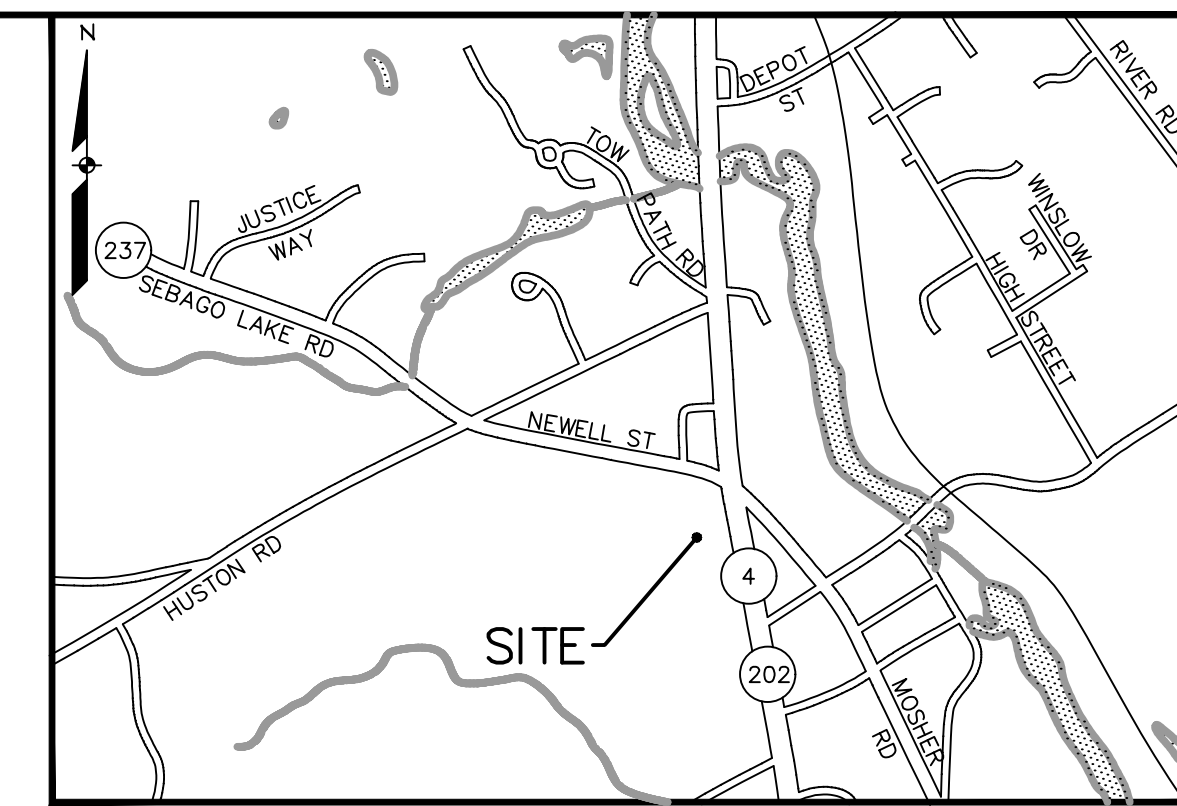
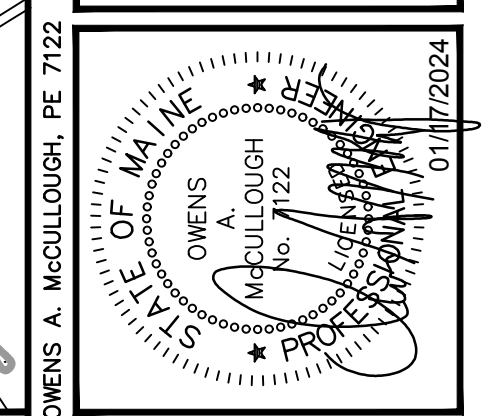


EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	CATCH BASIN	---
---	STREAM	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	EDGE WATER	---
---	TREELINE	---
+	TP-1	+
○	TEST PIT	○



LOCATION MAP



REV.	DATE	BY	STATUS
C	01-17-24	OAM	ISSUED FOR AMENDED SITE PLAN APPROVAL
B	05-01-19	OAM	REVISION TO REAR GRAVEL PARKING LOT
A	04-02-19	OAM	AMENDED SITE PLAN TO ADD CONCESSION/STORAGE BUILDING

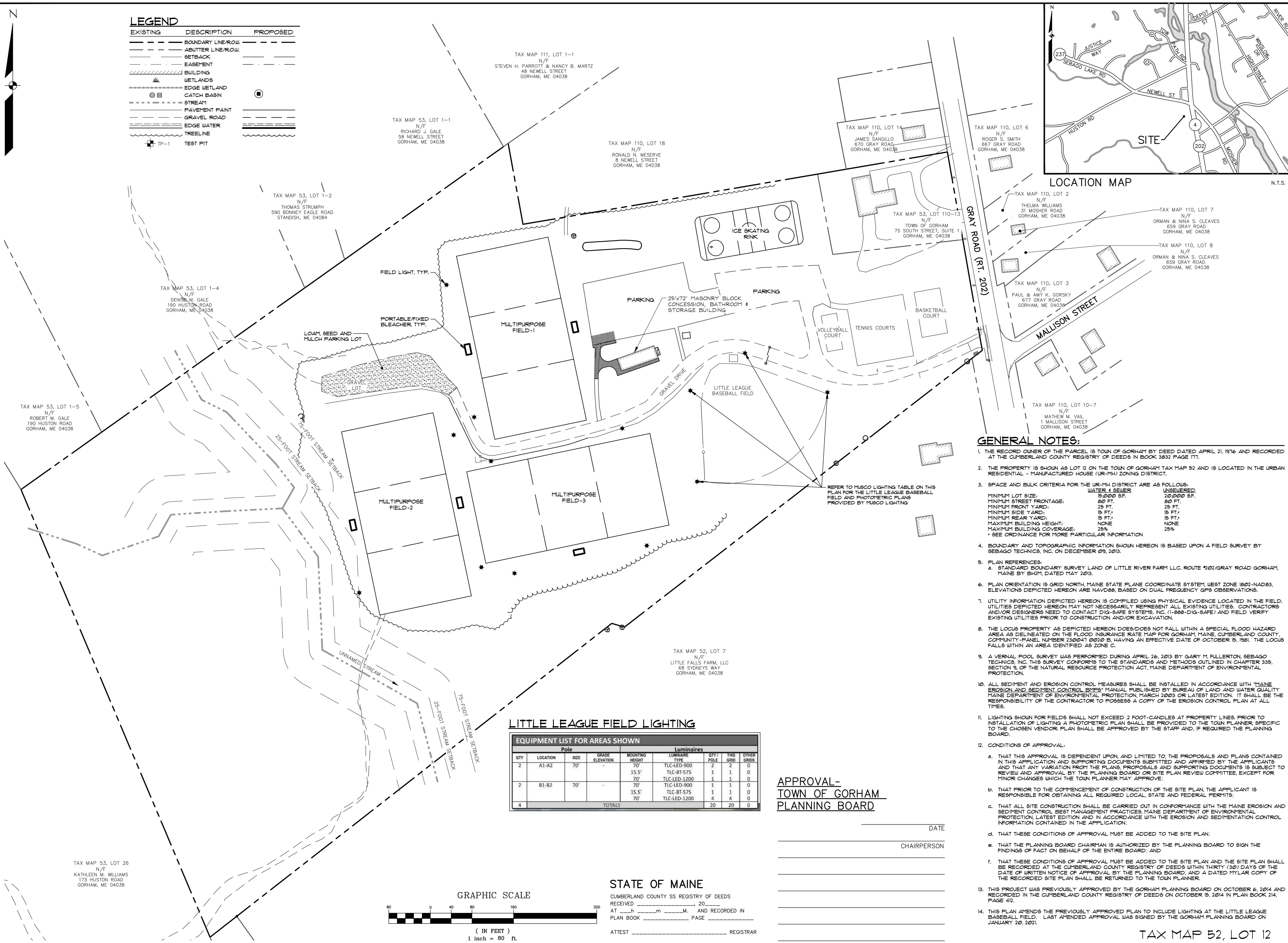
SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd.
 South Portland, ME 04086
 Tel. 207-267-2600

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	CAB
13060		OAM/CAB	OAM	CAB	

AMENDED OVERALL SITE PLAN
 OF:
LITTLE FALLS RECREATION FACILITY
 GRAY ROAD (ROUTE 202)
 GORHAM, ME 04038
 FOR RECORD OWNER:
TOWN OF GORHAM, MAINE
 GORHAM MUNICIPAL CENTER, 75 SOUTH ST., SUITE 1
 GORHAM, ME 04038

DATE	SCALE
02-28-19	1"=80'

SHEET 1 OF 1



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS TOWN OF GORHAM BY DEED DATED APRIL 21, 1916 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3833 PAGE 111.
- THE PROPERTY IS SHOWN AS LOT 12 ON THE TOWN OF GORHAM TAX MAP 52 AND IS LOCATED IN THE URBAN RESIDENTIAL - MANUFACTURED HOUSE (UR-MH) ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE UR-MH DISTRICT ARE AS FOLLOWS:

	WATER & SEWER	UNSEWERED
MINIMUM LOT SIZE:	80 FT.	80 FT.
MINIMUM STREET FRONTAGE:	25 FT.	25 FT.
MINIMUM FRONT YARD:	15 FT.	15 FT.
MINIMUM SIDE YARD:	15 FT.	15 FT.
MINIMUM REAR YARD:	NONE	NONE
MAXIMUM BUILDING HEIGHT:	25'	25'
MAXIMUM BUILDING COVERAGE:	25%	25%
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. ON DECEMBER 09, 2013.
- PLAN REFERENCE:
 a. STANDARD BOUNDARY SURVEY LAND OF LITTLE RIVER FARM LLC, ROUTE 202/GRAY ROAD GORHAM, MAINE BY BHM, DATED MAY 2013.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1807-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES/DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR GORHAM, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230241 0212 B, HAVING AN EFFECTIVE DATE OF OCTOBER 15, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C.
- A VERNAL POOL SURVEY WAS PERFORMED DURING APRIL 26, 2013 BY GARY M. FULLERTON, SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 3 OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL PUBLISHED BY BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- LIGHTING SHOWN FOR FIELDS SHALL NOT EXCEED 2 FOOT-CANDLES AT PROPERTY LINES PRIOR TO INSTALLATION OF LIGHTING. A PHOTOMETRIC PLAN SHALL BE PROVIDED TO THE TOWN PLANNER, SPECIFIC TO THE CHOSEN VENDOR. PLAN SHALL BE APPROVED BY THE STAFF AND, IF REQUIRED THE PLANNING BOARD.
- CONDITIONS OF APPROVAL:
 a. THAT THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND APPROVED BY THE APPLICANTS AND THAT ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR SITE PLAN REVIEW COMMITTEE, EXCEPT FOR MINOR CHANGES WHICH THE TOWN PLANNER MAY APPROVE.
 b. THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SITE PLAN, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
 c. 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.
 d. THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SITE PLAN.
 e. THAT THE PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD; AND
 f. THAT THESE CONDITIONS OF APPROVAL MUST BE ADDED TO THE SITE PLAN AND THE SITE PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF THE DATE OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A DATED MYLAR COPY OF THE RECORDED SITE PLAN SHALL BE RETURNED TO THE TOWN PLANNER.
 g. THIS PROJECT WAS PREVIOUSLY APPROVED BY THE GORHAM PLANNING BOARD ON OCTOBER 6, 2014 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON OCTOBER 15, 2014 IN PLAN BOOK 214, PAGE 412.
 h. THIS PLAN AMENDS THE PREVIOUSLY APPROVED PLAN TO INCLUDE LIGHTING AT THE LITTLE LEAGUE BASEBALL FIELD. LAST AMENDED APPROVAL WAS SIGNED BY THE GORHAM PLANNING BOARD ON JANUARY 20, 2021.

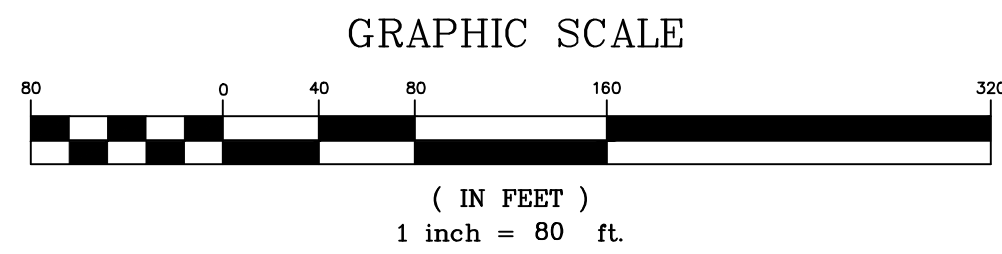
LITTLE LEAGUE FIELD LIGHTING

EQUIPMENT LIST FOR AREAS SHOWN											
QTY	LOCATION	POLE SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS			
2	A1-A2	70'	-	70'	TLC-LED-900	2	2	0			
				15.5'	TLC-BT-575	1	1	0			
				70'	TLC-LED-1200	1	1	0			
2	B1-B2	70'	-	70'	TLC-LED-900	1	1	0			
				15.5'	TLC-BT-575	1	1	0			
				70'	TLC-LED-1200	4	4	0			
4	TOTALS								20	20	0

**APPROVAL-
TOWN OF GORHAM
PLANNING BOARD**

DATE _____
 CHAIRPERSON _____

STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ m _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR



TAX MAP 53, LOT 26
 N/F
 KATHLEEN M. WILLIAMS
 173 HUSTON ROAD
 GORHAM, ME 04038

TAX MAP 52, LOT 12

F:\Projects\13060\13060.dwg\130605-civil_3d.dwg - 1/18/2024 9:28 AM - SHEILLY, STACEY