 SBD.dwg - 1/4/2024 4:13 PM - RICHARD G. LEWIS



NET RESIDENTIAL DENSITY CALCULATION:

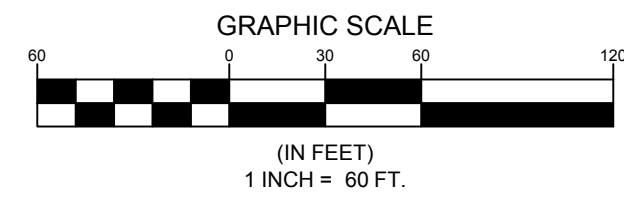
GROSS AREA	=	17.88 AC
15% ACCESS ALLOWANCE	=	-2.51 AC
WETLANDS/HYDRIC SOILS	=	-6.2 AC
R.O.W. AND EASEMENTS	=	-0 AC
33% OR GREATER SLOPE	=	-0 AC
NET ACREAGE	=	8.87 AC
NET RESIDENTIAL DENSITY	=	8.87 AC/40,000 SF
ALLOWABLE LOTS	=	9.66 OR 9 LOTS

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS JDP, LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 39054 PAGE 101.
- THE PROPERTY IS SHOWN AS LOT 25 ON THE TOWN OF GORHAM TAX MAP 92 AND IS LOCATED IN THE SR ZONE.
- SPACE AND BULK CRITERIA:
SR ZONE
MIN. LOT SIZE: 60,000 S.F.
MIN. LOT AREA PER DWELLING: 40,000 S.F.
MIN. STREET FRONTAGE: 200 FEET
MIN. FRONT YARD: 50 FEET (LOCAL STREET)
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 20 FEET
MAX. BUILDING HEIGHT: NONE
- TOTAL AREA OF PARCEL: 17.88 AC.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON LIDAR DERIVED CONTOURS FROM THE STATE OF MAINE GEO LIBRARY FLOWN IN 2013.
- PLAN REFERENCES:
A. PLAN OF PROPERTY, MADE FOR MICHAEL PHINNEY, GORHAM, MAINE BY STEPHEN J. MARTIN, PLS PROFESSIONAL SURVEYOR, GORHAM, MAINE 04038.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL WELLS AND SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MARCH, 2022 BY SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- ALL HOUSES SHALL BE PROPERLY NUMBERED, WITH THE NUMBERS BEING VISIBLE FROM THE STREET YEAR-ROUND.
- SITE DEVELOPMENT AND EARTHWORK CONSTRUCTION WILL CONFORM TO THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES CUMBERLAND COUNTY SWCD & DEPT. OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- LOTS TO BE SERVED BY INDIVIDUAL ONSITE WELLS AND SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.
- INDIVIDUAL LOT SEPTIC SYSTEMS SHALL BE LOCATED AS FOLLOWS: WELLS ON LOTS SHALL BE NO CLOSER THAN 100' TO ANY SEPTIC SYSTEM.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	●
○	IRON PIPE/ROD	●
---	ZONE LINE	---
---	ZONE LINE ON PL	---
⊕	TEST PIT	⊕
⊕	BORING	⊕
---	EDGE WETLAND	---
---	WETLANDS	---
---	UPLANDS	---
---	SOILS	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CONTOURS	---
○	UTILITY POLE	○



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;
- ANY STAFF AND PEER REVIEW COMMENTS SHALL BE ADDRESSED PRIOR TO THE BOARD CHAIR SIGNING THE PLANS;
- THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, 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 AUTO-CAD FORMAT TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING;
- ALL WAIVERS AND VARIANCES SHALL BE LISTED ON THE PLAN PRIOR TO RECORDING;
- THE MAP AND LOT NUMBERS SHALL BE LISTED IN THE BOTTOM RIGHT CORNER OF ALL PAGES OF THE PLAN SET PRIOR TO THE BOARD SIGNING THE PLAN;
- RECREATIONAL AND MIDDLE SCHOOL IMPACT FEES SHALL BE PAID PRIOR TO RECEIVING A BUILDING PERMIT;
- THAT ALL SITE CONSTRUCTION SHALL BE CARRIED OUT IN CONFORMANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION AND IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL INFORMATION CONTAINED IN THE APPLICATION;
- THAT THE PLANNING BOARD CHAIR 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 SUBDIVISION PLAN AND THE PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN ONE (1) YEAR OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED COPY OF THE RECORDED PLAN SHALL BE RETURNED TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.

WAIVERS REQUESTED

- SECTION 3-3 - PRELIMINARY PLAN, SUBSECTION B(1): THE REQUIREMENT FOR A CLASS A SURVEY MAY BE WAIVED TO A CLASS B SURVEY BY THE PLANNING BOARD FOR SUBDIVISIONS AND SUBDIVISION AMENDMENTS NOT REQUIRED TO PROVIDE NET ACERAGE CALCULATION REQUIRED UNDER CHAPTER 1 AND/OR WHERE PUBLIC WATER SUPPLY IS AVAILABLE TO SERVE THE LOTS.
- SECTION 2-10 - THE PROVISION OF PUBLIC WATER SUPPLY, SUBSECTION B(i): THAT THE COST OF PROVIDING PUBLIC WATER SERVICE FOR THE PROJECT IS UNREASONABLE GIVEN THE ANTICIPATED BENEFIT. THE COST OF PROVIDING PUBLIC WATER SERVICE FOR A RESIDENTIAL USE OR SUBDIVISION SHALL BE DEEMED TO BE UNREASONABLE IF THE PUBLIC WATER COST PER UNIT (PWCU) EXCEEDS THE MAXIMUM PRIVATE WATER COST PER UNIT (MPWCU) BASED UPON THE METHODOLOGY SET FORTH IN SUBSECTION E.

APPROVAL - TOWN OF GORHAM PLANNING BOARD

RECEIVED _____ DATE _____

CHAIRPERSON _____

STATE OF MAINE, CUMBERLAND COUNTY SS, REGISTRY OF DEEDS

AT _____ H _____ M AND _____ M AND _____

RECORDED IN _____ PLAN BOOK _____ PAGE _____

ATTEST: _____ REGISTER

MAP 92 LOT 25

PROGRESS PRINT

NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS	ISSUED FOR PRE-APPLICATION REVIEW
A	OAM	1-3-2024	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
 75 John Roberts Rd.
 Sullis, IA
 South Portland, ME 04106
 Tel. 207-200-2100

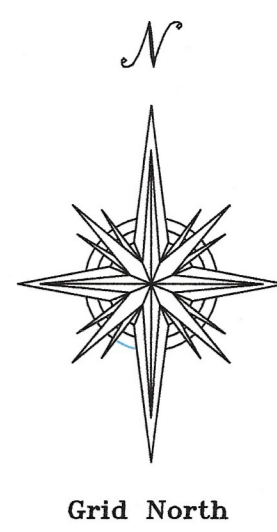
SKETCH PLAN - SUBDIVISION PLAN
 OF:
 NORTH GORHAM ROAD SUBDIVISION
 GORHAM, ME 04038

FOR:
 JDP, LLC
 16 APPLE DRIVE
 GORHAM, ME 04038

DESIGNED	OAM
DRAWN	RGL
CHECKED	MRS
DATE	06/01/2022
SCALE	1" = 60'
PROJECT	21678

SHEET 1 OF 2

F:\Projects\1002021678\DWG\Design\21678_SBD.dwg - 2/12/2024 11:40 AM - SHEILLY STACEY



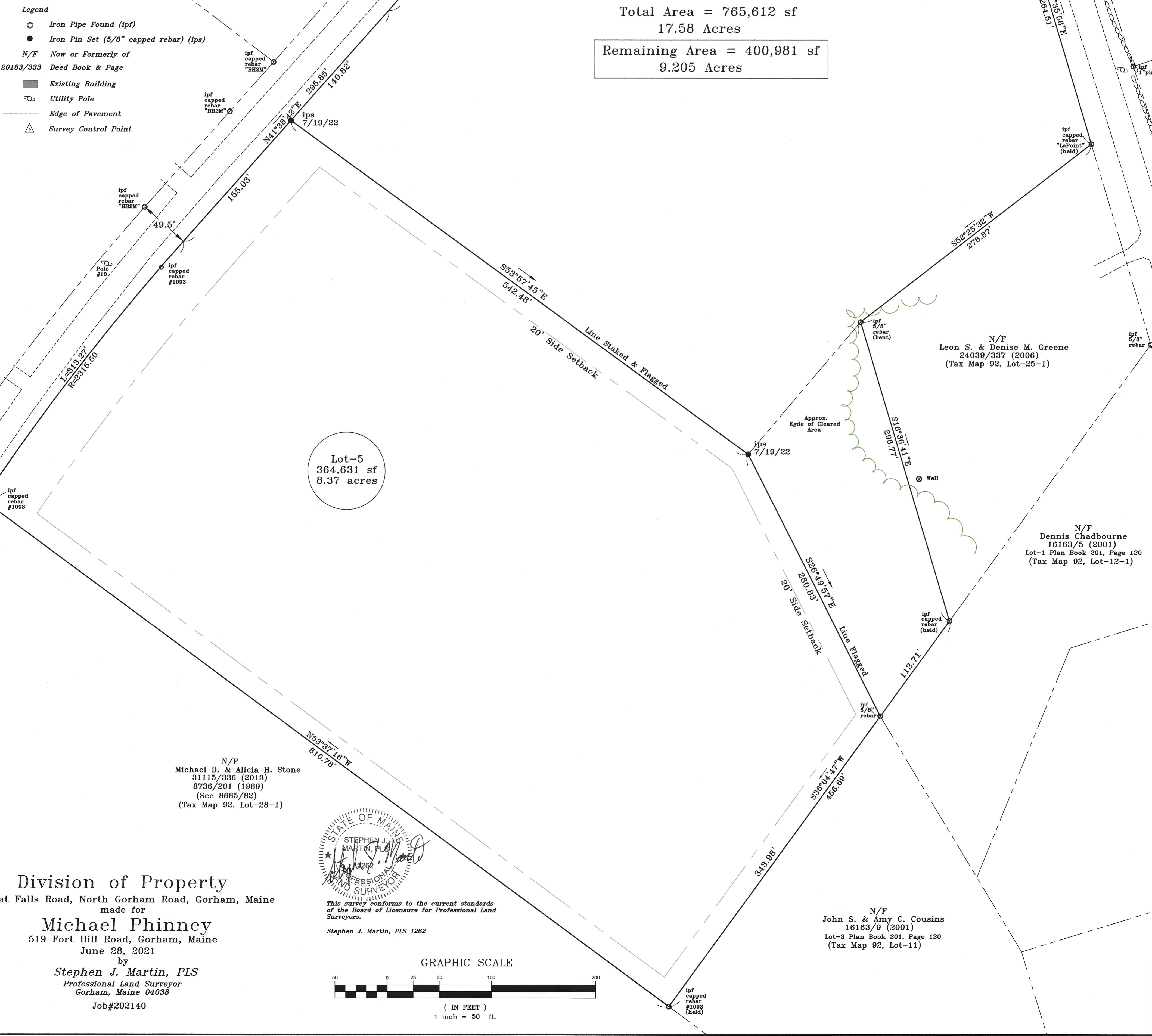
Notes:

- 1) Bearings are based on Maine State Plane Coordinate System West (Zone 1802) US Survey Feet, and are based on GPS Observations.
- 2) Deed and Plan Book references are to the Cumberland County Registry of Deeds.
- 3) Property is shown on the Town of Gorham Lot-25.

Plan References:

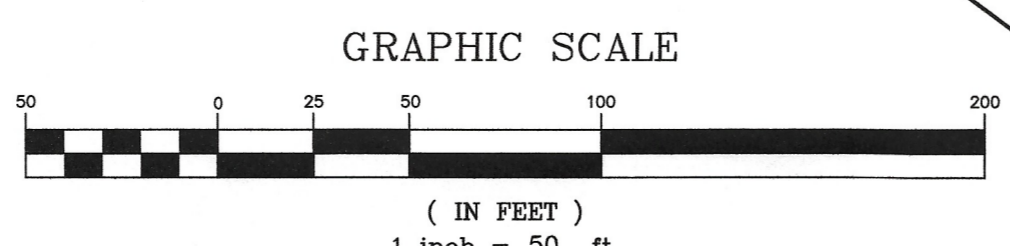
- 1) Standard Boundary Survey The Wight Estate, dated December 1997, by BH2M and recorded in Plan Book 198, Page 243.
- 2) Property Plan of Retracement & Lot Division Partridge Lot, North Gorham Road, Gorham, Maine made for Demetria L. Chadbourne, dated March 1, 2001 by John D. Palmiter, PLS 1057 and recorded in Plan Book 201, Page 120.
- 3) North Woods in Gorham, Maine by F.S. Plummer, Co. dated January 1976, by Richard A. Manthorne and recorded in Plan Book 113, Page 37.
- 4) Plan Showing a Standard Boundary Survey for John D. Phinney, dated August 24, 1988, by John A. Belding (unrecorded plan).
- 5) Plan of Gorham, Maine dated 1847, by Hugh McLellan, traced Feb. 1932, and recorded in Plan Book 24, Page 5.

- Legend
- Iron Pipe Found (ipf)
 - Iron Pin Set (5/8" capped rebar) (ips)
 - N/F Now or Formerly of
 - 20183/333 Deed Book & Page
 - Existing Building
 - Utility Pole
 - Edge of Pavement
 - △ Survey Control Point



N/F
 Michael D. & Alicia H. Stone
 31115/336 (2013)
 8736/201 (1989)
 (See 8685/82)
 (Tax Map 92, Lot-28-1)

STATE OF MAINE
 STEPHEN J. MARTIN, PLS
 PROFESSIONAL LAND SURVEYOR
 This survey conforms to the current standards of the Board of Licensure for Professional Land Surveyors.
 Stephen J. Martin, PLS 1282



Division of Property
 Great Falls Road, North Gorham Road, Gorham, Maine
 made for
Michael Phinney
 519 Fort Hill Road, Gorham, Maine
 June 28, 2021
 by
Stephen J. Martin, PLS
 Professional Land Surveyor
 Gorham, Maine 04038
 Job#202140

N/F
 John S. & Amy C. Cousins
 16163/9 (2001)
 Lot-3 Plan Book 201, Page 120
 (Tax Map 92, Lot-11)

N/F
 Leon S. & Denise M. Greene
 24039/337 (2006)
 (Tax Map 92, Lot-25-1)

N/F
 Dennis Chadbourne
 16163/5 (2001)
 Lot-1 Plan Book 201, Page 120
 (Tax Map 92, Lot-12-1)