



Civil Engineering | Surveying

December 13, 2022

Carol Eyerman
Gorham Town Planner
75 South Street
Gorham, Maine 04038

Re: Sketch Plan Application
1-Lot Private Way
Samantha Drive

Dear Carol;

On behalf of the Applicant, Greg McCormack, we are submitting a Sketch Plan Application for a 1-lot private way to serve 1 residential lot. In support of the application, we have enclosed a proposed sketch plan, and a check in the amount of \$300 as well as the following:

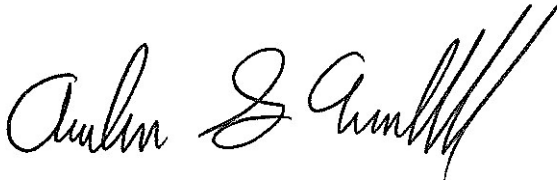
- Sketch Plan Application and Agent Authorization Form
- Attachment 1 – Figures (Tax Map, FEMA, Zoning Map, USGS, Soils)
- Attachment 2 – Parcel Deed (Bk. 34122 Pg. 125 & Bk. 37359 Pg. 63)
- Attachment 3 – Park South Condominiums Plan (Reduced)
- Attachment 4 – Boundary Survey by Survey Inc. (Reduced)
- Attachment 5 – Sketch Plan (Full Size and Reduced)

The applicant and my office met with Planning Staff on October 20, 2022 to discuss this project. Staff stated the applicant would need permission from Town Council to use Samantha Drive right of way. The applicant reached out to Councilor Phillips who was willing to sponsor this item. The Town Council considered this request at the meeting on December 6, 2022. The council approved the applicant's ability to use the Samantha Drive right of way for this project.

We are requesting to be placed on the next available Planning Board agenda to review this Sketch Plan and receive direction from the Planning Board. We understand by submitting today we are eligible for the Planning Board meeting on January 9, 2023. We look forward to discussing this project with the Planning Board at that time.

Please call me if you have any questions or need any additional information.

Sincerely,



Andrew S. Morrell, PE
Project Engineer



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
 Carol Eyerman, *Town Planner*
ceverman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

PRE-APP / SKETCH PLAN APPLICATION									
<input type="checkbox"/> SITE PLAN <input type="checkbox"/> SUBDIVISION <input type="checkbox"/> GRAVEL PIT <input type="checkbox"/> ZONING <input checked="" type="checkbox"/> PRIVATE WAY									
FEE FOR PLAN REVIEW			<input checked="" type="checkbox"/> \$300.00 Note: \$300 review fee will be credited towards subsequent application for the same proposed project					Amount Paid: \$ <u>300.00</u> Date: <u>12/13/22</u>	
PROPERTY DESCRIPTION	Parcel ID	Map(s)	104	Lot(s)	7-4 & 10-3	Zoning District(s)	SR	Total Land Area (sq. ft.)	817,621 sf.
	Physical Address/ Location	Samantha Drive							
PROPERTY OWNER'S INFORMATION	Name(s)	Greg McCormack			Mailing Address	24 Strawberry Lane Gorham, ME			
	Phone	N/A							
	Email	gmccormack@mainehomes.net							
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name(s)	Same as Owner			Name of Business				
	Phone				Mailing Address				
	Email								
APPLICANT'S AGENT INFORMATION	Name	Andrew S. Morrell			Name of Business	BH2M			
	Phone	(207) 839-2771			Mailing Address	380B Main Street Gorham, ME			
	Email	amorrell@bh2m.com							
PROJECT DESCRIPTION	Existing Land Use: The existing lot is undeveloped.								
	Provide a narrative description of the Proposed Project: The applicant is proposing to construct a private way to serve 1 residential lot.								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.) N/A								

MINIMUM SKETCH PLAN REQUIREMENTS

- One (1) signed original, one (1) full size plan set (24x36), seven (7) reduced size plan sets (11x17), and one (1) electronic copy of the entire packet

The Sketch Plan document/map:

A) Paper size, no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres: no greater than 1" = 30'
 10 + acres: 1" = 50'

C) Title block

- Applicant's name and address
 Name of preparer of plans with professional information
 Parcel's tax map identification (map and lot) in bottom right corner of map

APPLICANT'S CHECKLIST FOR SKETCH PLAN REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

The following checklists includes items generally required for development by the GORHAM LAND USE ORDINANCES and, due to project specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

Existing:

- Current Deed, contract to purchase or lease, or other form of right, title or interest.
 Zoning district
 Topographic map (optional)
 Wetlands and floodplains
 Water bodies and water courses
 Parcel area
 Lot dimensions
 Utilities (Sewer/septic, water, electric, phone)
 Streets, driveways and rights-of-way
 Structures

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

Proposed: (Plans must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space
 Number of lots and lot areas
 Setback lines and building envelopes
 Lot dimensions
 Utilities (Sewer/septic, water, electric, phone)
 Streets, driveways and rights-of-way
 Structures

Distance to:

- Nearest driveways and intersections
 Nearest fire hydrant
 Nearest significant water body

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.

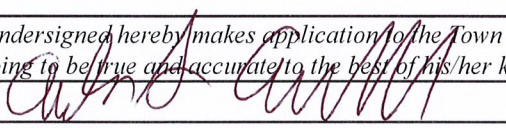
TYPE OF DEVELOPMENT

- Development Transfer Overlay (Chapter 1) Clustered Residential Development (Chapter 2)
 Small Dwelling Overlay (Chapter 1) Planned Unit Development

- Agent Authorization Form (Completed and Signed)

ADDITIONAL COMMENTS:

The undersigned hereby makes application to the Town of Gorham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



 APPLICANT OR AGENT'S SIGNATURE

12/13/20

 DATE

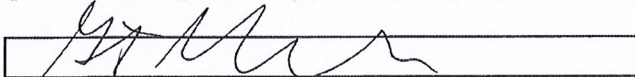
Andrew S. Moynell - BHAM

 PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

PROPERTY DESCRIPTION	PHYSICAL ADDRESS/ LOCATION	Samantha Drive		MAP(S)	104
				LOT(S)	10-3 & 7-4
APPLICANT(S) INFORMATION	NAME(S)	Greg McCormack		MAILING ADDRESS	24 Strawberry Lane Gorham, ME
	PHONE	N/A			
	EMAIL	gmccormack@mainehomes.net			
OWNER(S) INFORMATION	NAME(S)	Same as Applicant		MAILING ADDRESS	
	PHONE				
	EMAIL				
APPLICANT'S AGENT INFORMATION	NAME	Andrew S. Morrell, PE #13285	BUSINESS NAME	BH2M	
	PHONE	(207) 839-2771	MAILING ADDRESS	380B Main Street Gorham, ME	
	EMAIL	amorrell@bh2m.com			

Said agent(s) may represent me/us before Gorham Town officers and the Gorham Planning Board to expedite and complete the approval of the proposed development for this parcel.



APPLICANT SIGNATURE

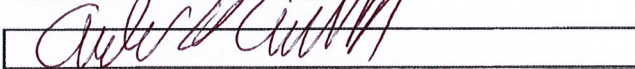
DATE 11/12/22

Gregory T. McCormack
PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE (if applicable)

DATE _____

PLEASE TYPE OR PRINT NAME HERE _____

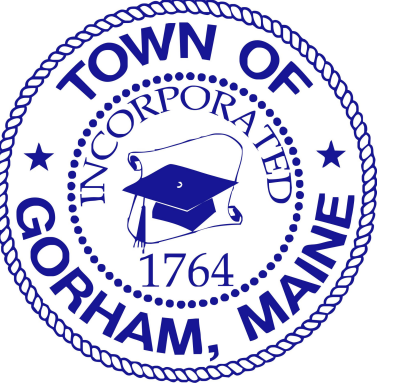


APPLICANT'S AGENT SIGNATURE

DATE 10/13/22

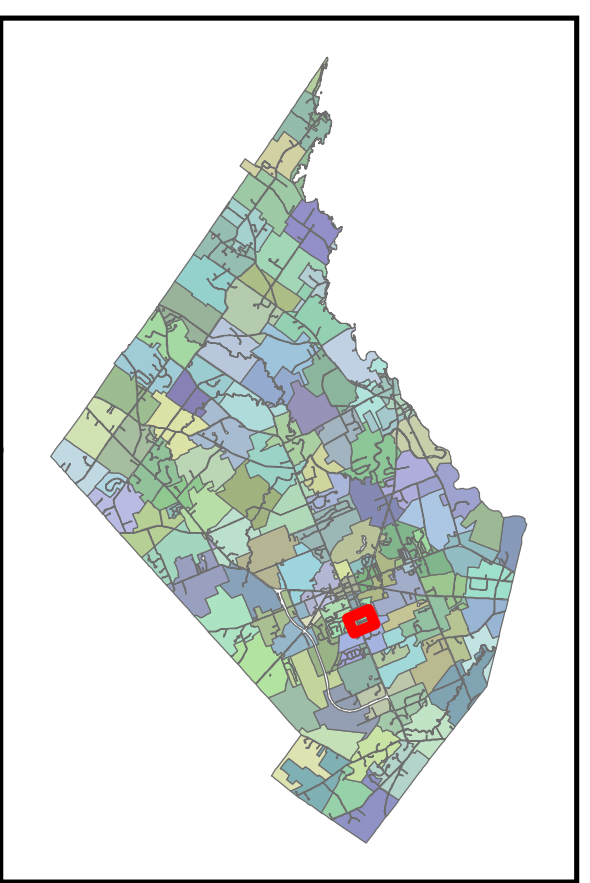
Andrew S. Morrell - BH2M
PLEASE TYPE OR PRINT NAME HERE

TOWN OF GORHAM MAINE



Legend

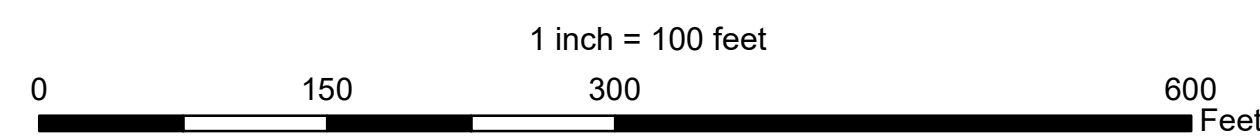
- Town Boundary
- Building
- Common
- Cropline
- Easement
- Common Owner (hook)
- ROW
- Stream
- Water
- Driveway
- Parcel Boundary
- Background Parcel



REVISED & REPRINTED BY
CAI Technologies
 Precision Mapping. Geospatial Solutions.
 11 Pleasant Street, Littleton, NH 03561
 800.322.4540 - www.cai-tech.com

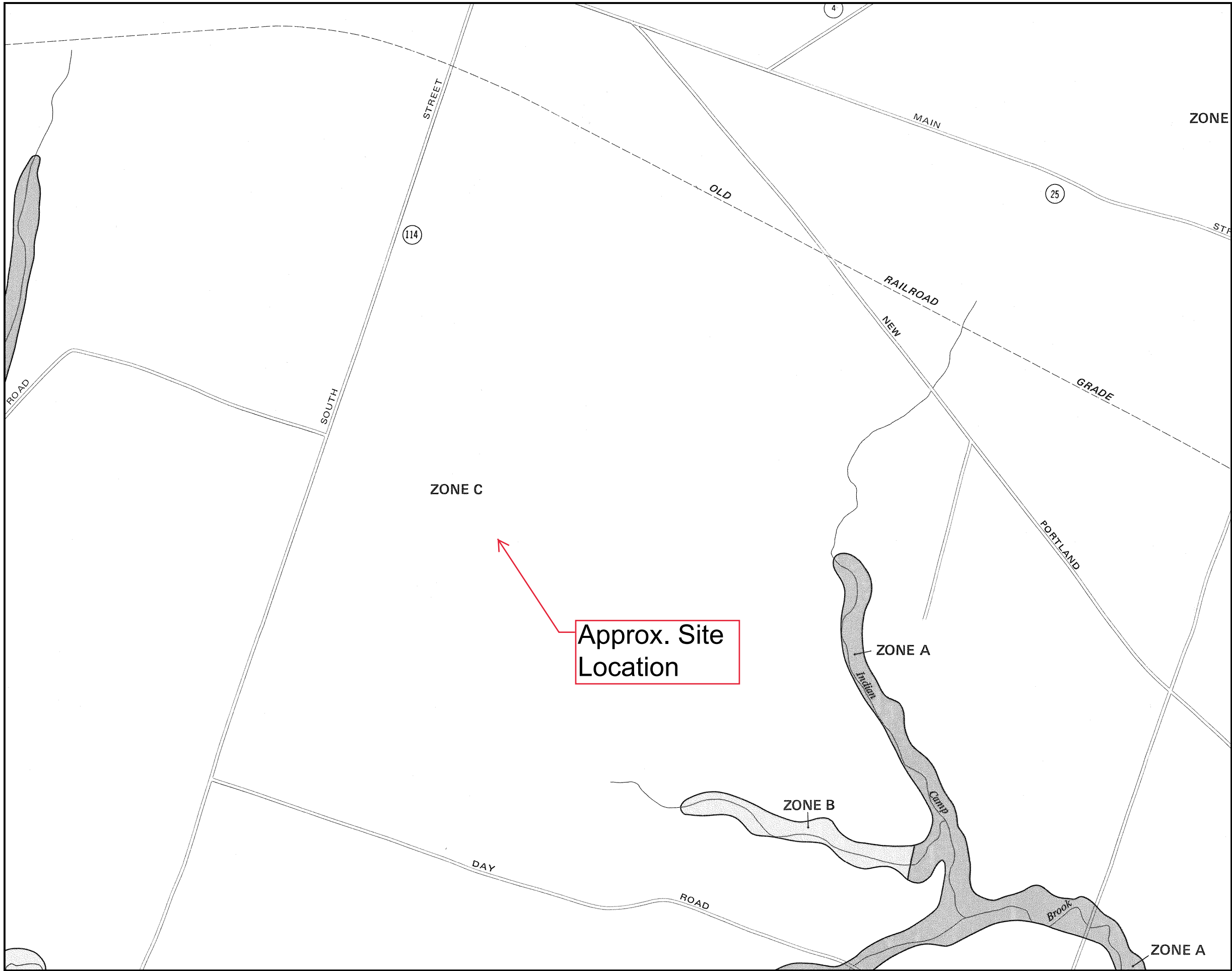


FOR ASSESSING PURPOSES ONLY



APRIL 1, 2021

MAP: 104



ZONE



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
GORHAM, MAINE
CUMBERLAND COUNTY

PANEL 25 OF 30
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230047 0025 B

EFFECTIVE DATE:
OCTOBER 15, 1981

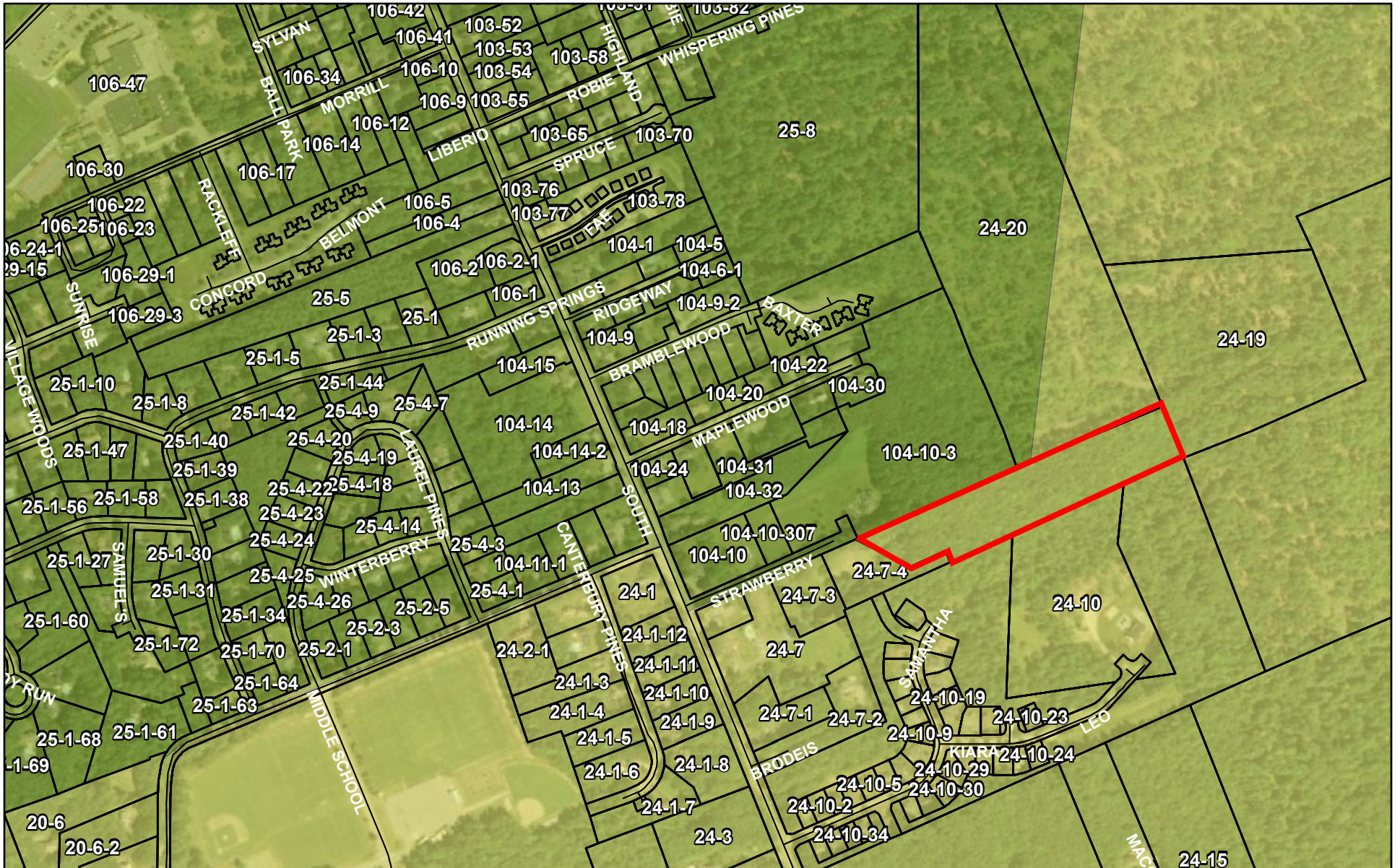


federal emergency management agency
federal insurance administration

Approx. Site
Location

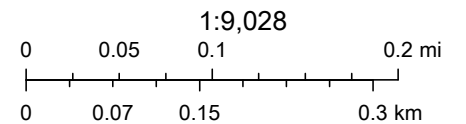
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Zoning Map

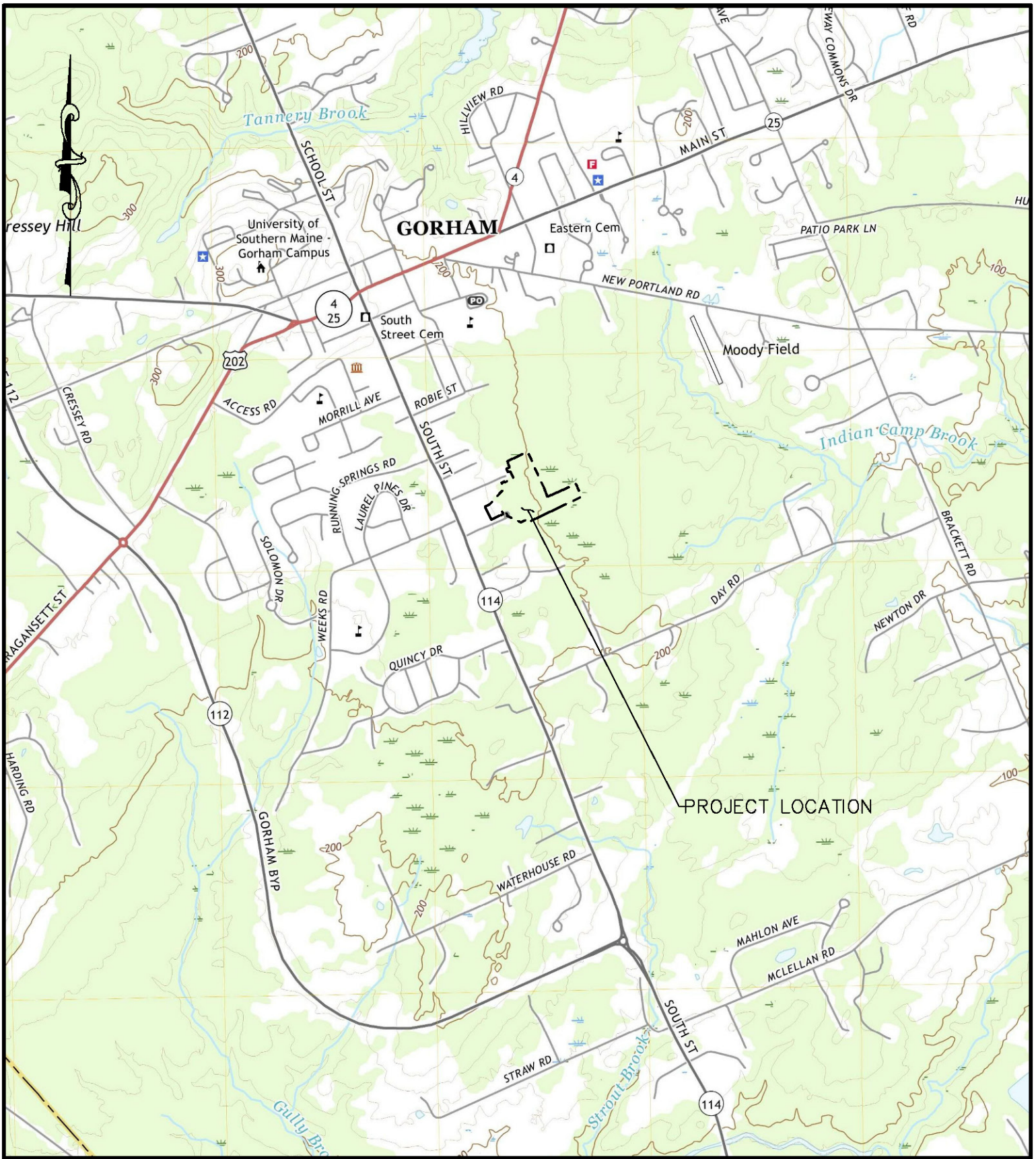


12/12/2022, 5:24:39 PM

- Roadways
- ▭ Parcel Labels
- ▭ Parcels
- ▭ Updated_Zoning_Data_2022
- ▭ SR: Suburban Residential



Maxar



REFERENCES:
 1. USGS QUADRANGLE GORHAM, ME 2021

Scale: 1" = 2000'



BH2M

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

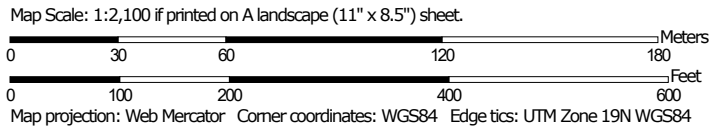
380B Main Street
 Gorham, Maine 04038

Tel. (207) 839-2771
 Fax (207) 839-8250

Soil Map—Cumberland County and Part of Oxford County, Maine
(Samantha Drive)




Soil Map may not be valid at this scale.



Soil Map—Cumberland County and Part of Oxford County, Maine
(Samantha Drive)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	2.7	30.5%
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes	0.5	6.1%
Wa	Walpole fine sandy loam	5.6	63.5%
Totals for Area of Interest		8.8	100.0%

MAINE REAL ESTATE TAX-Paid

DLN1001740014813

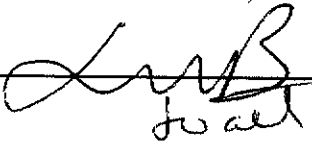
WARRANTY DEED
(Maine Statutory Short Form)

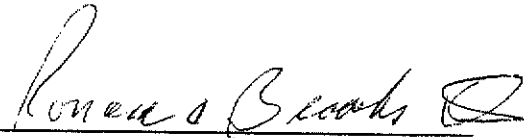
KNOW ALL PERSONS BY THESE PRESENTS, that We, Ronald C. Brooks and Linda J. Brooks for consideration paid, **grants** to, GRANT to Gregory T. McCormack of Gorham, County of Cumberland and State of Maine, whose mailing address is 24 Strawberry lane Gorham Maine 04038, with **WARRANTY COVENANTS**, the land with buildings thereon in Gorham , County of Cumberland and the State of, described as follows:

See Exhibit A attached hereto and made a part hereof.

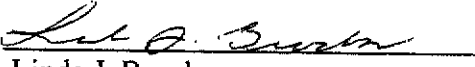
Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed from Ronald C. Brooks dated December 20, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12872, page 236.

IN WITNESS WHEREOF,





Ronald C. Brooks



Linda J. Brooks

State of Maine
County of Cumberland

June 29, 2017

Then personally appeared before me the above Ronald C. Brooks and Linda J. Brooks, and acknowledged the foregoing instrument to be their free act and deed.

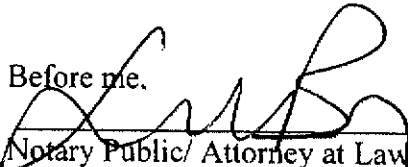
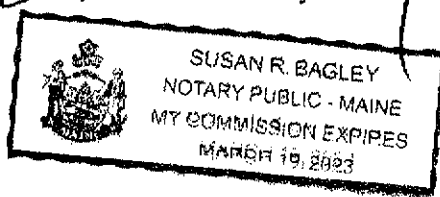
Before me, 
Notary Public/ Attorney at Law


Exhibit D
63,188 SF Parcel

A certain parcel of land situated on the southerly side of Strawberry Lane in the Town of Gorham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the southerly sideline of Strawberry Lane at land now or formerly of Stephen S. Sledjeski and Robin D. Sledjeski as described in a deed recorded in Book 27161, page 187 in Cumberland County Registry of Deeds (CCRD);

Thence N 80° 42' 23" E, by and along the southerly sideline of Strawberry Lane a distance of 127.94 feet;

Thence N 80° 29' 05" E, by and along the southerly sideline of Strawberry Lane, a distance of 221.24 feet to the Point of beginning.

Thence continuing N 80° 29' 05" E, by and along the southerly sideline of Strawberry Lane, a distance of 153.56 feet;

Thence S 49° 10' 15" E a distance of 250.00 feet;

Thence N 80° 38' 37" E a distance of 160.00 feet;

Thence S 9° 21' 23" E a distance of 38.60 feet to land now or formerly of Park South Condominiums as shown on plan entitled " Subdivision Plan of : Park South Condominiums " recorded in Plan Book 201, page 55 CCRD;

Thence S 80° 38' 37" W, by and along land of Park South Condominiums, a distance of 474.32 feet;

Thence N 9° 11' 09" W a distance of 230.21 feet to the Point of Beginning.

The parcel contains approximately 63,188 square feet.

Bearings are Magnetic 2006.

Reference is made to a plan entitled "Boundary Survey South Street (A.K.A. Route 114) Gorham Maine for: Ronald C. Brooks and Linda J. Brooks" dated November 7, 2006 by Survey Inc.

DLN: 1002040117949

AFTER RECORDING RETURN TO:

Jeffrey B. Herbert, Esq.
Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **GREGORY T. MCCORMACK AND SUE B. MCCORMACK**, whose address is 24 Strawberry Lane, Gorham, Maine 04038, for NO consideration paid, grants to **GREGORY T. MCCORMACK and SUE B. MCCORMACK** trustees, or their successors in trust, under the **MCCORMACK LIVING TRUST**, dated **February 28, 2018**, and any amendments thereto, whose address is 24 Strawberry Lane, Gorham, Maine 04038, WITH WARRANTY COVENANT, a certain lot or parcel of land, with any buildings thereon, located in the Town of Gorham, County of Cumberland and State of Maine, being more particularly described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 23 day of October, 2020.

WITNESS:

Rynise Dunicko

[Signature]
Gregory T. McCormack

Rynise Dunicko

Sue B. McCormack
Sue B. McCormack

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Oct. 23, 2020

Then personally appeared the above-named Gregory T. McCormack and Sue B. McCormack and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law
Print Name: Kelly J. Sturmer

KELLY J. STURMER
Notary Public, Maine
My Commission Expires March 21, 2026

EXHIBIT A

A certain lot or parcel of land located easterly of, but not adjacent thereto, the terminus of Maplewood Drive, so-called, in the Town of Gorham, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the northerly sideline of land now or formerly of Greg & Sue McCormack and at the southeasterly corner of remaining land of Forest Graves & Lynne Langevin; said point of beginning being N 80°-51'-19" E a distance of 200.06 feet from a 3/4" iron pipe found on the northerly sideline of said Maplewood Drive at the southeasterly corner of land now or formerly of Julie & Stephen Williams and at the southwesterly corner of remaining land of said Graves & Langevine;

thence N 07°-45'-33" W along the remaining land of said Graves & Langevin a distance of 100.03 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Kathleen & Todd Morrissette;

thence N 80°-51'-19" E along the land of said Morrissette a distance of 347.71 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Frederick Robie, Jr.;

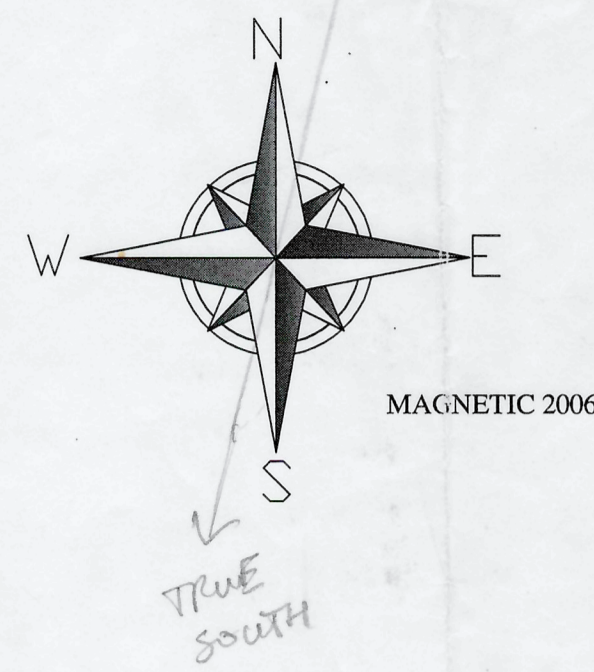
thence S 15°-12'-46" E along the land of said Robie a distance of 76.64 feet to a capped iron rod found (PLS #2205);

thence S 15°-22'-37" E along the land of said Robie a distance of 23.93 feet to a capped iron rod to be set (PLS #2190) and land of Greg & Sue McCormack;

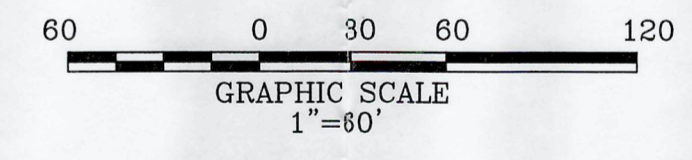
thence S 80°-51'-19" W along the land of Greg & Sue McCormack a distance of 360.83 feet to the point of beginning.

Meaning and intending to convey the premises described in that certain Warranty Deed from PRM Management L.L.C. to Gregory T. McCormack and Sue B. McCormack dated June 10, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35706, Page 111.

The purpose of this deed is to transfer and add the above described property to the homestead lot of the Grantees.



7.53± ACRES



Handwritten calculations: $\frac{230}{50} = 4.6$, $4.6 \times 115 = 529$, $529 + 156 = 685$, $685 \times 0.5 = 342.5$, $342.5 + 5750 = 6092.5$

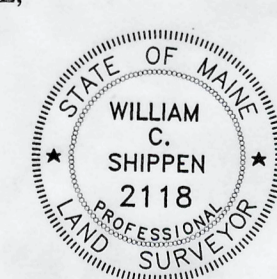
SURVEY NOTES:

- (1) THE RECORD OWNERS ARE GREGORY T. MCCORMACK AS DESCRIBED IN A DEED RECORDED IN BOOK 34122 PAGE 125 AND GTM HOLDINGS LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 34122 PAGE 115 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCEL IS SHOWN AS LOT 7-4 ON THE TOWN OF GORHAM ASSESSORS MAP 24 AND A PORTION OF LOT 10-3 ON THE TOWN OF GORHAM ASSESSORS MAP 104.
- (3) BEARINGS ARE MAGNETIC 2006.
- (4) REFERENCE IS MADE TO A PLAN ENTITLED "BOUNDARY SURVEY SOUTH STREET (A.K.A. ROUTE 114) GORHAM, MAINE FOR: RONALD C. BROOK AND LINDA J. BROOKS" DATED NOVEMBER 7, 2006 BY SURVEY INC.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118 8-13-20



BOUNDARY SURVEY

STRAWBERRY LANE
GORHAM, MAINE

FOR: **GREG McCORMACK**
STRAWBERRY LANE
GORHAM, MAINE 04038
(OWNER OF RECORD)

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN:WCS
DATE: AUGUST 13, 2020
CHK:DRR
JOB NO. 17044

CENTER LINE DATA		
LINE	BEARING	LENGTH
L1	S61°13'34"E	15.00'
L2	S04°31'52"E	75.00'

CENTERLINE CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C1	231.32'	200.00'	66°16'05"
C2	82.84'	200.00'	23°43'55"
C3	200.51'	250.00'	45°51'14"
C4	75.28'	250.00'	11°15'14"
C5	22.18'	250.00'	5°04'53"
C6	75.59'	250.00'	11°19'29"

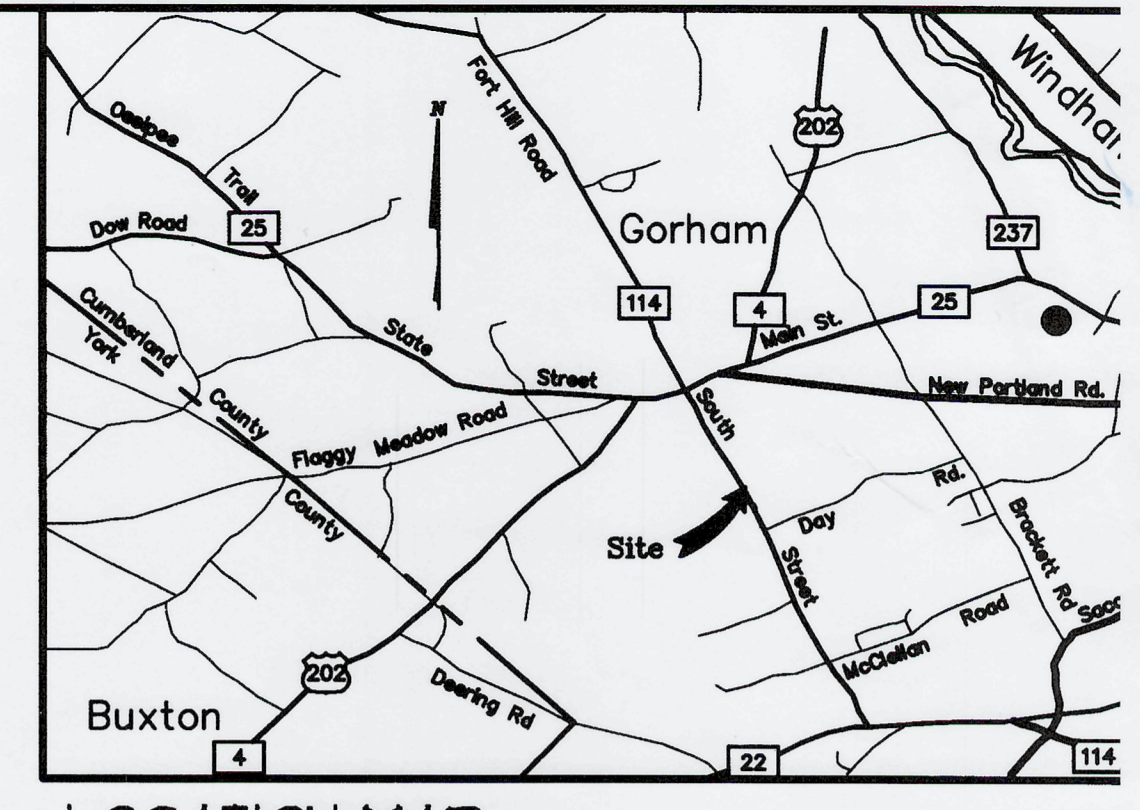
PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L3	N21°56'15"W	10.55'
L4	S04°31'52"E	18.65'
L5	S85°28'08"W	50.00'
L6	S04°31'52"E	21.34'
L7	N43°58'20"W	50.00'
L8	S61°13'34"E	29.20'
L9	N22°46'26"E	50.00'
L10	S61°13'34"E	29.20'
L11	N21°51'21"W	50.00'

PROPERTY LINE CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C7	38.76'	25.00'	88°49'46"
C8	39.78'	25.00'	91°10'14"
C9	39.27'	25.00'	90°00'00"
C10	39.27'	25.00'	90°00'00"
C11	214.89'	175.00'	54°43'52"
C12	214.93'	225.00'	54°43'52"
C13	342.4'	25.00'	78°21'41"
C14	342.4'	25.00'	78°21'41"
C15	107.24'	275.00'	22°20'36"
C16	41.49'	25.00'	95°04'59"
C17	45.59'	25.00'	104°28'39"
C18	10.87'	225.00'	2°46'06"
C19	47.89'	225.00'	12°11'42"
C20	174.51'	275.00'	36°12'36"
C21	248.22'	225.00'	63°12'28"
C22	36.76'	275.00'	7°39'35"
C23	35.08'	25.00'	80°24'21"
C24	35.08'	25.00'	80°24'21"
C25	43.66'	100.00'	29°10'51"
C26	65.49'	150.00'	29°10'51"
C27	75.11'	100.00'	43°20'10"
C28	112.76'	150.00'	43°20'10"

EASEMENT LINE DATA					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E12	N40°01'40"E	35.32'	E30	S21°46'38"E	20.00'
E13	S49°58'20"E	87.08'	E31	N68°13'22"E	20.00'
E14	S12°23'41"W	25.05'	E32	S21°46'38"E	20.00'
E15	N11°36'19"W	134.14'	E33	S68°13'22"W	162.41'
E16	N56°46'31"E	56.85'	E34	S21°46'38"E	50.00'
E17	N64°44'22"W	31.30'	E35	S68°13'22"W	264.49'
E18	N56°46'31"E	81.41'	E36	N65°42'59"E	341.68'
E19	S33°13'29"E	30.00'	E37	N51°32'04"W	51.05'
E20	N56°46'31"E	81.41'	E38	N15°58'04"E	188.51'
E21	S32°10'25"W	73.26'	E39	S14°28'56"E	30.00'
E22	S11°02'16"E	89.13'	E40	N15°58'04"E	190.33'
E23	S01°26'24"W	91.53'	E41	N22°43'32"E	58.74'
E24	N82°33'36"W	28.73'	E42	N66°49'12"E	83.98'
E25	S01°26'24"W	68.11'	E43	N14°14'54"E	154.69'
E26	S19°05'15"E	40.94'	E44	N66°49'12"E	241.68'
E27	S54°49'14"E	84.38'	E45	S23°10'48"E	43.56'
E28	N40°01'40"E	30.85'	E46	S82°45'48"E	104.99'
E29	S68°13'22"W	82.15'			

GENERAL NOTES:

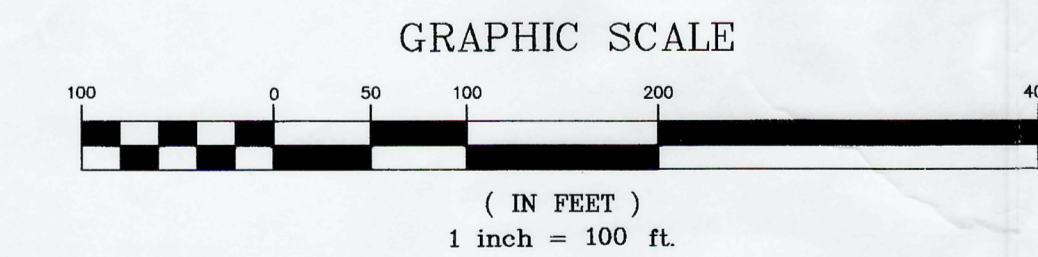
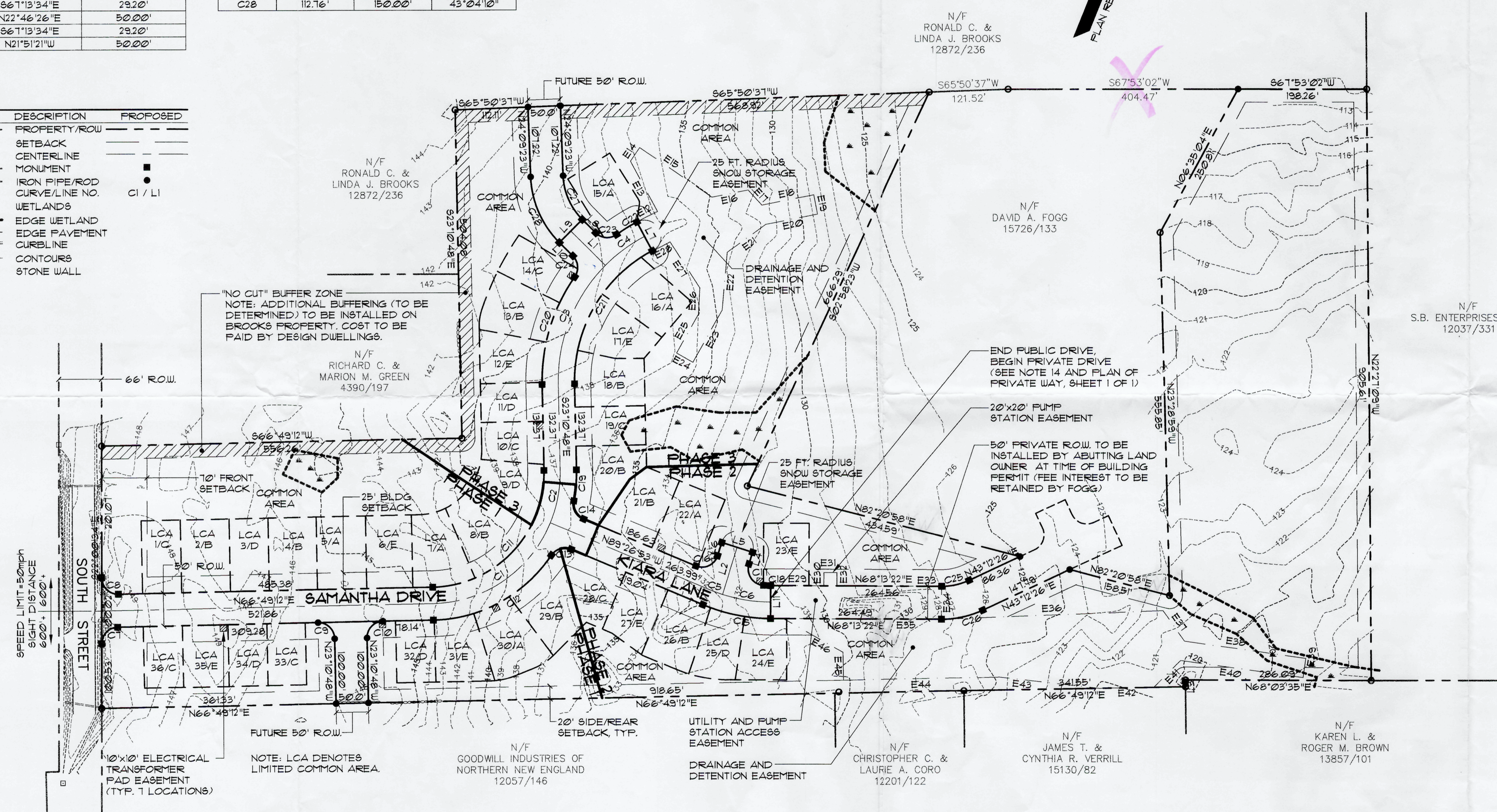
- RECORD OWNER OF PROPERTY IS DAVID FOGG IN ACCORDANCE WITH A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN ON THE TOWN OF GORHAM TAX MAP 24 AS A PORTION OF LOT 12.
- PLAN REFERENCES:
A. THIS PLAN IS BASED SOLELY ON A STANDARD BOUNDARY SURVEY BY ROSS BOUNDARY SURVEYS, DATED JULY 2000.
- EXTERIOR BEARINGS ARE BASED UPON THE PLAN REFERENCED IN NOTE 3A.
- THE PROPERTY IS LOCATED OFF SOUTH STREET AND IS ZONED (SR) SUBURBAN RESIDENTIAL.
- SPACE AND BULK REQUIREMENTS FOR (SR) SUBURBAN RESIDENTIAL:
MINIMUM STREET FRONTAGE.....200 FT.
MINIMUM LOT AREA.....60,000 SF.
MINIMUM AREA PER DWELLING UNIT.....40,000 SF.
MINIMUM FRONT SETBACK.....50 FT.
MINIMUM SIDE/REAR SETBACK.....20 FT.
* REDUCED TO 25 FT. SETBACK PER CLUSTER APPROVAL



GENERAL NOTES: (cont.)

- LAND SUMMARY:
AREA WITHIN RIGHT-OF-WAY.....194 Ac.
AREA WITHIN FUTURE RIGHT-OF-WAYS.....0.38 Ac.
REMAINING AREA.....23.17 Ac.
TOTAL PARCEL AREA.....25.49 Ac.
- NET RESIDENTIAL ACREAGE CALCULATION
GROSS AREA.....25.49 Ac.
1. INFRASTRUCTURE 15%.....3.8
2. ISOLATED.....0
3. 100 YR. FLOODWAY.....0
4. WETLANDS.....11
5. ROW.....0
6. OPEN WATER.....0
7. SLOPES > 20%.....0
8. BORROW PITS.....0
9. POOR SOILS.....0
NET RESIDENTIAL ACREAGE.....20.59 Ac.
(ZONING SR) x.....43,560 SF./Ac.
=.....896,900 SF.
=.....40,000 SF./DU.
=.....22.42 UNITS
DENSITY BONUS (WATER 4 SEWER) =.....13.73 BONUS
TOTAL NO. DU. ALLOWED.....36.15
- WETLAND DELINEATION AND LOCATION PROVIDED BY MARK J. HAMPTON ASSOCIATES.
- THE LOTS WILL BE SERVICED BY UNDERGROUND ELECTRICAL TELEPHONE AND CABLE EXTENDED FROM THE EXISTING OVERHEAD LINES ON SOUTH STREET.
- THE STREETS SHALL BE PROPERLY NAMED AND SIGNED, WITH THE NAMES BEING APPROVED BY THE POLICE AND FIRE CHIEFS.
- ALL HOUSES SHALL BE PROPERLY NUMBERED, WITH THE NUMBERS BEING VISIBLE FROM THE STREET YEAR-ROUND.
- THE "LOTS" SHOWN ON THE PLAN THAT ARE USED TO DESCRIBE THE AREA OF THE LIMITED COMMON ELEMENTS ARE CURTIAGE LOTS RESERVED FOR EACH INDIVIDUAL UNIT AND ARE NOT LOTS ASSOCIATED WITH THE SUBDIVISION OF LAND AS OTHERWISE PROVIDED IN THE DEFINITION OF LOTS IN THE STATE SUBDIVISION STATUTE, TITLE 30-A M.R.S.A SECTION 440; THE LAND IS OWNED IN COMMON BY THE ASSOCIATION.
- THE PROPOSED ACCESS DRIVE WILL BE BUILT AS AN URBAN ACCESS STREET IN ACCORDANCE WITH THE TOWN OF GORHAM LAND USE ORDINANCE FOR THAT PORTION OF THE ROADWAY THAT WILL BE A PUBLIC WAY. THE PROPOSED PRIVATE WAY WILL REMAIN PRIVATE AND WILL NOT BE OFFERED TO THE TOWN OF GORHAM FOR ACCEPTANCE AS A PUBLIC WAY. SEE PLAN OF PRIVATE WAY, SHEET 1 OF 1.
- IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF EACH PHASE OF THE PROJECT IMPROVEMENTS, NO LOT OR PARCEL MAY BE CONVEYED AND NO BUILDING PERMIT FOR ANY BUILDING WITHIN A PHASE SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL THE COMPLETION WITHIN THAT PHASE OF DEVELOPMENT OF ALL STREETS, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS. IF THE APPLICANT WISHES TO CONVEY A LOT WITHIN A PHASE PRIOR TO ALL PROJECT IMPROVEMENTS BEING COMPLETED WITHIN THAT PHASE PERFORMANCE GUARANTEE EQUAL TO THE COSTS OF THE REMAINING IMPROVEMENTS WITHIN THAT PHASE OF DEVELOPMENT SHALL BE SUBMITTED TO THE TOWN PLANNER AND APPROVED BY THE TOWN MANAGER AND TOWN ATTORNEY.
- THERE SHALL BE NO FURTHER SUBDIVISION OF THE COMMON AREA, NOR BUILDING CONSTRUCTED UPON IT WITHOUT FURTHER PLANNING REVIEW AND WHICH WOULD CAUSE THE NET RESIDENTIAL DENSITY TO EXCEED THE DENSITY PERMITTED IN THAT DISTRICT.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD CURVE/LINE NO.	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	STONE WALL	---



LOT NO.	ADDRESS	TAX MAP/LOT NO.	LOT NO.	ADDRESS	TAX MAP/LOT NO.
1/C	4 SAMANTHA DR	24/10/001	19/C	35 SAMANTHA DR	24/10/019
2/B	6 SAMANTHA DR	24/10/002	20/B	31 SAMANTHA DR	24/10/020
3/D	8 SAMANTHA DR	24/10/003	21/B	2 KIARA LANE	24/10/021
4/B	10 SAMANTHA DR	24/10/004	22/A	6 KIARA LANE	24/10/022
5/A	14 SAMANTHA DR	24/10/005	23/E	14 KIARA LANE	24/10/023
6/E	18 SAMANTHA DR	24/10/006	24/E	11 KIARA LANE	24/10/024
7/A	22 SAMANTHA DR	24/10/007	25/D	9 KIARA LANE	24/10/025
8/D	26 SAMANTHA DR	24/10/008	26/B	7 KIARA LANE	24/10/026
9/D	30 SAMANTHA DR	24/10/009	27/E	5 KIARA LANE	24/10/027
10/C	34 SAMANTHA DR	24/10/010	28/C	1 KIARA LANE	24/10/028
11/D	36 SAMANTHA DR	24/10/011	29/B	25 SAMANTHA DR	24/10/029
12/E	38 SAMANTHA DR	24/10/012	30/A	23 SAMANTHA DR	24/10/030
13/B	40 SAMANTHA DR	24/10/013	31/E	21 SAMANTHA DR	24/10/031
14/C	42 SAMANTHA DR	24/10/014	32/D	19 SAMANTHA DR	24/10/032
15/A	46 SAMANTHA DR	24/10/015	33/C	9 SAMANTHA DR	24/10/033
16/A	48 SAMANTHA DR	24/10/016	34/D	7 SAMANTHA DR	24/10/034
17/E	41 SAMANTHA DR	24/10/017	35/E	5 SAMANTHA DR	24/10/035
18/B	37 SAMANTHA DR	24/10/018	36/C	3 SAMANTHA DR	24/10/036

APPROVAL - TOWN OF GORHAM PLANNING BOARD

2/15/01 DATE

Harold Grant CHAIRPERSON

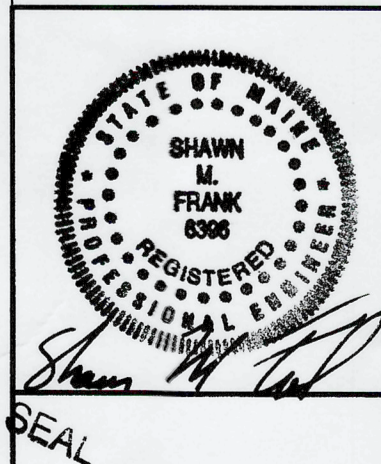
Clark Kelly

Richard G. Shiver

J. E. White

Janice A. Mertes

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED February 14, 2001
AT 10:57 AM AND RECORDED IN
PLAN BOOK 55
ATTEST John B. Brown REGISTER



SUBDIVISION PLAN
OF:
PARK SOUTH CONDOMINIUMS
SOUTH STREET
GORHAM, MAINE
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, MAINE 04038

RECORD OWNER:
DAVID ARTHUR FC
208 MAIN STREET
GORHAM, MAINE 04038

DESIGN BY:
DRAWN BY:
CHECKED BY:
DATE: 11-E
SCALE: 1"=10'
FIELD BK:
PROJ. NO: 0
DRAWING: 003
SHEET 2 OF

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



Civil Engineering | Surveying

January 18, 2023

Carol Eyerman
Gorham Town Planner
75 South Street
Gorham, Maine 04038

Re: Sketch Plan Revisions
1-Lot Private Way
Samantha Drive-Greg McCormack

Dear Carol;

Please find attached a revised sketch plan for the project. These revisions are based on the meeting we had on December 19, 2023 to discuss the project. The following is a summary of the changes made to the plan based on this meeting:

- Plan note #6 has been revised as requested to show the parcel in the Urban Residential Zone.
- As discussed this project does not appear to trigger a subdivision review. Plan note #13 has been added to address this issue as recommended by Planning Staff.
- We have added a map inset (at 1 inch is 250 foot scale) to the plan to show more detail on the surrounding area including the relationship of the parcel to the Park South Condominiums project as well as the applicants residence on Strawberry Lane as well as the currently under construction Maplewood Subdivision off Maplewood Avenue.
- The abutting lot known as Tax Map 24, Lot 7-3 has been added to the plans as requested.
- The tax map and lot numbers in note #3 on the plans has been revised to match Town records as recommended by planning staff.
- The deed reference for the Frederick Robie Parcel to the north of the subject parcel has been added as recommended.

As you know this project was submitted on December 13th, 2022 in advance of the planning board meeting on January 9, 2023. Planning Staff felt the project could not go before the board until the above referenced changes were made to the sketch plan. Now that these changes have been made we are hopeful the project can go before the Planning board at the next meeting on February 6, 2023 for a sketch plan review. We look forward to discussing this project with the Planning Board at that time.

Please call me if you have any questions or need any additional information.

Sincerely,



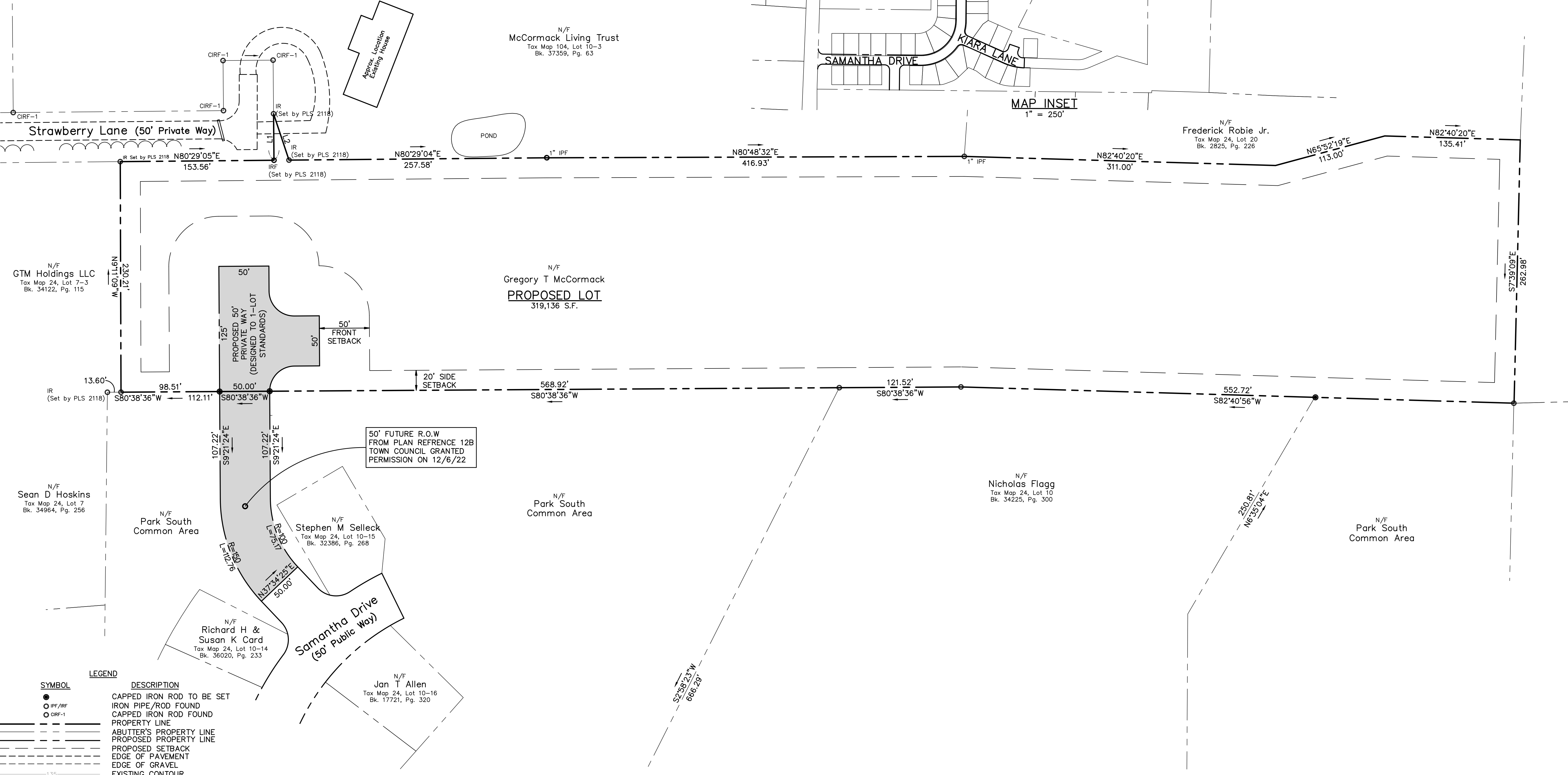
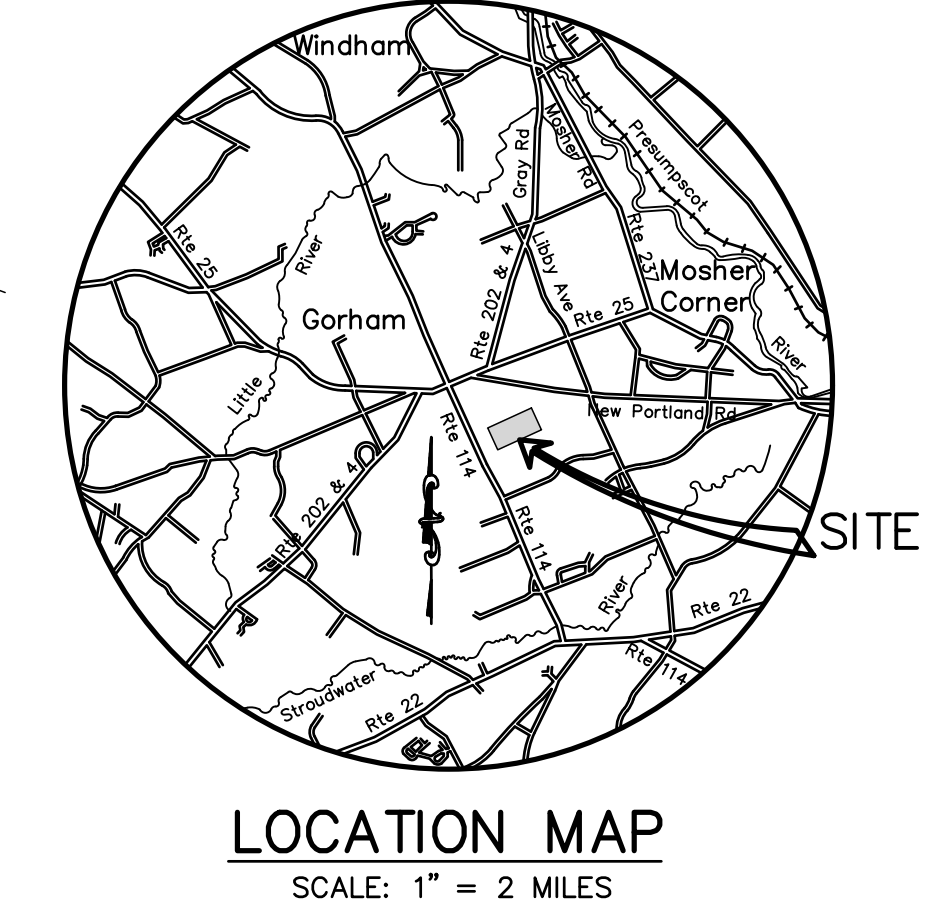
Andrew S. Morrell, PE
Project Engineer



NOTES:

- OWNER/APPLICANT: GREG MCCORMACK
24 STRAWBERRY LANE
GORHAM, ME 04038
- ENGINEER: ANDREW S. MORRELL, PE#13285
BH2M
380B MAIN STREET
GORHAM, ME
- TAX MAP REFERENCE: MAP 104, LOTS 7-4 & 10-3
- DEED REFERENCE: BK. 34122, PG. 125 & BK. 37356 PG. 63
- SURVEYORS: PERIMETER BOUNDARY (SEE PLAN REF. 12A)
WILLIAM C. SHIPPEN, PLS #2118
SURVEY, INC.
PO BOX 210
WINDHAM, MAINE 04062
- ZONING: URBAN RESIDENTIAL (UR)
- LOT STANDARDS: MIN. LOT SIZE: 60,000 S.F.
MIN. STREET FRONTAGE: 200'
SETBACKS: FRONT 50'
SIDE AND REAR 20'

- PROPOSED USE: 1-LOT PRIVATE WAY TO SERVE 1 RESIDENTIAL LOT
- SEWER: SUBSURFACE WASTEWATER DISPOSAL
- WATER: DRILLED WELL
- UTILITIES: UNDERGROUND
- PLAN REFERENCES: A. PRELIMINARY PLAN ENTITLED "BOUNDARY SURVEY, STRAWBERRY LANE, GORHAM, MAINE 04038", DATED AUG. 2020, PREPARED BY SURVEY, INC.,
B. SUBDIVISION PLAN OF PARK SOUTH CONDOMINIUMS, SOUTH STREET, GORHAM MAINE, FOR DESIGN DWELLINGS, INC., BY SEBAGO TECHNICS, DATED NOV. 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS, BK. 201 PG. 55, ON FEBRUARY 16, 2001
C. AMENDED SUBDIVISION PLAN, 3 LOT SUBDIVISION, STRAWBERRY FIELDS, GORHAM, MAINE, BY BH2M WITH REVISIONS THROUGH JAN. 2014 AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS, BK. 214 PG. 34, ON FEBRUARY 6, 2014
- PROJECT DOES NOT APPEAR SUBJECT TO SUBDIVISION REVIEW (SEE MAP INSET FOR MORE INFORMATION).



N/F
GTM Holdings LLC
Tax Map 24, Lot 7-3
Bk. 34122, Pg. 115

N/F
Sean D Hoskins
Tax Map 24, Lot 7
Bk. 34964, Pg. 256

N/F
Park South
Common Area

N/F
Richard H &
Susan K Card
Tax Map 24, Lot 10-14
Bk. 36020, Pg. 233

N/F
Stephen M Selleck
Tax Map 24, Lot 10-15
Bk. 32386, Pg. 268

N/F
Jan T Allen
Tax Map 24, Lot 10-16
Bk. 17721, Pg. 320

N/F
Gregory T McCormack
PROPOSED LOT
319,136 S.F.

N/F
Park South
Common Area

N/F
Nicholas Flagg
Tax Map 24, Lot 10
Bk. 34225, Pg. 300

N/F
Frederick Robie Jr.
Tax Map 24, Lot 20
Bk. 2825, Pg. 226

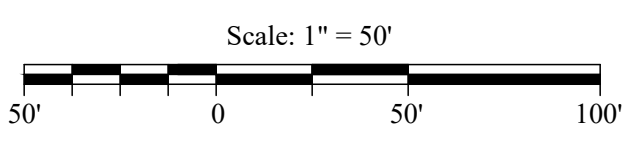
N/F
McCormack Living Trust
Tax Map 104, Lot 10-3
Bk. 37359, Pg. 63

LEGEND

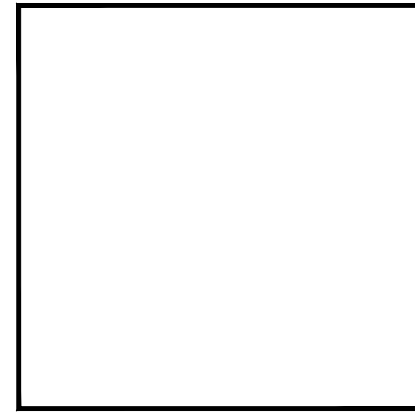
SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET
○	IRON PIPE/ROD FOUND
○	CAPPED IRON ROD FOUND
---	PROPERTY LINE
---	ABUTTER'S PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SETBACK
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	EXISTING CONTOUR
⊙	WELL LOCATION
⊙	UTILITY POLE
⊙	ABOVE GROUND
⊙	NOW OR FORMERLY

LINE / CURVE DATA:

L1	- S09°30'55"E	46.44'
L2	- S27°24'56"E	48.80'



NO.	DATE	REVISION DESCRIPTION
1	7/15/22	Draft to Client for Review
2	12/13/22	Submitted Sketch Plan to Town
3	1/18/23	Revised per Town Comments



FOR
Greg McCormack
24 Strawberry Lane
Gorham, Maine 04038

SKETCH PLAN
1-LOT PRIVATE WAY
SAMANTHA DRIVE
GORHAM, MAINE

DESIGNED	A. Morrell	DATE	June 2022
DRAWN	Dept.	SCALE	1" = 50'
CHECKED	A. Morrell	JOB. NO.	22136

SHEET
1

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