

NOTES:

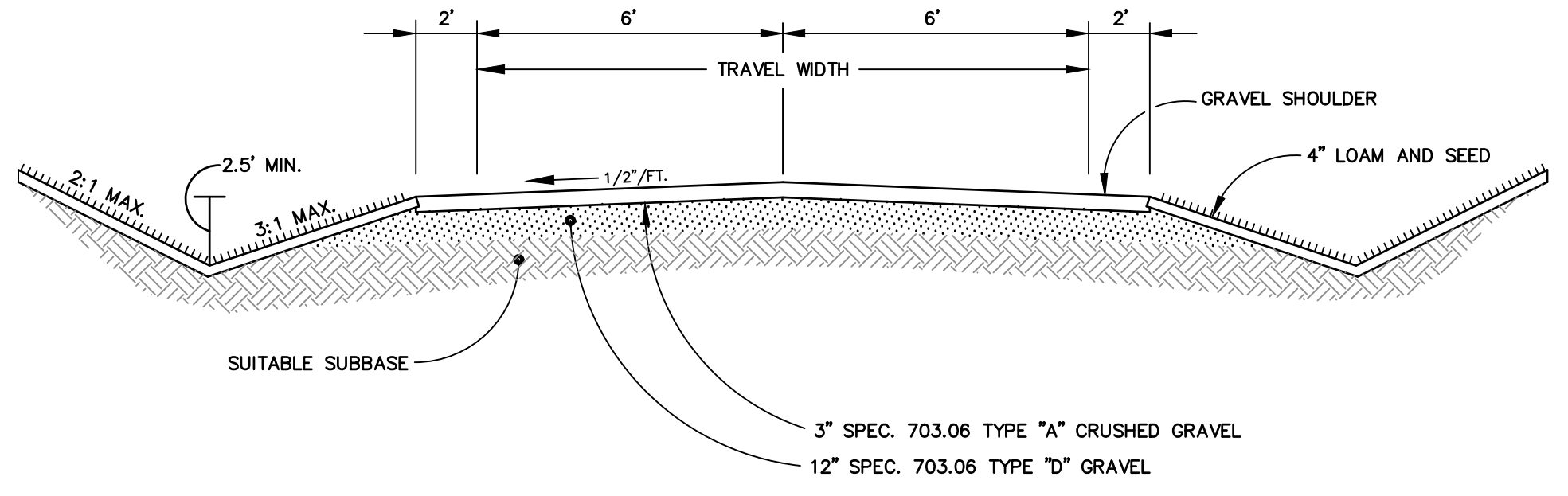
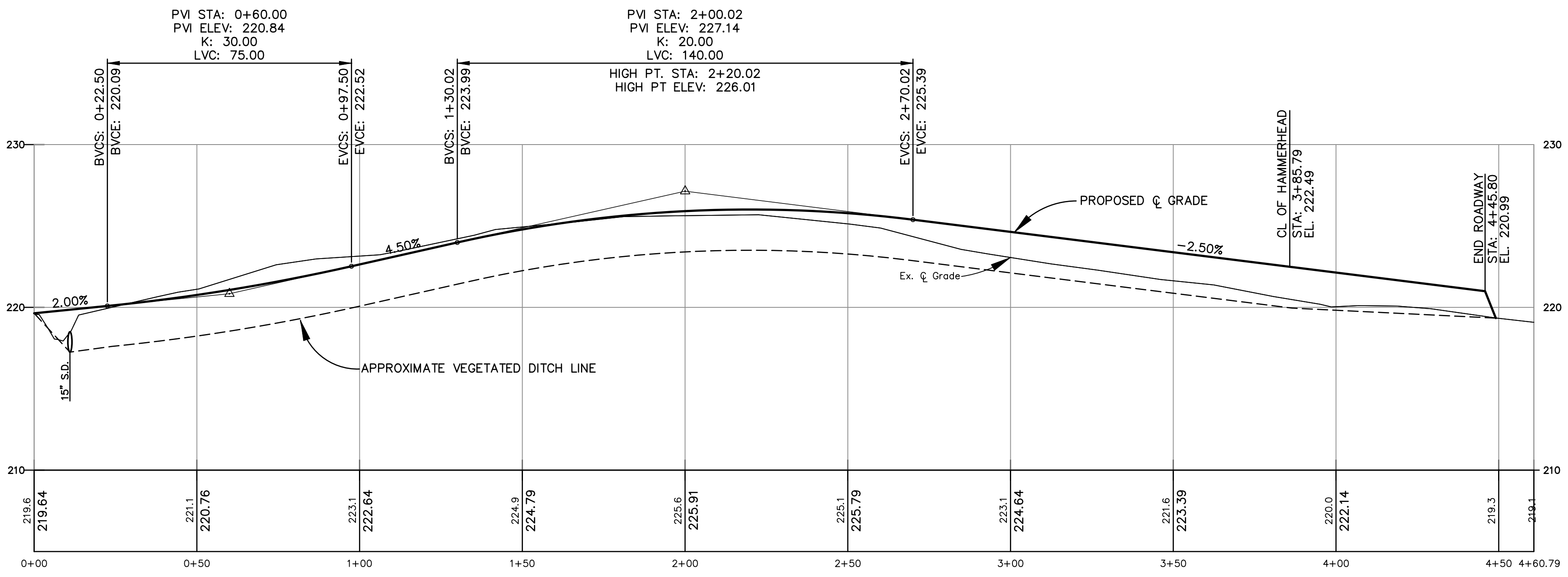
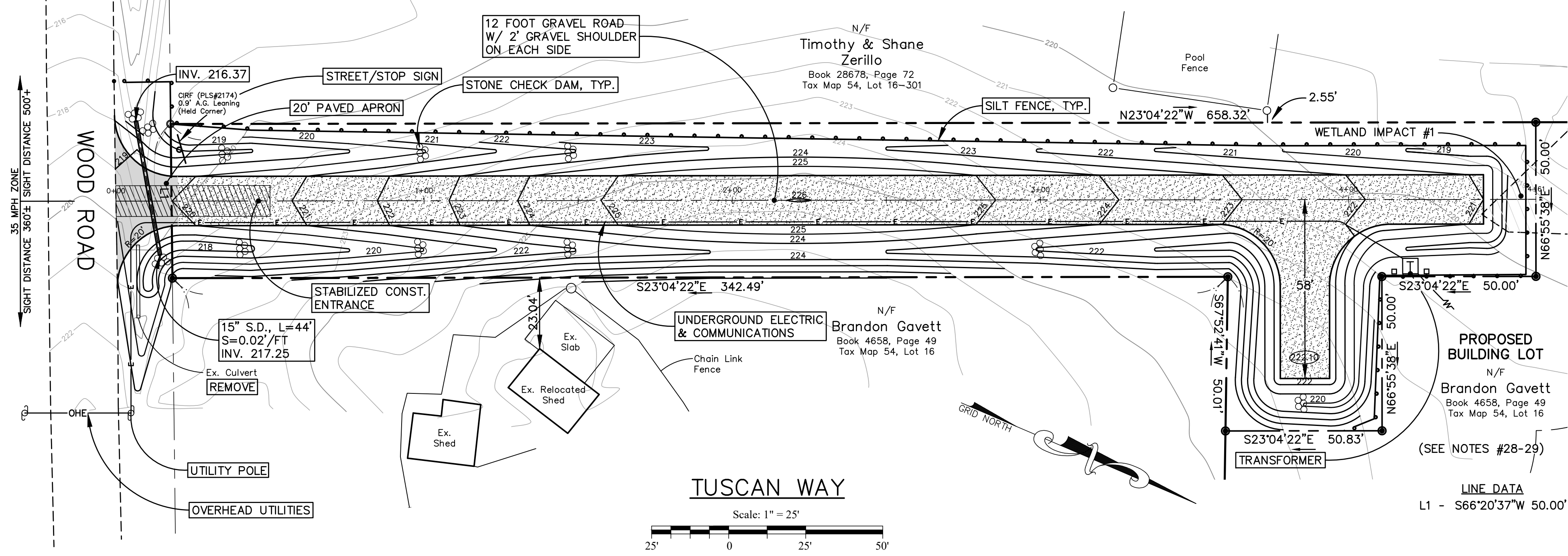
- OWNER: BRANDON GAVETT
59 WOOD ROAD
GORHAM, MAINE 04038
- APPLICANT: DAKOTA CUMMINGS
P.O. BOX 981
WINDHAM, MAINE 04062
- ENGINEER: ANDREW S. MORRELL, PE #13285
BH2M
3303 MAIN STREET
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BH2M
- WETLANDS: MARK HAMPTON ASSOCIATES
P.O. BOX 1391
PORTLAND, MAINE 04104
- DEED REFERENCE: BOOK 4658, PAGE 49
- TAX MAP REFERENCE: MAP 54, LOT 16
- TOTAL PARCEL AREA: 84,772 S.F. (1.95 ACRES)
- ZONING: RURAL (R)
- SEWER SERVICE: INDIVIDUAL SUBSURFACE
WASTEWATER DISPOSAL SYSTEM
- WATER: INDIVIDUAL DOMESTIC DRILLED WELL
- ELECTRIC: UNDERGROUND
- PLAN REFERENCES:
 - BOUNDARY SURVEY & DIVISION PLAN, LAND OF BRANDON GAVETT, 59 WOOD ROAD, GORHAM, MAINE, FOR BRANDON GAVETT, DATED JANUARY 2023 BY BH2M

- INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION, SEE DETAIL.
- INSTALL EROSION CONTROL BERM PRIOR TO CONSTRUCTION, SEE DETAIL.
- CONTRACTOR TO INSTALL A DRIVEWAY CULVERT FOR THE LOT (15-INCH) PER DETAIL ON SHEET 3.
- EXISTING CONTOURS WERE CREATED BY TOPOGRAPHIC SURVEY BY BH2M.
- 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.
- THE PRIVATE WAY SHALL BE MAINTAINED FOR ACCESS FOR EMERGENCY VEHICLES YEAR ROUND.
- THE HOUSES SHALL BE PROPERLY NUMBERED AND THE NUMBERS SHALL BE VISIBLE YEAR ROUND FROM THE PRIVATE WAY.
- THE PRIVATE WAY SHALL BE MARKED WITH A TOWN APPROVED SIGN IDENTIFYING THE PRIVATE WAY. THE SIGN SHALL BE INSTALLED AS SOON AS THE ROAD IS CONSTRUCTED.
- THE PRIVATE WAY SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF APPROVAL BY THE PLANNING BOARD.
- 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 MUST CERTIFY TO THE CODE ENFORCEMENT OFFICER THAT THE PRIVATE WAY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE APPROVED PRIVATE WAY PLAN.
- 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.
- WETLAND IMPACT: 228 SF
- EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES AND PIPES, BOTH PUBLIC AND PRIVATE, WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.
- DRIVEWAY FOR PROPOSED LOT NOT ALLOWED OFF EITHER END OF HAMMERHEAD TURNAROUND AS REQUIRED BY FIRE DEPARTMENT.

- ALL THE BUILDINGS SHALL BE COMPLETELY SPRINKLED MEETING ALL REQUIREMENTS OF THE TOWN'S SPRINKLER ORDINANCE. THE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT AND THE STATE FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING. THE PLANS SUBMITTED TO THE FIRE DEPARTMENT SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE START OF THE INSTALLATION OF THE SYSTEM. SPRINKLER TEST PAPERS WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE DEPARTMENT AT THE TIME AN OCCUPANCY PERMIT IS ISSUED.

SHEET INDEX

1. PLAN OF PRIVATE WAY
2. EROSION CONTROL DETAILS
3. STANDARD DETAILS



- GRAVING: ALL STREETS, ROADS, WALKS ETC. SHALL BE GRADED TO THEIR FULL WIDTH BY THE DEVELOPER (SUBDIVIDER) SO THAT PAVEMENTS AND SIDEWALKS CAN BE CONSTRUCTED ON PARALLEL PROFILES.
- PREPARATION: BEFORE GRADING IS STARTED, THE ENTIRE RIGHT-OF-WAY AREA SHALL BE CLEARED OF ALL STUMPS, ROOTS, BRUSH AND OTHER OBSTRUCTION MATERIAL AND ALL TREES NOT INTENDED FOR PRESERVATION, AS DESIGNATED BY THE TOWN ENGINEER.
- CUTS: TREE STUMPS AND OTHER ORGANIC MATERIALS SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW THE SUB GRADE. ROCKS AND BOULDERS, WHEN ENCOUNTERED, SHALL BE REMOVED TO SUB GRADE.
- FILL: ALL MATERIAL USED IN THE CONSTRUCTION OF EMBANKMENTS SHALL BE OF THE QUALITY TO MEET THE STANDARDS FOR EMBANKMENT CONSTRUCTION, SECTIONS 203.02 THROUGH 203.17 OF THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THAT COMPACTION SHALL NOT BE LESS THAN 95% OF MAXIMUM DENSITY (PER ASTM D 1557 MOD.). EXCESS MATERIALS INCLUDING ORGANIC MATERIALS, SOFT CLAYS, WET AND NON COMPACTABLE MATERIALS, ETC. SHALL BE REMOVED FROM THE STREET SITE. THE FILL SHALL BE SPREAD IN LAYERS NOT TO EXCEED 8 INCHES LOOSE AND THEN COMPACTED. THE FILLING OF UTILITY TRENCHES AND OTHER PLACES SHALL BE MECHANICALLY TAMPERED.
- ALL MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, REVISION DEC. 2002
- THE BASE AND SURFACE PAVEMENT THICKNESS NOTED IS THE MINIMUM REQUIRED THICKNESS. CORES WILL BE TAKEN TO VERIFY. FAILURE TO MEET THE MINIMUM THICKNESS IS CAUSE FOR NOT ACCEPTING ROADWAYS.

LEGEND

SYMBOL	DESCRIPTION
□	GRANITE MONUMENT FOUND
○	IRON PIPE/IRON ROD FOUND
●	5/8" IRON ROD TO BE SET
○	UTILITY POLE
○	PROPOSED STREET TREE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	STORM DRAIN
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	LIMIT OF WETLANDS
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	SILT FENCE/ECM

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

DATE

Cumberland, ss Registry of Deeds

Received _____

At _____ h _____ m _____ M., and

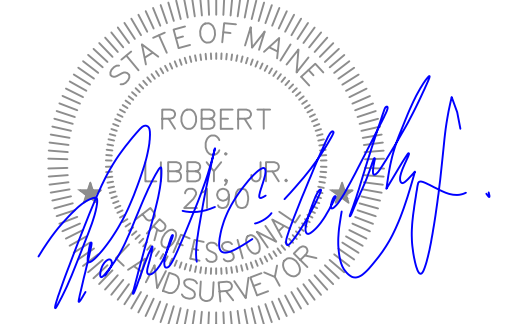
Filed in Plan Book _____ Page _____

ATTEST: _____

Register

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:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

REVISION

NO.	DATE	DESCRIPTION
1	5/15/23	Submitted Sketch Plan to Town
2	1/16/24	Submitted Private Way Application to Town



BH2M

Berry, Huff, McDonnell, Milligan Inc.
Engineers, Surveyors

3803 Main Street
Gorham, Maine 04038
Tel: (207) 859-2771
www.bh2m.com

FOR
Dakota Cummings
P.O. Box 981
Windham, Maine 04062

PLAN OF PRIVATE WAY

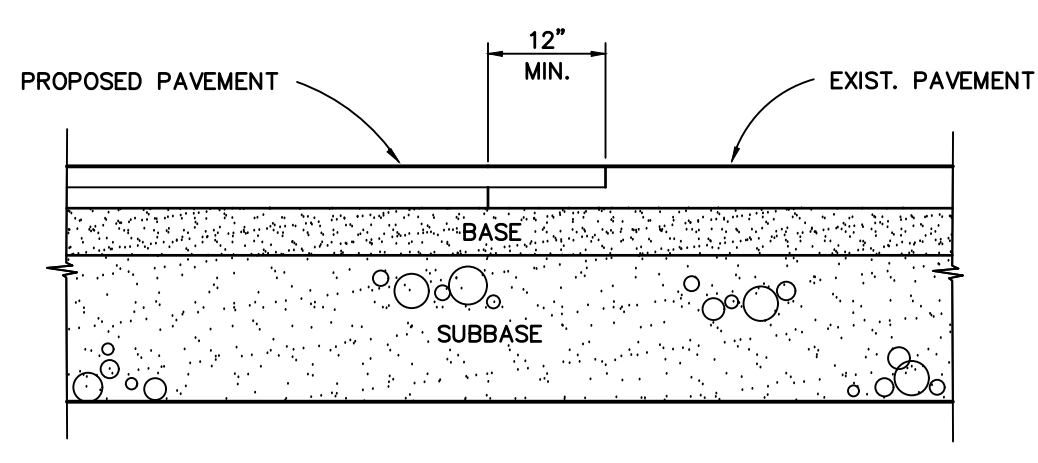
TUSCAN WAY

59 WOOD ROAD
GORHAM, MAINE

DESIGNED A. Morrell	DATE May 2023
DRAWN Dept.	SCALE As Noted
CHECKED A. Morrell	JOB NO. 23066

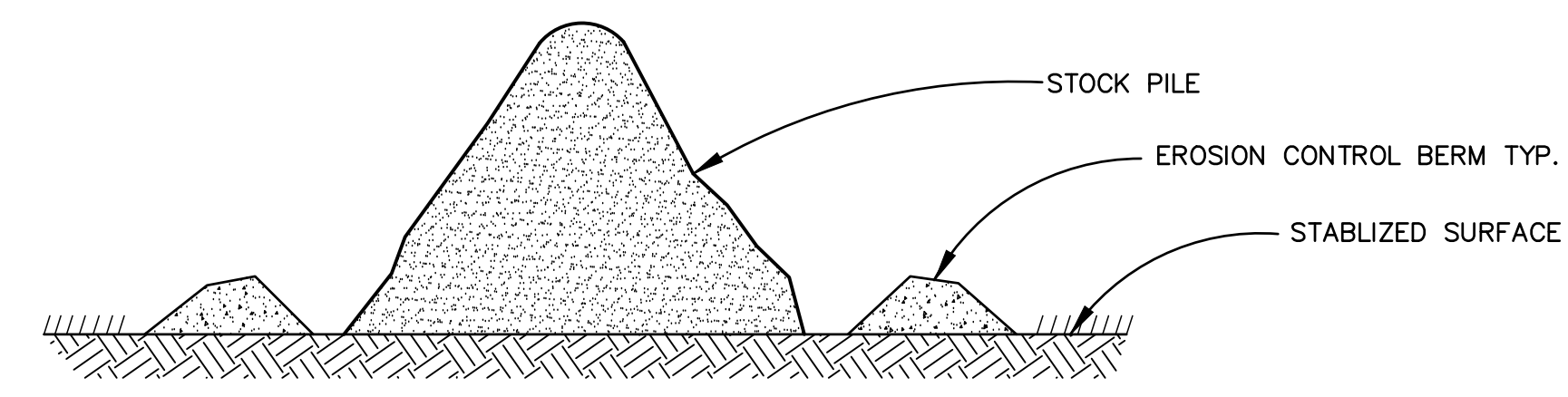
SHEET
1

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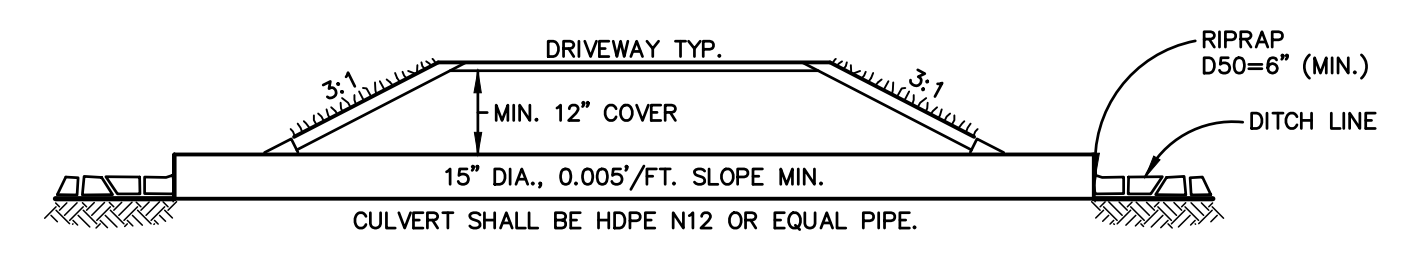


SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT. APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

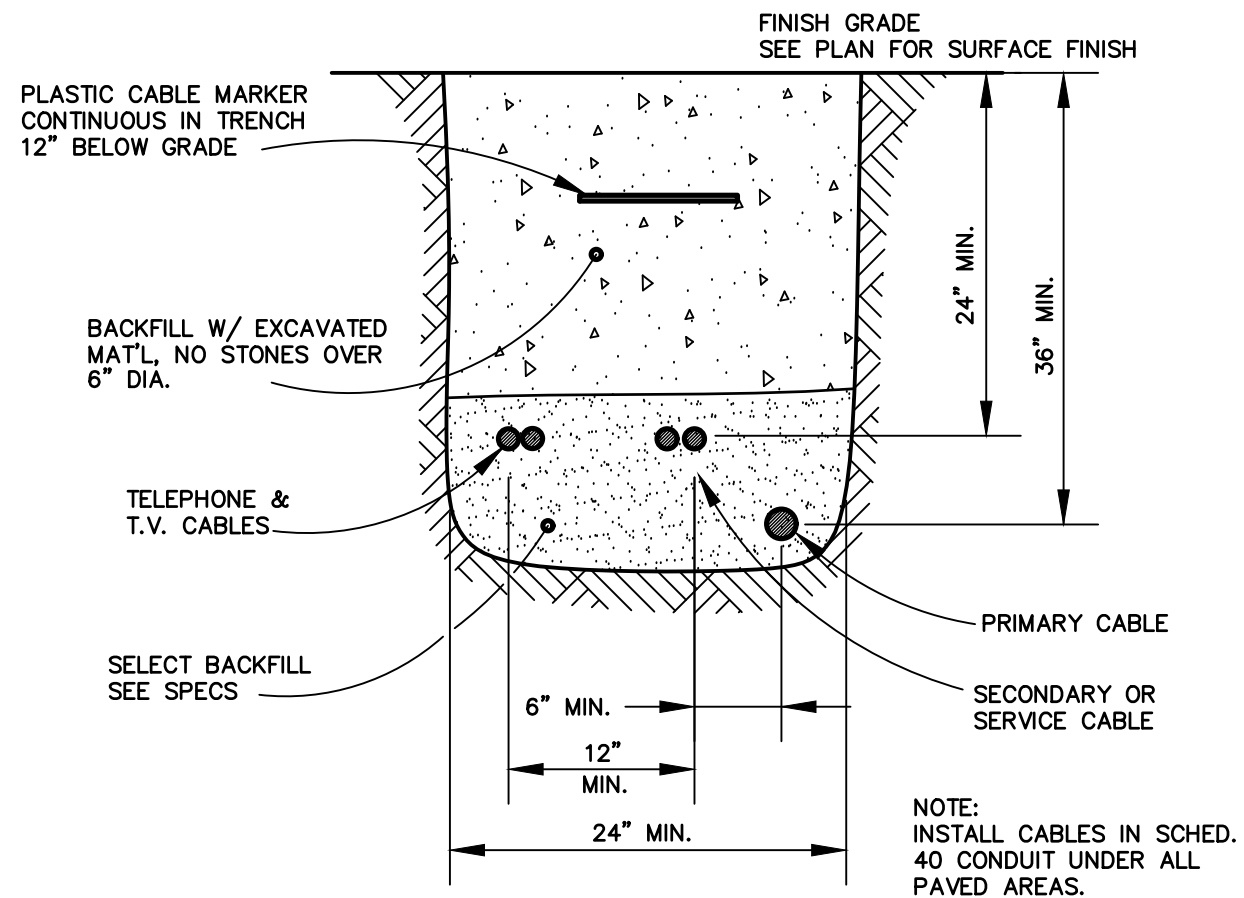
PAVEMENT JOINT DETAIL
N.T.S.



STOCK PILE
NTS

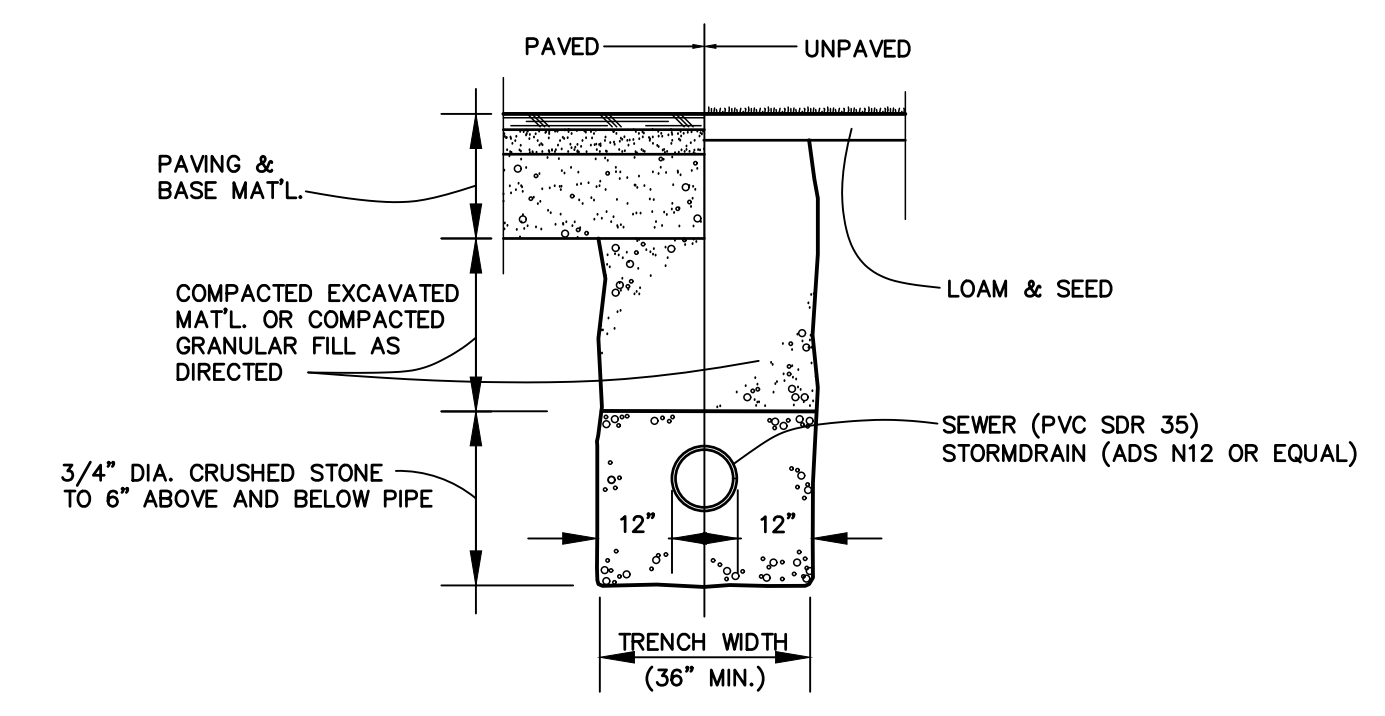


TYPICAL CULVERT SECTION AT DRIVEWAY
NTS

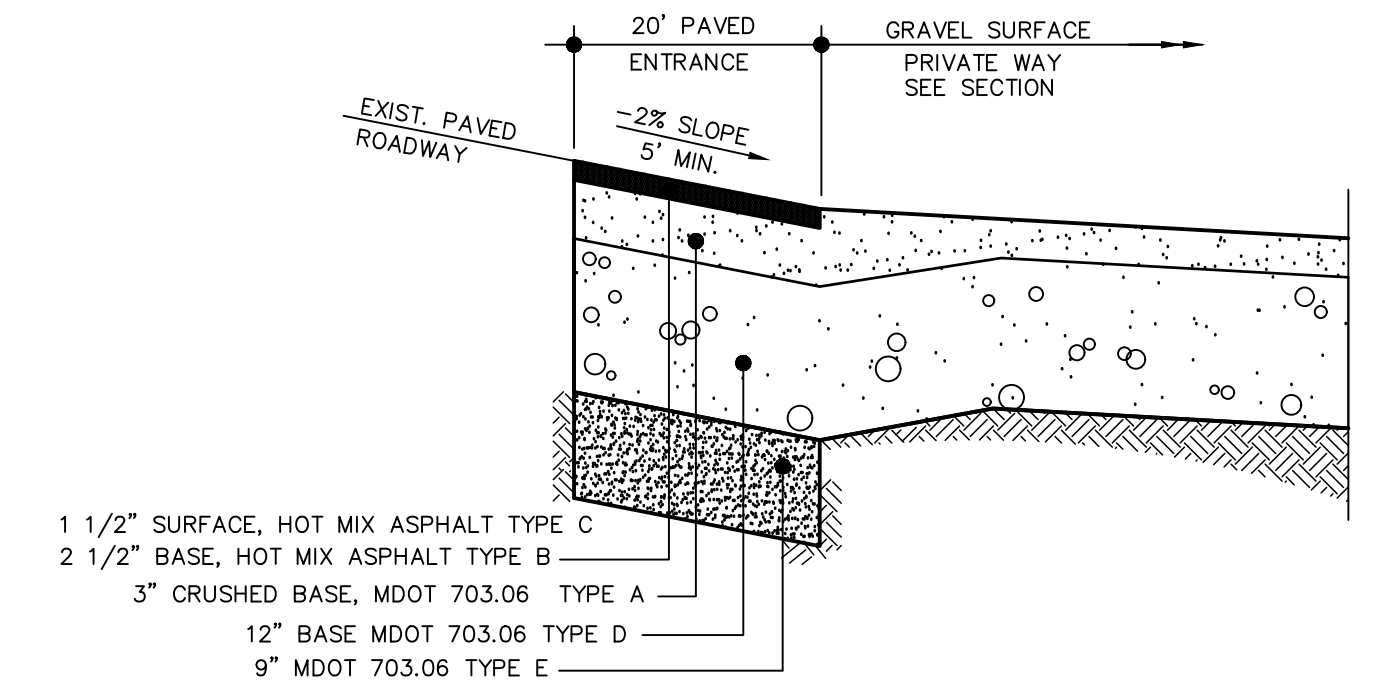


UNDERGROUND CABLE TRENCH
NTS

- NOTES:
1. Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
 2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene)
 3. Concrete pipe shall have sand bedding.



TRENCH DETAIL
NTS



ENTRANCE SECTION
N.T.S.

NO.	DATE	DESCRIPTION
1	5/15/23	Submitted Sketch Plan to Town
2	1/16/24	Submitted Private Way Application to Town



BH2M
 Benny Huff, McDonnell, Milligan Inc.
 Engineers, Surveyors
 28 Starr Street
 Gorham, Maine 04038
 Tel: (207) 839-2771
 Fax: (207) 839-8250

FOR
 Dakota Cummings
 P.O. Box 981
 Windham, Maine 04092

STANDARD DETAILS
 TUSCAN WAY
 59 WOOD ROAD
 GORHAM, MAINE

DESIGNED A. Fagan	DATE May 2023
DRAWN Dept.	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 23066

SHEET
3

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