

NOTES:

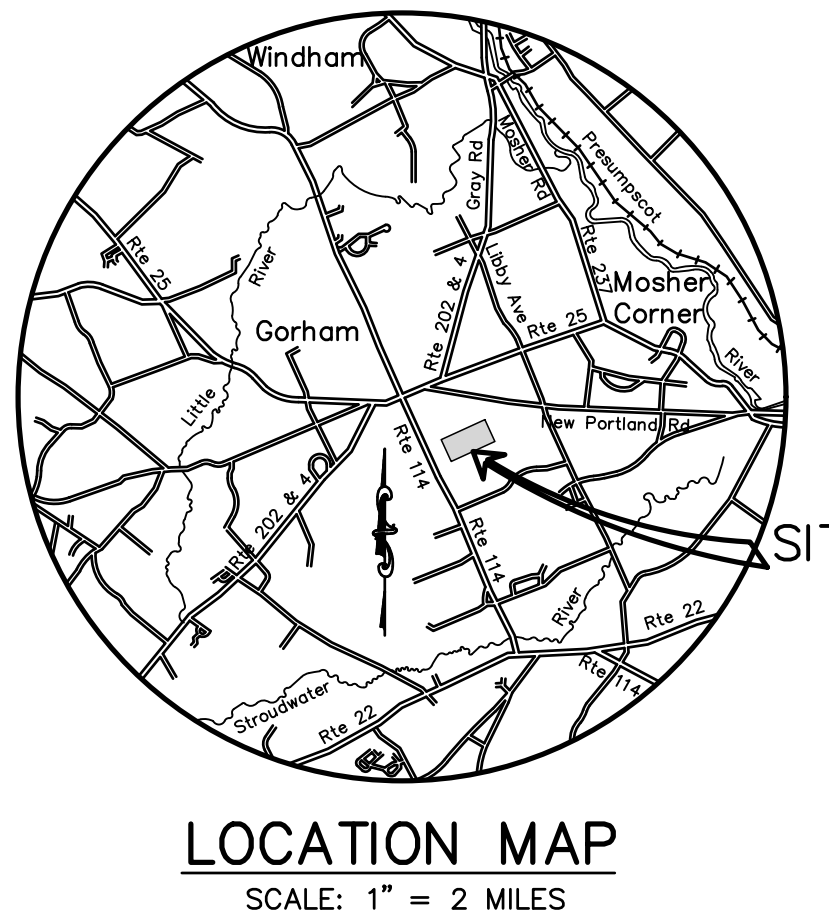
- OWNER/APPLICANT: GREG MCCORMACK
24 STRAWBERRY LANE
GORHAM, ME 04038
- ENGINEER: ANDREW S. MORRELL, PE#13285
BH2M
380B MAIN STREET
GORHAM, ME
- TAX MAP REFERENCE: MAP 104, LOTS 7-4 & 10-3
- DEED REFERENCE: BK. 34122, PG. 125 & BK. 37359 PG. 63
- SURVEYORS: PERIMETER BOUNDARY (SEE PLAN REF. 12A)
WILLIAM C. SHIPPEN, PLS #2118
SURVEY, INC.
PO BOX 210
WINDHAM, MAINE 04062

INTERIOR LOT ONLY
ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE
- ZONING: URBAN RESIDENTIAL (UR)
- LOT STANDARDS: MIN. LOT SIZE: 60,000 S.F.
MIN. STREET FRONTAGE: 200'
SETBACKS: FRONT 50'
SIDE AND REAR 20'

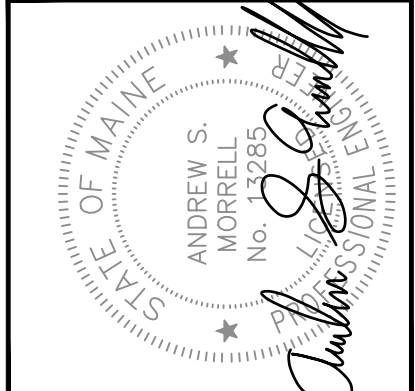
- PROPOSED USE: 1-LOT PRIVATE WAY TO SERVE 1 RESIDENTIAL LOT
- SEWER: SUBSURFACE WASTEWATER DISPOSAL
- WATER: DRILLED WELL
- UTILITIES: UNDERGROUND
- PLAN REFERENCES: A. PRELIMINARY PLAN ENTITLED "BOUNDARY SURVEY, STRAWBERRY LANE, GORHAM, MAINE 04038", DATED AUG. 2020, PREPARED BY SURVEY, INC.,

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).



NO.	DATE	REVISION DESCRIPTION
1	7/19/22	Draft to Client for Review
2	12/13/22	Submitted Sketch Plan to Town
3	1/15/23	Revised per Town Comments
4	1/19/24	Submitted Private Way to Town



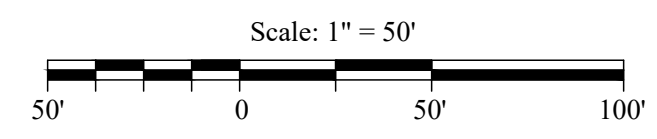
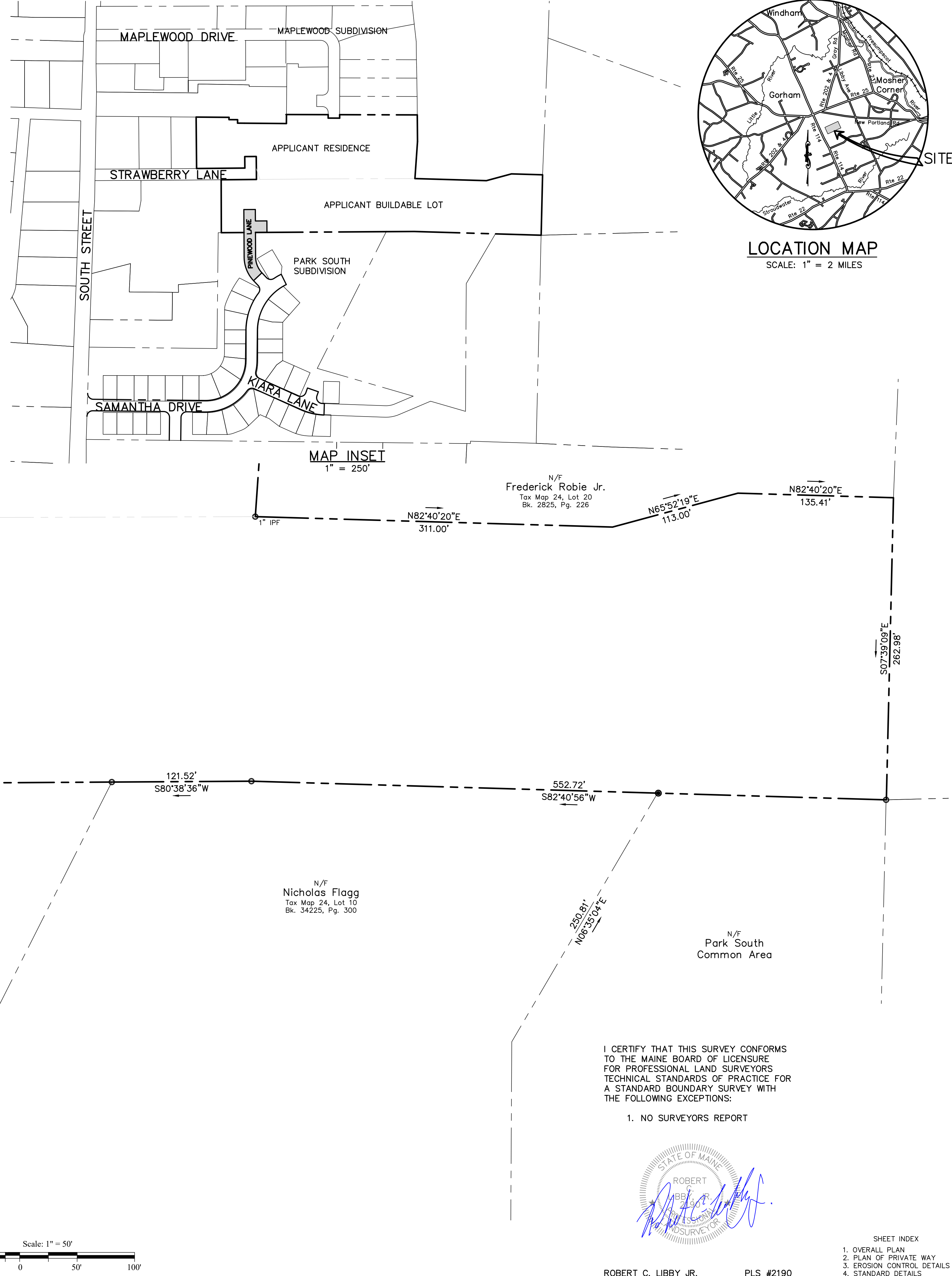
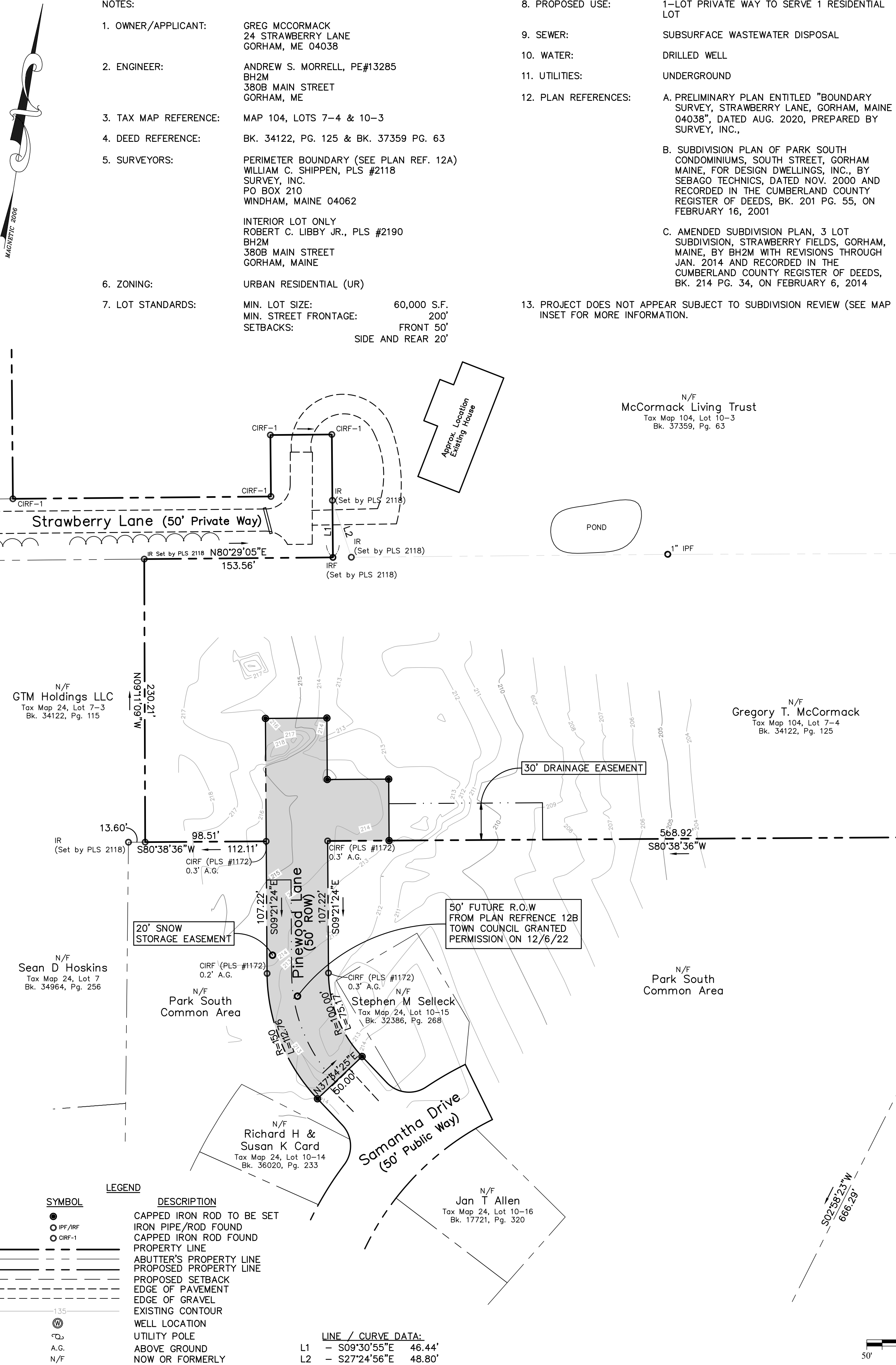
BH2M
 Benny Huff, McDonnell, Milligan Inc.
 Engineers, Surveyors
 380B Main Street
 Gorham, Maine 04038
 Tel: (207) 839-2771
 www.bh2m.com

FOR
 Greg McCormack
 24 Strawberry Lane
 Gorham, Maine 04038

OVERALL PLAN
 PINWOOD LANE
 SAMANTHA DRIVE
 GORHAM, MAINE

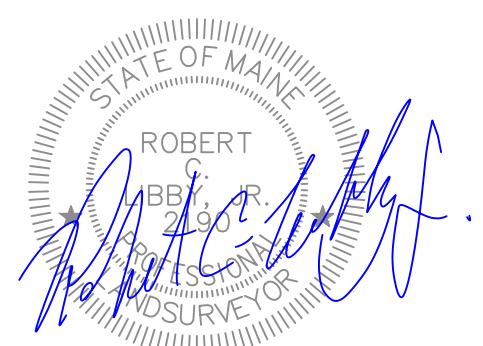
DESIGNED	DATE
A. Morrell	June 2022
DRAWN	SCALE
Dept.	1" = 50'
CHECKED	JOB. NO.
A. Morrell	22136

SHEET
1
 REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.



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

SHEET INDEX

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

LEGEND

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

LINE / CURVE DATA:
 L1 - S09°30'55"E 46.44'
 L2 - S27°24'56"E 48.80'

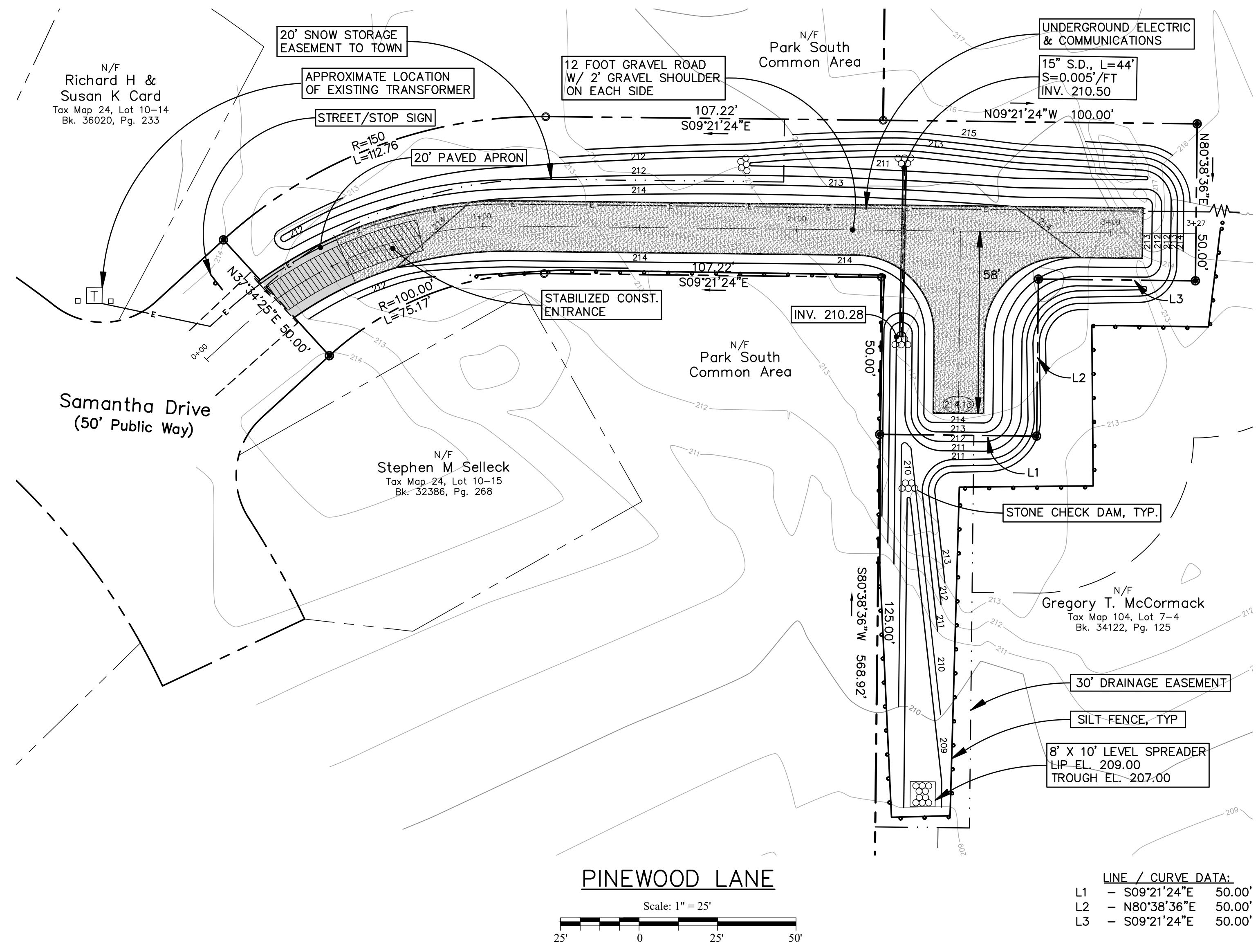
Map 104, Lot 10-3

NOTES:

- OWNER / APPLICANT: GREG McCORMACK
24 STRAWBERRY LANE
GORHAM, MAINE 04038
- ENGINEER: ANDREW S. MORRELL, PE #13285
BH2M
380B MAIN STREET
GORHAM, MAINE 04038
- SURVEYORS: PERIMETER BOUNDARY (SEE PLAN REF 12 A.)
WILLIAM C. SHIPPEN, PLS #2118
SURVEY, INC. P.O. BOX 210
WINDHAM, MAINE 04062

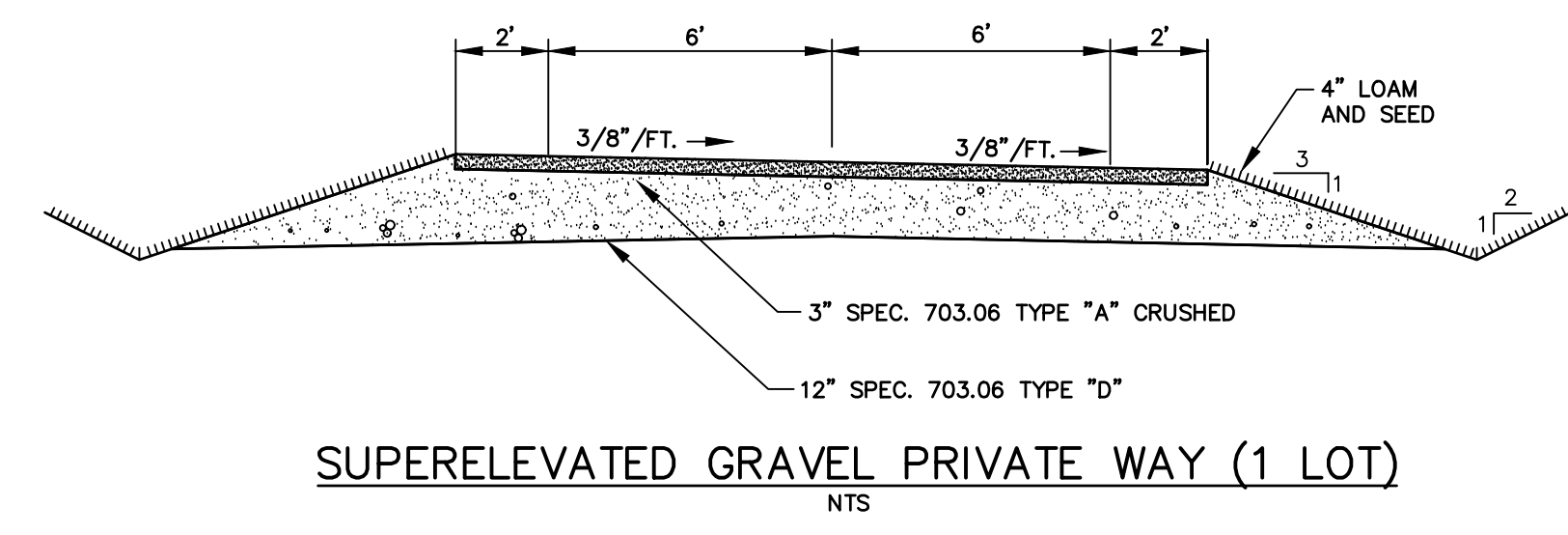
INTERIOR LOT ONLY
ROBERT C. LIBBY JR., PLS #2190
BH2M 380B MAIN STREET
GORHAM, MAINE 04038
- WETLANDS: MARK HAMPTON ASSOCIATES
P.O. BOX 1391
PORTLAND, MAINE 04104
- DEED REFERENCE: BOOK 34122, PAGE 125
BOOK 37359, PAGE 63
- TAX MAP REFERENCE: MAP 104, LOT 7-4 & 10-3
- TOTAL PARCEL AREA: 817,621 S.F. (18.77 ACRES)
- ZONING: URBAN RESIDENTIAL (UR)
- SEWER SERVICE: INDIVIDUAL SUBSURFACE
WASTEWATER DISPOSAL SYSTEM
- WATER: INDIVIDUAL DOMESTIC DRILLED WELL
- ELECTRIC: UNDERGROUND
- PLAN REFERENCES:
 - PRELIMINARY PLAN ENTITLED "BOUNDARY SURVEY, STRAWBERRY LANE, GORHAM, MAINE 04038", DATED AUG. 2020, PREPARED BY SURVEY, INC.
 - 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
 - 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
- 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.
- 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.
- WETLANDS HAVE BEEN REVIEWED BY MARK HAMPTON ASSOCIATES AND NONE HAVE BEEN FOUND WITHIN THE PROJECT AREA.
- 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.



PINWOOD LANE
Scale: 1" = 25'

LINE / CURVE DATA:	Length	Radius
L1	50.00'	S09°21'24"E
L2	50.00'	N80°38'36"E
L3	50.00'	S09°21'24"E



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

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/EOM

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

Cumberland, ss Registry of Deeds

DATE _____

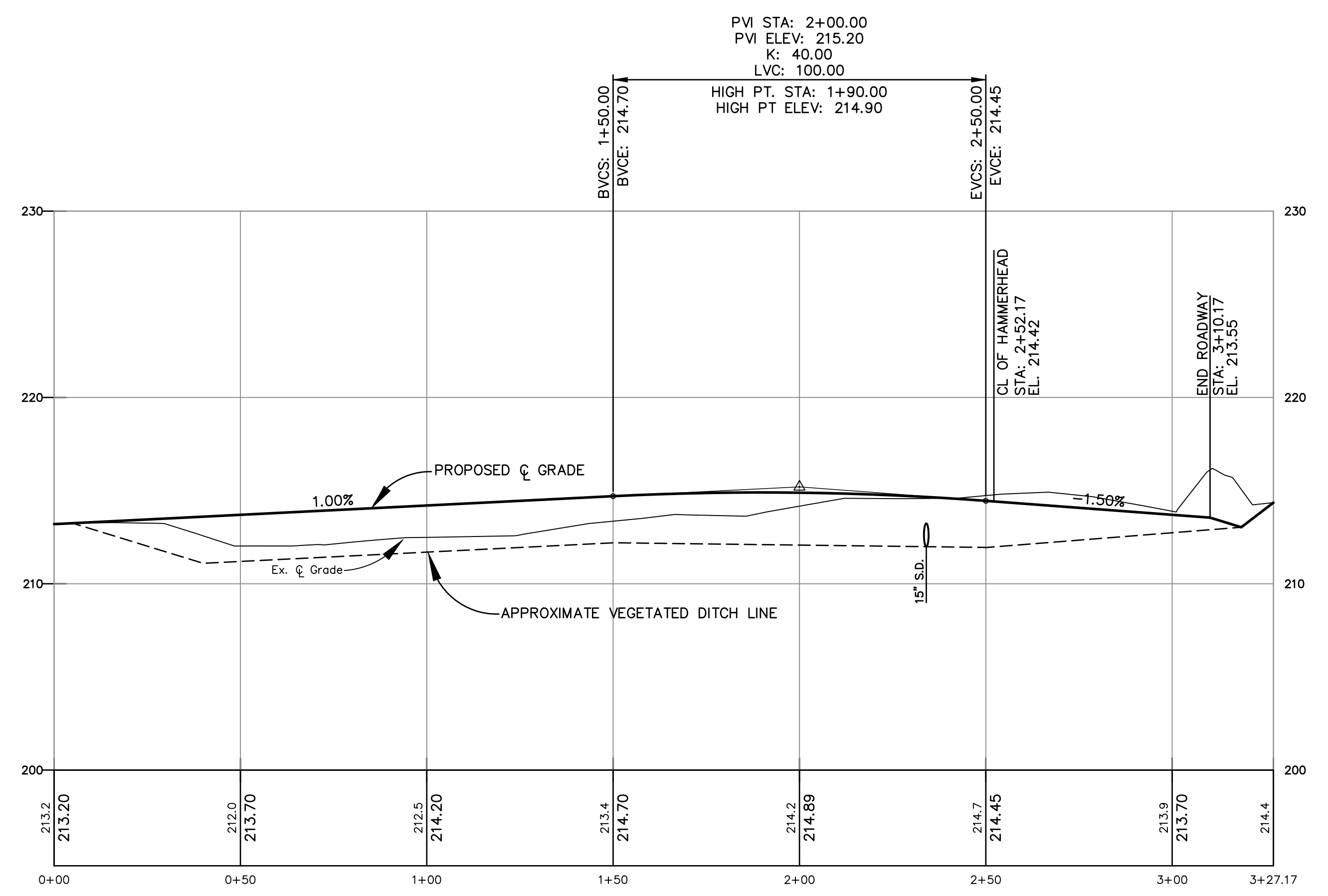
Received _____

At _____ h _____ m _____ M., and _____

Filed in Plan Book _____ Page _____

ATTEST: _____ Register

ROBERT C. LIBBY JR. PLS #2190



REVISION

NO.	DATE	DESCRIPTION
1	7/19/22	Draft to Client for Review
2	12/13/22	Submitted Sketch Plan to Town
3	1/16/23	Revised per Town Comments
4	1/19/24	Submitted Private Way to Town



BH2M
Benny, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

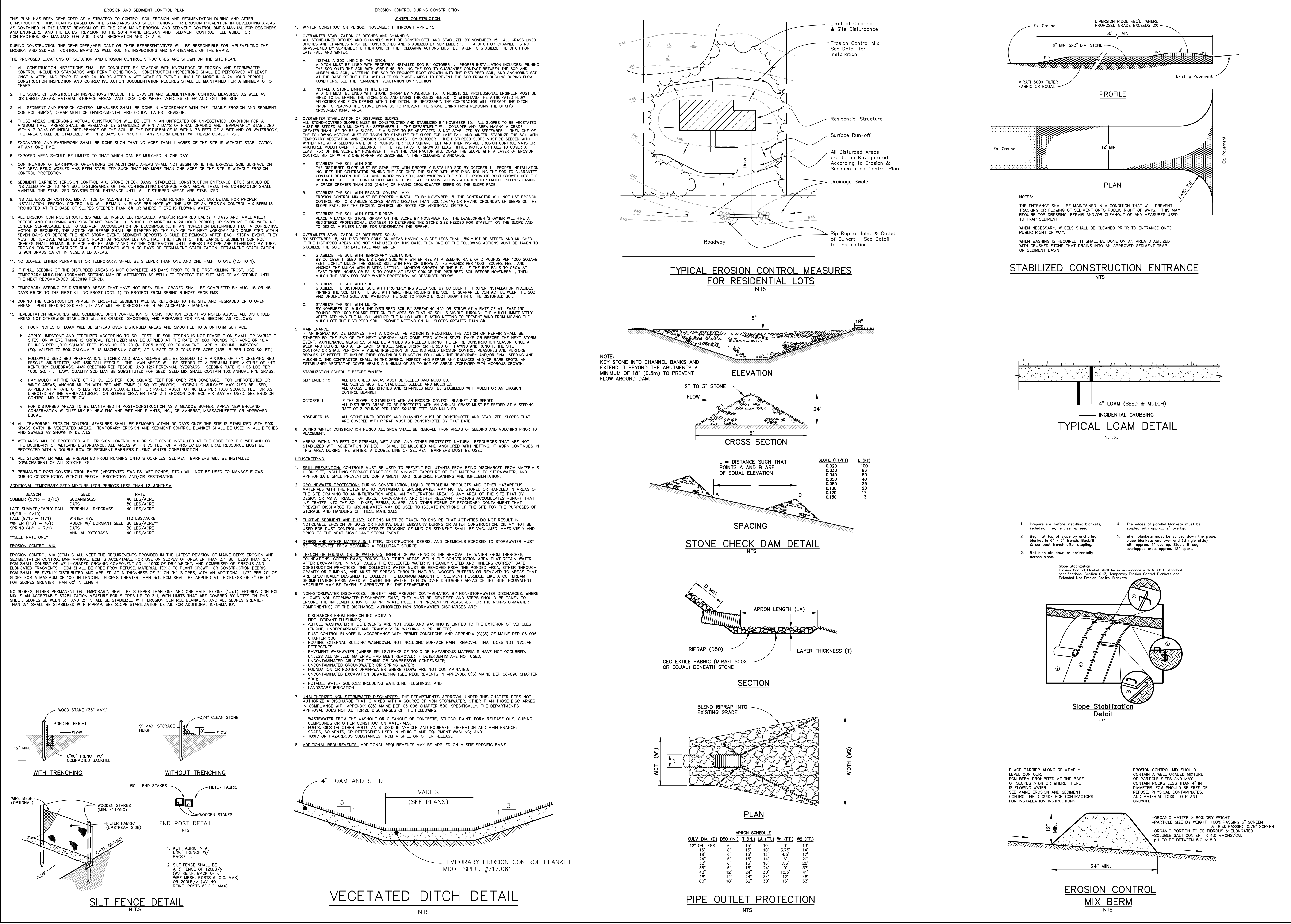
FOR
Greg McCormack
24 Strawberry Lane
Gorham, Maine 04038

PLAN OF PRIVATE WAY
PINWOOD LANE
SAMANTHA DRIVE
GORHAM, MAINE

DESIGNED A. Morrell	DATE June 2022
DRAWN Dept.	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 22136

SHEET
2

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.



NO.	DATE	DESCRIPTION
1	7/19/22	Draft to Client for Review
2	12/13/22	Submitted Sketch Plan to Town
3	1/18/23	Revised per Town Comments
4	1/19/24	Submitted Private Way to Town



BH2M
 Engineers, Surveyors
 Benny, Huff, McDonald, Milfigan Inc.
 28 Starr Street
 Gorham, Maine 04038
 Tel: (207) 859-2771
 Fax: (207) 859-9250

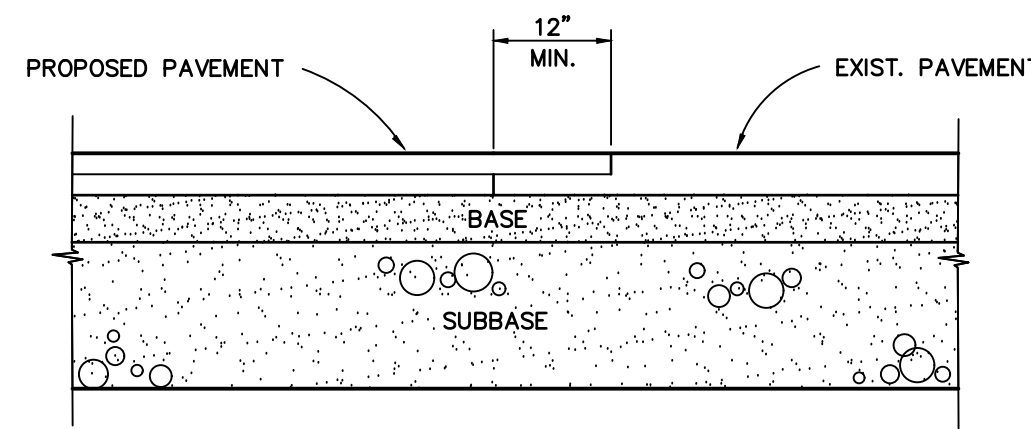
FOR
 Greg McCormack
 28 Strawberry Lane
 Gorham, Maine 04038

EROSION CONTROL DETAILS
 PINEWOOD LANE
 SAMANTHA DRIVE
 GORHAM, MAINE

DESIGNED	DATE
A. Fagan	June 2022
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB NO.
A. Morrell	22136

SHEET
3

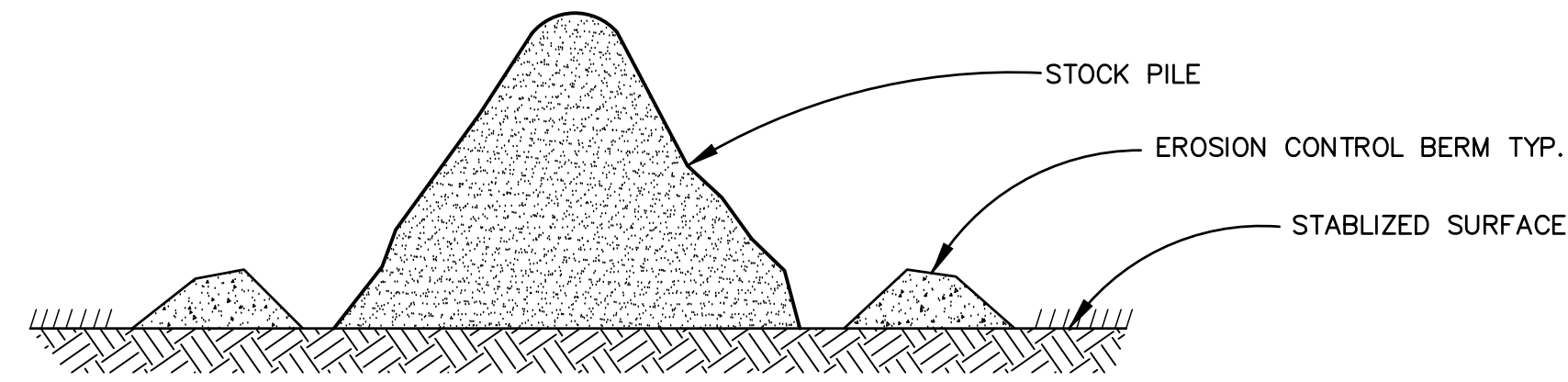
REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED



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

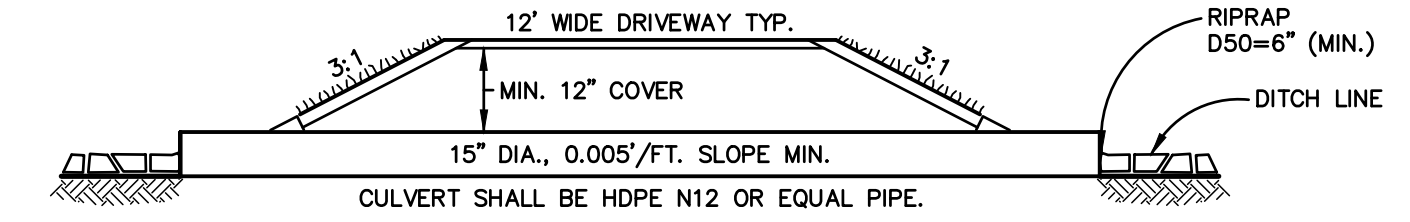
PAVEMENT JOINT DETAIL

N.T.S.



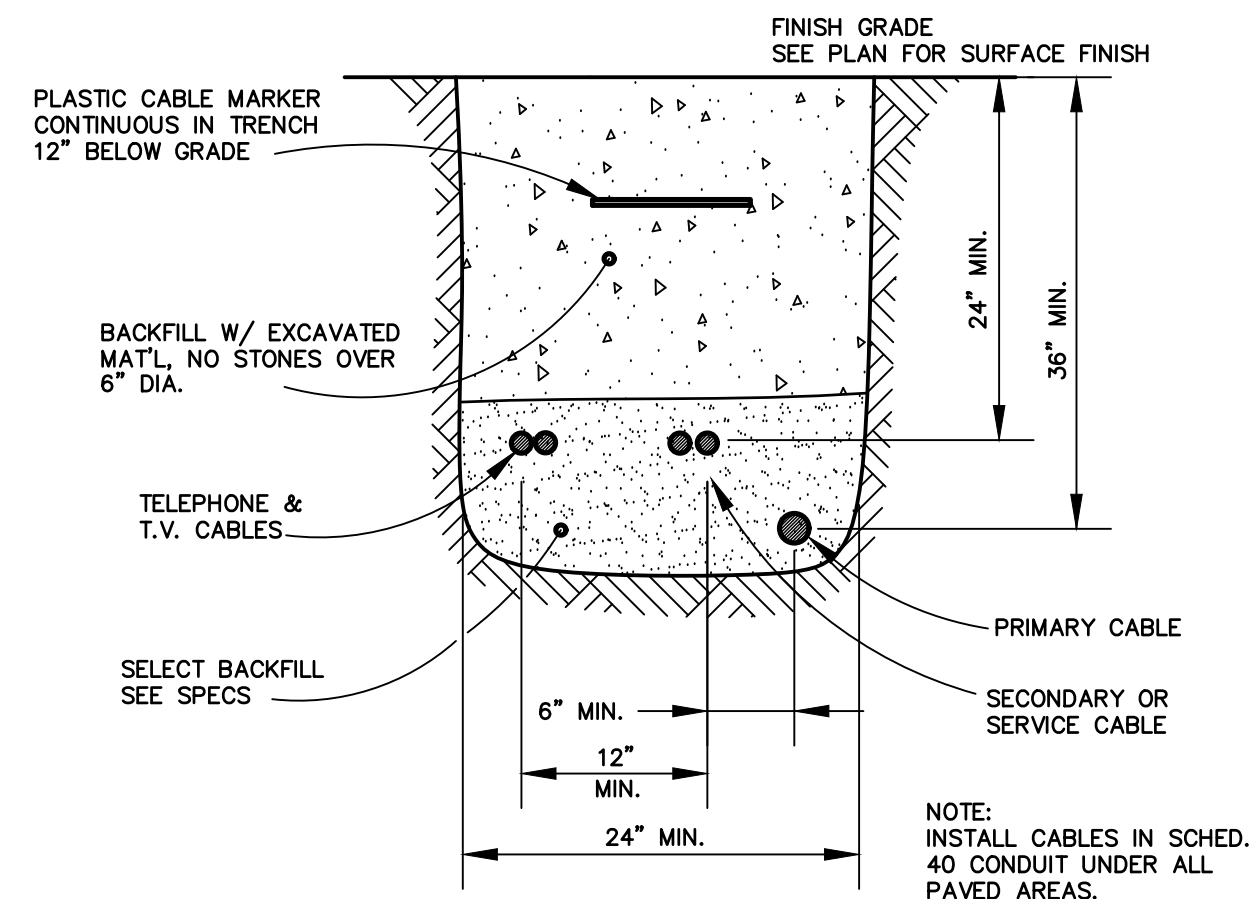
STOCK PILE

NTS



TYPICAL CULVERT SECTION AT DRIVEWAY

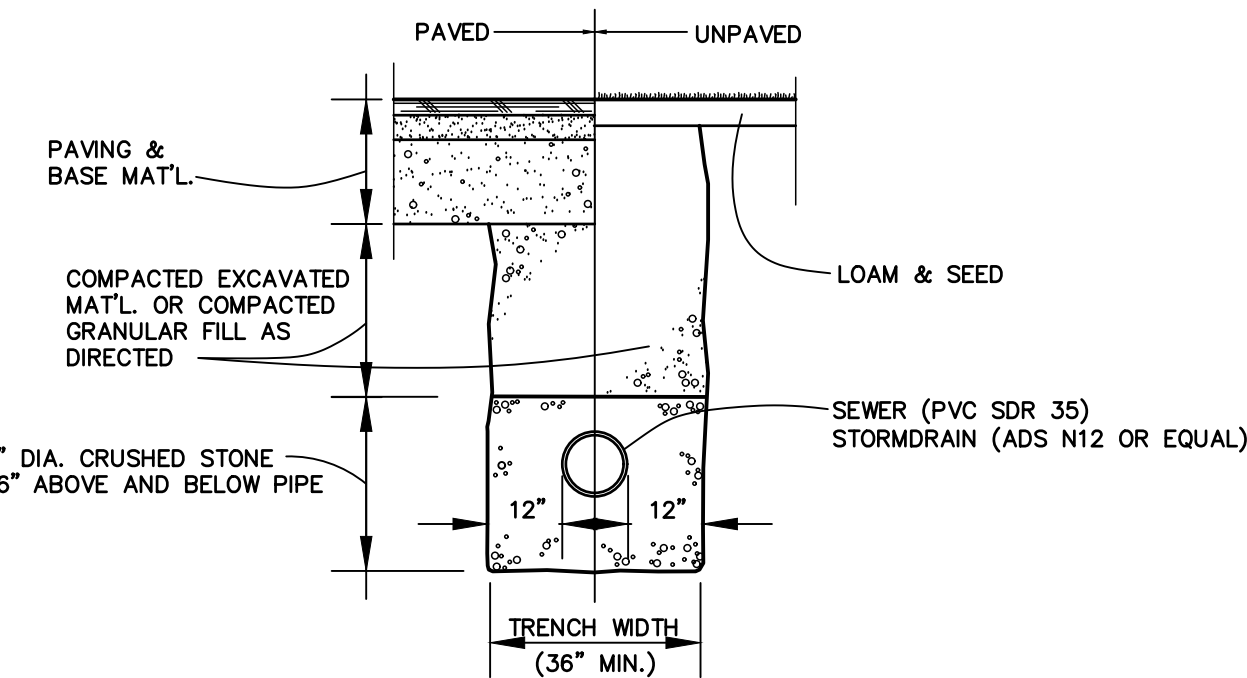
NTS



UNDERGROUND CABLE TRENCH

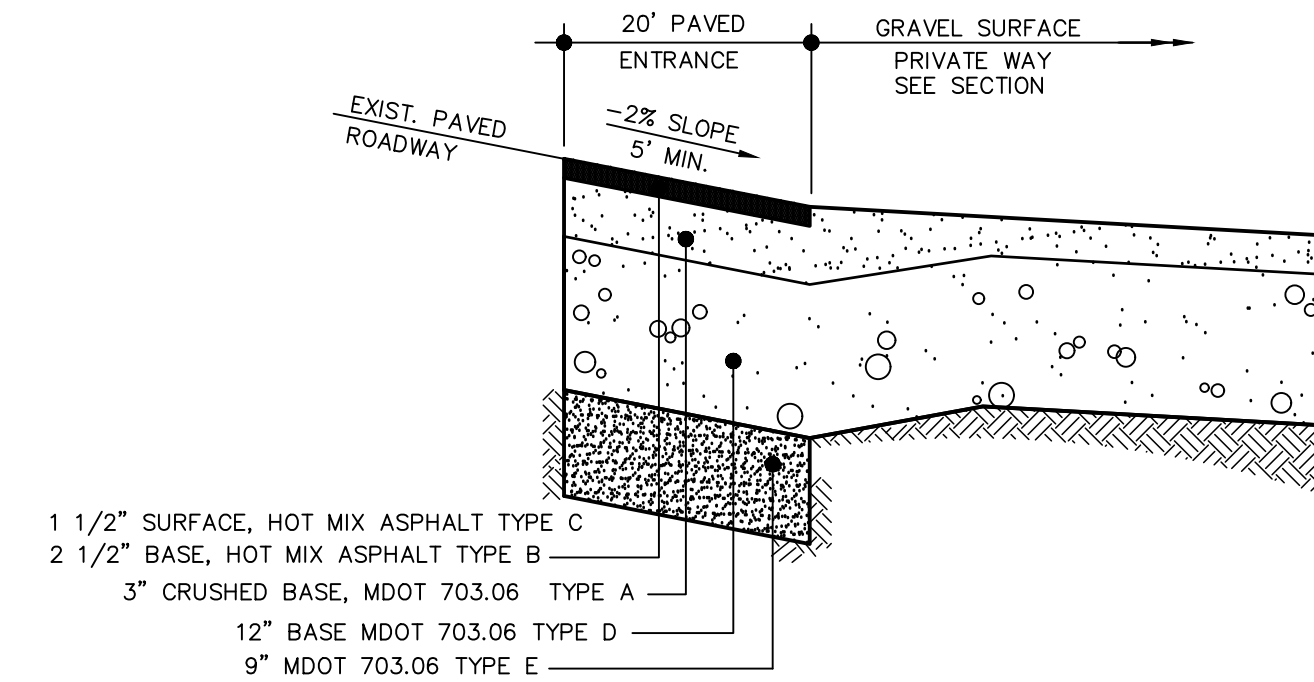
NTS

- 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

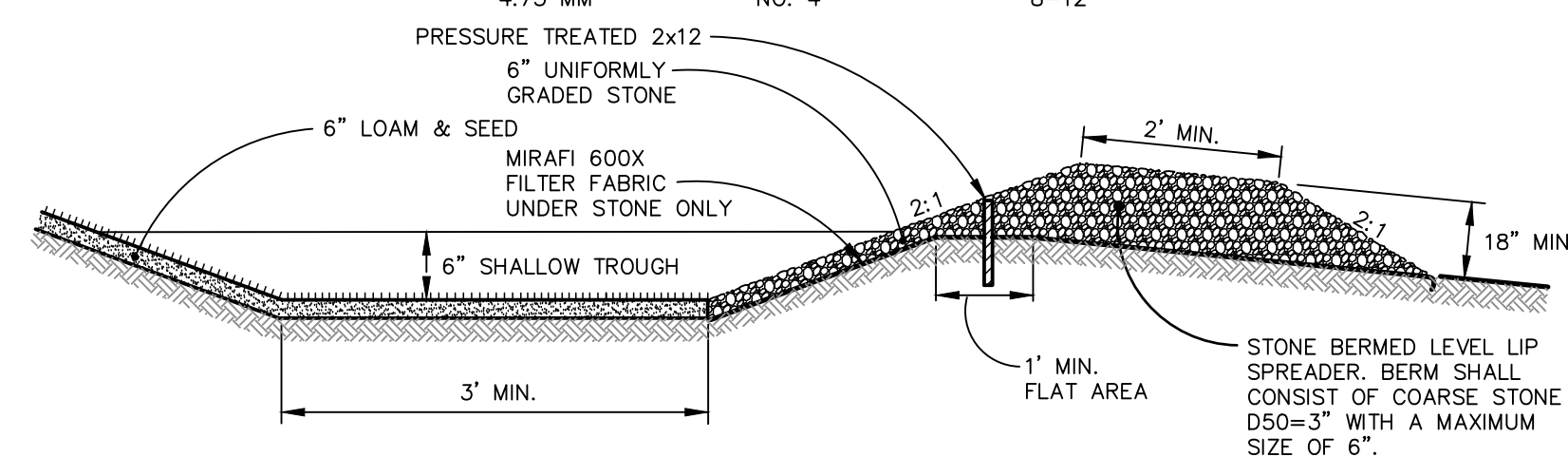
NTS



ENTRANCE SECTION

N.T.S.

BERM STONE SIZE		
SIEVE DESIGNATION METRIC	SIEVE DESIGNATION US. CUSTOMARY	% BY WEIGHT PASSING SQUARE MESH SIEVES
300 MM	12"	100
150 MM	6"	84-100
75 MM	3"	68-83
25.4 MM	1"	42-55
4.75 MM	NO. 4	8-12



SECTION

NTS

CONSTRUCTION SPECIFICATIONS:

1. SPREADERS SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL LIP TO BE GRADE TO ENSURE UNIFORM SHEET FLOW/LEVEL. SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, NOT FILL.
2. SELECTED GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SANDS, SILTS, CLAYS, ETC.).
3. PLACE UNIFORMLY GRADED STONE (SEE TABLE 5-3).
4. THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
5. STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREAS. AREA: RUNOFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
7. CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT EXCEPT AS NOTED ON PLAN.
8. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
9. DOWN GRADIENT AND RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
10. DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM OR WETLAND, CONSULT DEP IF STRUCTURE MUST BE WITHIN 75' OF STREAM OR WATER BODY.

LEVEL LIP SPREADER

NO.	DATE	REVISION DESCRIPTION
1	7/19/22	Draft to Client for Review
2	12/13/22	Submitted Sketch Plan to Town
3	1/18/23	Revised per Town Comments
4	1/19/24	Submitted Private Way 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
 Greg McCormack
 24 Strawberry Lane
 Gorham, Maine 04038

STANDARD DETAILS
 PINWOOD LANE
 SAMANTHA DRIVE
 GORHAM, MAINE

DESIGNED A. Fagan	DATE June 2022
DRAWN Dept.	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 22136

SHEET
4
 REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.