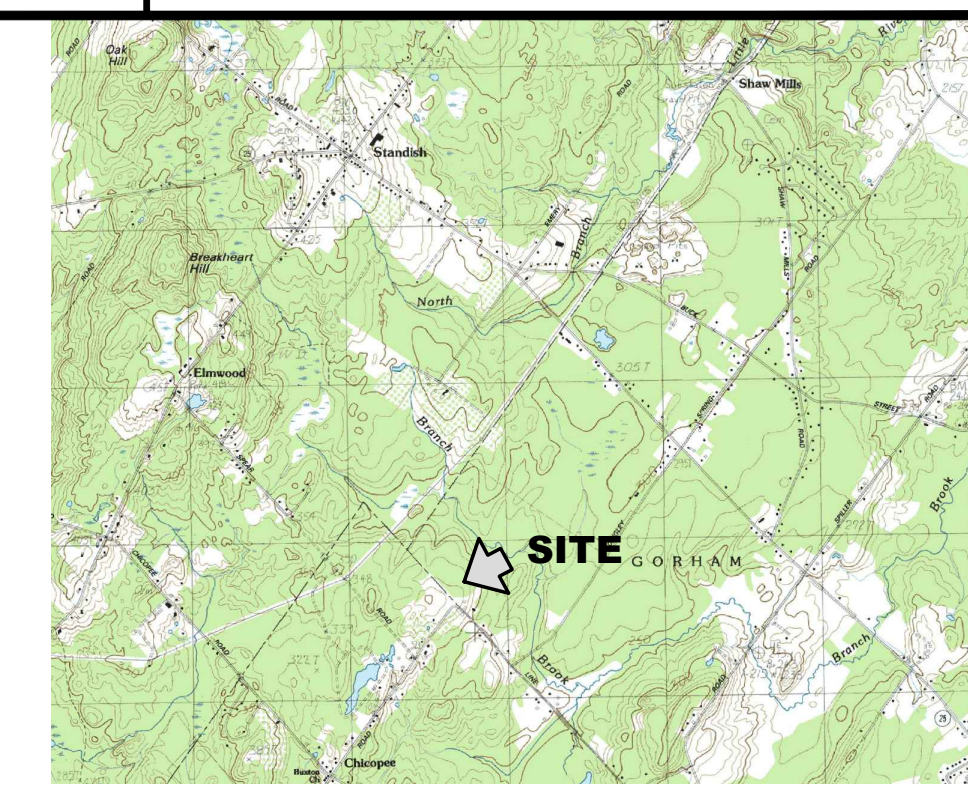
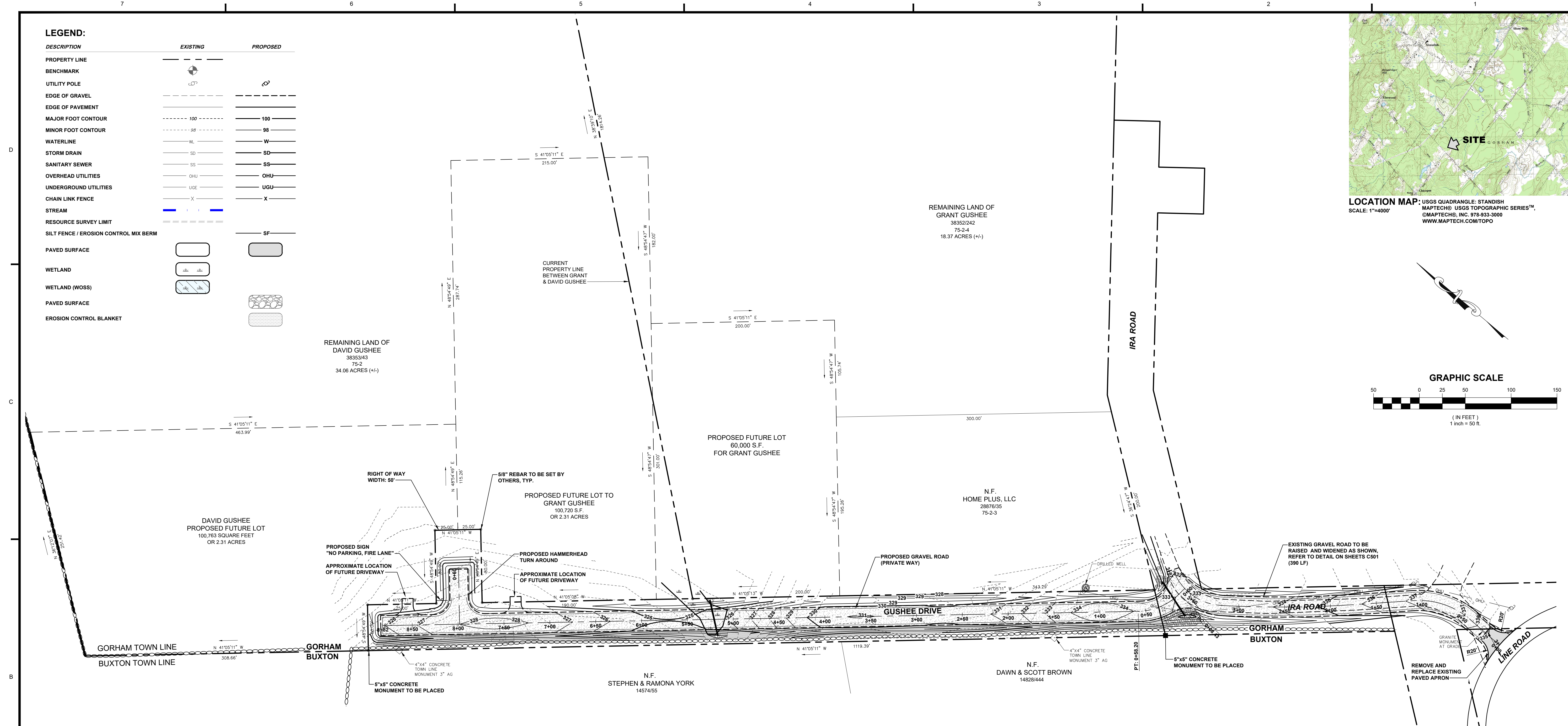
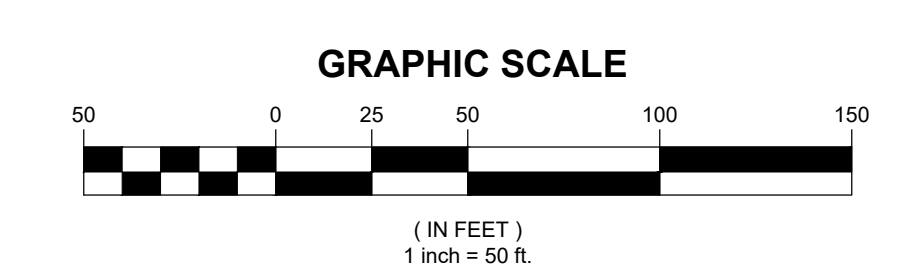
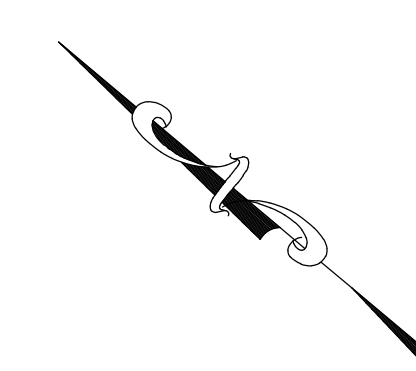


LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊕	⊕
UTILITY POLE	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	--- 100 ---	--- 100 ---
MINOR FOOT CONTOUR	--- 98 ---	--- 98 ---
WATERLINE	WL	W
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
CHAIN LINK FENCE	X	X
STREAM	---	---
RESOURCE SURVEY LIMIT	---	---
SILT FENCE / EROSION CONTROL MIX BERM	---	SF
PAVED SURFACE	[Symbol]	[Symbol]
WETLAND	[Symbol]	[Symbol]
WETLAND (WOSS)	[Symbol]	[Symbol]
PAVED SURFACE	[Symbol]	[Symbol]
EROSION CONTROL BLANKET	[Symbol]	[Symbol]



LOCATION MAP: USGS QUADRANGLE: STANDISH MAPTECH® USGS TOPOGRAPHIC SERIES™, SCALE: 1"=4000'



STANDARD PRIVATE WAY NOTES:

- 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 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 THE CHAPTER 1, "ZONING REGULATIONS," CHAPTER 2, "GENERAL STANDARDS OF PERFORMANCE," OR CHAPTER 3 "SUBDIVISION."
- THE ORIGINAL PLAN OF THE 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 THE 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.
- 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 THE CHAPTER 1, "ZONING REGULATIONS," CHAPTER 2, "GENERAL STANDARDS OF PERFORMANCE," OR CHAPTER 3 "SUBDIVISION."

GENERAL NOTES:

- THE RECORD OWNER/APPLICANT IS: DAVID GUSHEE GRANT GUSHEE 39A SPILLER ROAD GORHAM, ME 04038
- THE PROPERTY IS DESCRIBED AS LOTS 2 & 2.4 ON THE TOWN OF GORHAM ASSESSOR'S TAX MAP 75 AND IS LOCATED WITHIN THE SR-MH ZONE.
- THE INTENT OF THIS PLAN IS TO CREATE A NEW PRIVATE WAY OFF AN EXISTING PRIVATE WAY, KNOWN AS IRA ROAD, TO SERVE 2 ADDITIONAL SINGLE FAMILY HOUSES. A PORTION OF IRA ROAD IS TO BE UPGRADED TO MEET THE CURRENT CONSTRUCTION STANDARDS FOR A GRAVEL PRIVATE WAY SERVING 2 TO 6 LOTS, PER THE TOWN OF GORHAM LAND USE ORDINANCE.
- THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY R.W. EATON ASSOCIATES, LAND SURVEYING & REAL ESTATE ON AUGUST 30TH, 2021.
- REFERENCE MADE TO PLAN ENTITLED "BOUNDARY SURVEY, A PORTION OF LAND OF DAVID & GRANT GUSHEE," LOCATED AT IRA ROAD IN GORHAM MAINE, PREPARED BY R.W. EATON ASSOCIATES AND DATED 08-30-21, AMENDED ON 02-12-24.
- THIS SURVEY IS ORIENTED TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- INVESTIGATION OF THE EXISTENCE OR LOCATION OF SUBTERRANEAN UTILITY INFRASTRUCTURE HAS NOT BEEN PERFORMED.

CONDITIONS FOR FINAL 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 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 IN AUTO-CAD FORMAT TO THE PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING;
- THAT THE REVISION DETAILS FROM STAFF, LEGAL AND WRIGHT PIERCE SHALL BE COMPLETED PRIOR TO PLANNING BOARD SIGNATURE OF THE PLAN;
- ALL WAIVERS OR VARIANCES SHALL BE ADDED TO THE PLAN TO BE RECORDED;
- THE APPLICANT SHALL REVIEW THE PROPOSED IMPROVEMENTS TO LINE ROAD WITH THE TOWN OF BUXTON;
- 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 THE DISTRIBUTED TO: (1) CODE OFFICE, (2) PUBLIC WORKS DIRECTOR, (3) INSPECTING ENGINEER, AND (4) 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 AN 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 MAINTENANCE 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; AND
- 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.

PLAN APPROVAL:

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

Date _____

Chairman _____

WAIVERS GRANTED:

- SLOPE AND DITCH STANDARDS FOR THE 2-6 LOT GRAVEL PRIVATE WAY MAY VARY FROM THOSE SHOWN IN THE LAND USE AND DEVELOPMENT CODE CHAPTER 2, SECTION 5, FIGURE 9 IN ORDER TO AVOID MOVING OR DAMAGING THE HISTORIC ROCK WALL.

STATE OF MAINE
CUMBERLAND, SS
REGISTRY OF DEEDS
RECEIVED AND FILED

20 _____

h m M.

Attest _____ Register

RECORDED AS MAP FILE:

REV.	DATE	DESCRIPTION	BY	CHK.
4	2024-02-14	REVISED ROW AT HAMMER HEAD	BLQ	DJO
3	2022-03-04	PLANNING BOARD CONDITIONS FOR APPROVAL AND WAIVER	BLQ	JHW
2	2022-02-02	REVISED PER PLANNING BOARD REVIEW COMMENTS	BLQ	JHW
1	2022-01-05	REVISED PER REVIEW COMMENTS	BLQ	JHW

NOT FOR CONSTRUCTION



RECORD OWNER:
DAVID AND GRANT GUSHEE
31A AND 31B SPILLER ROAD, GORHAM, MAINE 04038
PLAN OF A PRIVATE WAY
GUSHEE DRIVE (OFF IRA ROAD), GORHAM, MAINE

DATE		SCALE
2021.12.13		1"=50'
DRAWN BY	DESIGNED BY	CHECKED BY
BLQ	BLQ	JHW
PROJECT No.		13684.001
DRAWING No.		C101
REV.		4