

GENERAL NOTES

- OWNER: PAUL AND DONNA ALLEN, 312 MAIN STREET, GORHAM, MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS BK 23536, PG. 161.
- DEVELOPER: DESIGN DWELLINGS, PO BOX 369, GORHAM, MAINE.
- ENGINEER: PINKHAM & GREER, CONSULTING ENGINEERS, FALMOUTH, MAINE.
- BOUNDARY INFORMATION: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE.
- TOPOGRAPHIC INFORMATION IS FROM A DRAWING BY LEWIS & WASSINA, INC., 11 HIGH MEADOW DRIVE, GORHAM, MAINE, ENTITLED "TOPOGRAPHIC SURVEY, BARROWS GREENHOUSES, MAIN STREET, GORHAM, MAINE, CUMBERLAND COUNTY" FOR DESIGN DWELLINGS INC. THE DATUM OF THE TOPOGRAPHIC SURVEY IS NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29). SUBTRACT 0.68 FEET TO CONVERT THE DATUM TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVDS88). SEE SHEET C1.4 FOR BENCHMARK LOCATIONS AND INFORMATION.
- WETLAND AND SOILS MAPPING: MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
- ZONE: UR, URBAN RESIDENTIAL, PROPOSED USE: SINGLE FAMILY HOMES
- TAX MAP REFERENCE: MAP 26/ LOT 7 AND 7-1.
- TOTAL PARCEL = 12.73 acres
- WAIVERS: NONE AT THIS TIME
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- A CLUSTERED MAILBOX WILL BE PROVIDED.
- LOTS TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING FLOWING UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION OR ACCEPTED BY THE TOWN COUNCIL AS A PUBLIC STREET.
- HOME OWNERS ARE ENCOURAGED TO PROVIDE SPACE FOR EXPANSION OF THE HOME OR FOR ADDITION OF A GARAGE WITHIN THE SETBACKS.
- PRIOR TO SOIL DISTURBANCE AND DURING CONSTRUCTION, ERECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.
- IRON RODS TO BE SET AT ALL CORNERS OF LOTS, GRANITE OR CONCRETE MONUMENTS TO BE SET AS SHOWN ON THIS PLAN BY THE DEVELOPER.
- STREET NAMES: CARNATION DRIVE & GERANIUM DRIVE.
- INSTALL GRANITE CURBING ALONG RADII AT MAIN STREET INTERSECTION.
- ALL DRIVEWAY ACCESS WILL BE FROM WITHIN THE SUBDIVISION.
- TRASH PICK UP WILL BE PROVIDED BY THE TOWN.

- HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS. HOUSES WITH BASEMENTS ARE RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
- THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
- DRAWINGS INCLUDED IN THIS SUBMITTAL:
 - C0.1 SUBDIVISION PLAN NOTES & LEGEND
 - C1.1 SUBDIVISION PLAN
 - C2.1 EXISTING CONDITIONS & DEMOLITION PLAN
 - C3.1 UTILITY & LANDSCAPE PLAN
 - C4.1 GRADING & EROSION CONTROL PLAN
 - C5.1 EASEMENT PLAN
 - C2.1 PLAN & PROFILE - CARNATION DRIVE STA. 0+00 TO 1+25
 - C2.2 PLAN & PROFILE - CARNATION DRIVE STA. 1+25 TO 12+00
 - C2.3 PLAN & PROFILE - GERANIUM DRIVE
 - C2.4 WET POND & CONSTRUCTION PLAN
 - C2.5 INFILTRATION #1 BASIN CONSTRUCTION PLAN
 - C3.1 GRADING & EROSION CONTROL NOTES & DETAILS
 - C3.2 EROSION CONTROL & DRAINAGE DETAILS
 - C3.3 UTILITY DETAILS
 - C3.4 PAVEMENT & SITE DETAILS
 - C4.1 PRE-DEVELOPMENT DRAINAGE CONDITIONS PLAN
 - C4.2 POST-DEVELOPMENT DRAINAGE CONDITIONS PLAN
 - C4.3 POST DEVELOPMENT TREATMENT PLAN
 - PLAN OF BOUNDARY SURVEY TOPOGRAPHIC SURVEY
- THE CHICK PROPERTY MASTER PLAN SHOWS THE LOCATION OF MULTI-PURPOSE ATHLETIC FIELDS WITH STADIUM LIGHTING AS WELL AS A CONNECTOR ROAD TO LIBBY AVENUE IN CLOSE PROXIMITY TO THE NORTHERN SHARED PROPERTY LINES WITH THE TOWN OF GORHAM.
- CARNATION DRIVE AND GERANIUM DRIVE HAVE BEEN DESIGNED TO THE TOWN OF GORHAM'S URBAN ACCESS ROAD DESIGN STANDARDS. CARNATION DRIVE AND GERANIUM DRIVE SHALL BE PRIVATE WAYS UNTIL SUCH TIME, IF EVER, THEY ARE ACCEPTED BY THE TOWN OF GORHAM. ALL DRAINAGE INFRASTRUCTURE NOT LOCATED WITHIN THE CARNATION DRIVE AND GERANIUM DRIVE RIGHTS-OF-WAY SHALL REMAIN THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
- WITH THIS APPROVAL, THE BOARD HAS GRANTED THE FOLLOWING WAIVERS:
 - SECTION V.G.4.1.2 WAIVER FOR SLIPFORMED (CAST-IN-PLACE) SLOPED CONCRETE CURB WITH 6" REVEAL INSTEAD OF PRECAST CONCRETE CURB WITH 6" REVEAL.
 - SECTION V.G.5.b WAIVER FOR DOUBLE-WALLED POLYETHYLENE DRAINAGE PIPE INSTEAD OF SINGLE-WALLED DRAINAGE PIPE.
 - SECTION V.G.5.g WAIVER FOR SLOPED CONCRETE CURB TO BE PROVIDED AT CATCH BASINS INSTEAD OF TYPE I CURB FACE INLET.
 - SECTION V.G.6.f WAIVER FOR CB #9 LEAD FROM CB #10 ENTERING THE BASIN GREATER THAN 12-INCHES MAIN LINE DRAIN PIPE.
 - SECTION V.G.6.p WAIVER FOR CONNECTING THE STORM DRAIN BASIN TO CATCH BASIN VERSUS CATCH BASIN TO MANHOLE.
 - SECTION V.F.1 WAIVER FOR ROAD ALIGNMENT STANDARDS AT MAIN STREET FOR CARNATION DRIVE INTERSECTION.

CONDITIONS OF 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 TOWN PLANNER MAY APPROVE.
- THAT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
- THAT THE APPLICANT SHALL PROVIDE PROPERTY LINE INFORMATION AND SITE INFORMATION IN AUTO-CAD FORMAT TO THE TOWN PLANNER PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THAT THE STREETS SHALL BE PROPERLY NAMED AND SIGNED WITH TOWN-APPROVED STREET SIGNS. THE NAMES OF THE STREETS SHALL BE APPROVED BY THE POLICE AND FIRE CHIEFS. STREET SIGNS SHALL BE INSTALLED AS SOON AS THE STREETS ARE CONSTRUCTED.
- THAT THE PROPOSED IMPROVEMENTS TO THE TOWN'S STORMWATER INFRASTRUCTURE SHALL MEET THE REQUIREMENTS OF THE PUBLIC WORKS DIRECTOR AS OUTLINED IN HIS 05-16-2011 MEMO.
- THAT THE APPLICANT WILL PROVIDE THE PLANNING DEPARTMENT WITH RELEVANT INFORMATION TO SHOW THE PROPOSED LOT SPLITS FOR LOTS 101, 102, 103, AND 104 WHEN COMPLETED AS REQUIRED.
- THAT AT LEAST ONE WEEK PRIOR TO THE DATE OF THE PRE-CONSTRUCTION MEETING, A COMPLETE SET OF THE FINAL APPROVED PLAN SET WILL BE DELIVERED TO THE PLANNING OFFICE TO BE DISTRIBUTED TO: (1) CODE OFFICE, (2) PUBLIC WORKS DIRECTOR, (3) INSPECTING ENGINEER, AND (4) TOWN PLANNER.
- THAT THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF GORHAM STORMWATER ORDINANCE, CHAPTER 2 - POST CONSTRUCTION STORMWATER MANAGEMENT.
- THAT THE CODE ENFORCEMENT OFFICE SHALL INSPECT ALL PRIMARY ELECTRICAL CABLE OR CONDUIT BEFORE BURIAL.
- THAT PER NFPA FIRE PREVENTION CODE I, WATER MAINS AND HYDRANTS SHALL BE INSTALLED AND IN SERVICE BEFORE ISSUANCE OF ANY BUILDING PERMITS.
- THE APPLICANT SHALL BE RESPONSIBLE FOR RECORDING THE APPROVED HOMEOWNERS' ASSOCIATION DOCUMENTS IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE OF APPROVAL OF THE SUBDIVISION BY THE PLANNING BOARD.
- THAT PRIOR TO THE COMMENCEMENT OF WORK, A PERFORMANCE GUARANTEE TOTALING 125% OF THE COSTS TO COMPLETE THE CONSTRUCTION WILL BE ESTABLISHED WITH THE TOWN, AN ESCROW FUND FOR FIELD INSPECTIONS WILL BE ESTABLISHED WITH THE TOWN, AND A PRECONSTRUCTION MEETING WITH TOWN STAFF AND THE TOWN'S ENGINEER FOR CONSTRUCTION SCHEDULING SHALL BE HELD.
- THAT THE APPLICANT SHALL PRESENT A LETTER FROM THE PORTLAND WATER DISTRICT APPROVING OF THE WATER AND SEWER MAIN EXTENSIONS PRIOR TO THE PLANNING BOARD'S ENDORSEMENT OF THE FINAL PLANS.
- THAT THE APPLICANT SHALL SUBMIT SOIL TESTING RESULTS FOR LOTS 23 AND 24 TO TOWN STAFF AND THE TOWN'S ENGINEER FOR REVIEW.
- THAT THE APPLICANT SHALL SUBMIT THE REVISED REQUIRED LEGAL DOCUMENTS MEETING THE APPROVAL OF TOWN STAFF AND TOWN ATTORNEY PRIOR TO THE PLANNING BOARD ENDORSEMENT OF THE FINAL PLANS.
- 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 SUBDIVISION PLAN AND THE SUBDIVISION PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF THE PLANNING BOARD'S ENDORSEMENT OF THE FINAL PLAN, AND A DATED MYLAR COPY OF THE RECORDED SUBDIVISION PLAN SHALL BE RETURNED TO THE TOWN PLANNER.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
BUILDING SETBACK	BUILDING SETBACK
ABUTTERS PROPERTY EASEMENT	ABUTTERS PROPERTY EASEMENT
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CONTOURS	CONTOURS
BUILDING	BUILDING
EDGE OF GRAVEL CURB	EDGE OF GRAVEL CURB
SOILS BOUNDARY	SOILS BOUNDARY
WETLAND LIMIT	WETLAND LIMIT
WATERCOURSE	WATERCOURSE
FLOODPLAIN	FLOODPLAIN
SHORELAND ZONE	SHORELAND ZONE
ZONING DISTRICT	ZONING DISTRICT
TOWN LINE	TOWN LINE
GAS LINE	GAS LINE
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
CULVERT	CULVERT
UNDERDRAIN	UNDERDRAIN
FOUNDATION DRAIN	FOUNDATION DRAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND UTILITY	UNDERGROUND UTILITY
COMMUNICATION CABLE	COMMUNICATION CABLE
WATER LINE	WATER LINE
SPOT GRADE	SPOT GRADE
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
TRANSFORMER	TRANSFORMER
SEWER MANHOLE	SEWER MANHOLE
WATER VALVE PIT	WATER VALVE PIT
UTILITY POLE	UTILITY POLE
UTILITY POLE W/ GUY WIRE	UTILITY POLE W/ GUY WIRE
SIGN	SIGN
TREE	TREE
TREELINE	TREELINE
STOCKADE FENCE	STOCKADE FENCE
CHAINLINK FENCE	CHAINLINK FENCE
BARBED WIRE FENCE	BARBED WIRE FENCE
GUARDRAIL	GUARDRAIL
BENCHMARK	BENCHMARK
BOUND FOUND	BOUND FOUND
IRON PIPE	IRON PIPE
IRON PIPE FOUND	IRON PIPE FOUND
IRON PIPE SET	IRON PIPE SET
SURVEY STATION	SURVEY STATION
TRAVERSE	TRAVERSE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
GAS VALVE	GAS VALVE
LIGHT POLE	LIGHT POLE
WALL MOUNTED LIGHT	WALL MOUNTED LIGHT
BORING	BORING
TEST PIT FAILED	TEST PIT FAILED
TEST PIT PASSED	TEST PIT PASSED
MONITORING WELL	MONITORING WELL
WELL	WELL
FLAGPOLE	FLAGPOLE
VISIBLE LEDGE	VISIBLE LEDGE
STONE WALL	STONE WALL
RIPRAP	RIPRAP
RAILROAD TRACKS	RAILROAD TRACKS
GRAVEL	GRAVEL
SEPTIC FIELD	SEPTIC FIELD, ALTERNATE
BITUMINOUS PAVEMENT	BITUMINOUS PAVEMENT
CONCRETE PAVEMENT	CONCRETE PAVEMENT
BITUMINOUS OVERLAY	BITUMINOUS OVERLAY
DETECTABLE SURFACE	DETECTABLE SURFACE
AT RAMP	AT RAMP
WETLAND IMPACT	WETLAND IMPACT
BUILDING HATCH	BUILDING HATCH

State of Maine, Cumberland SS.
 Registry of Deeds
 Received OCTOBER 5, 2011
 at 1 h 10 m P M and recorded in
 Plan Book 211 Page 279
 Attest: Chandra E. Kelly
 Register

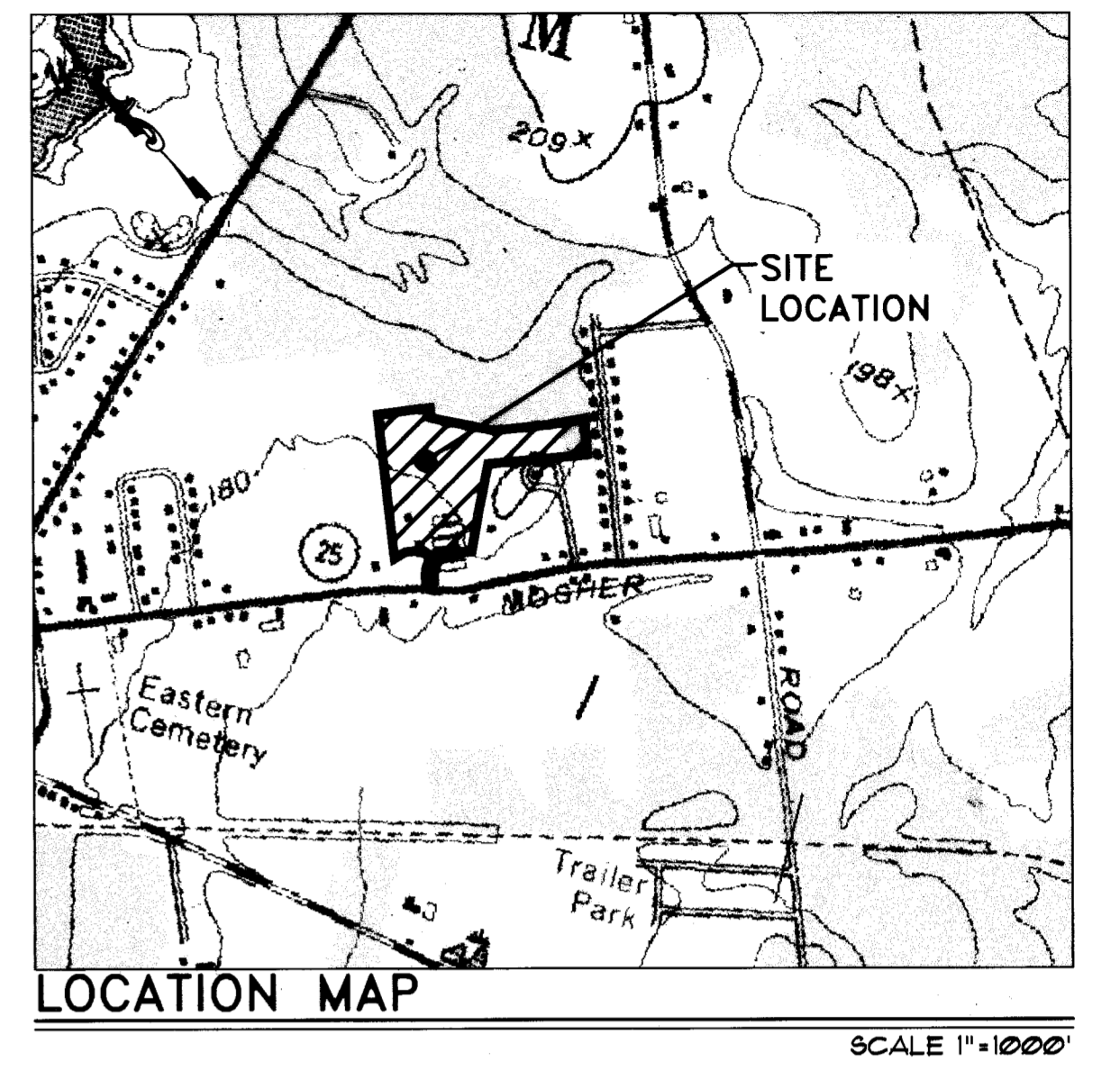
SUBDIVISION PLAN, APPROVED BY THE TOWN OF GORHAM PLANNING BOARD

[Signatures]

October 3, 2011 DATE

STATE OF MAINE
 THOMAS S. GREER
 No. 4206
 LICENSED SURVEYOR

STATE OF MAINE
 JUDITH N. SOULE
 #2320
 PROFESSIONAL LAND SURVEYOR



NET ACREAGE PER MINIMUM LOT AREA PER DWELLING UNIT

TOTAL PARCEL:	554,128 SQ. FT.
DEDUCTIONS:	
1. 15% FOR ROADS & PARKING	83,209
2. LACK OF ACCESS, ISOLATED OR UNAVAILABLE AREAS	0
3. AREAS WITHIN A FLOODWAY OR 100 YR FLOOD HAZARD	0
4. WETLAND AREAS	2,798
5. EXISTING RIGHT-OF-WAYS	0
6. STREAM CHANNELS	0
7. SLOPES OF 33% OR MORE	0
8. GRAVEL OR BORROW PITS	0
9. VERY POORLY DRAINED SOILS	0
10. 50% OF POORLY DRAINED SOILS	N/A
11. EXISTING EASEMENTS	1,430
12. OTHERS AREAS	0
TOTAL:	46,129 SQ. FT.
ALLOWABLE DENSITY: + 10,000 SQ. FT./UNIT	46 UNITS

ZONE INFORMATION

ZONE: URBAN RESIDENTIAL (UR)
 PERMITTED USE: ONE & TWO FAMILY DWELLING

SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	15,000 SF.	15,000 SQ. FT.
MINIMUM AREA PER DWELLING UNITS	10,000 SF.	10,000 SQ. FT.
MAXIMUM LOT SIZE	N/A	80,218.7 SQ. FT.
MAX. BUILDING AREA	N/A	N/A
MAX. BUILDING COVERAGE ON LOT	25%	N/A
MIN. DISTANCE BETWEEN STRUCTURES	30 FEET	30 FEET
MINIMUM FRONTAGE	80 FEET	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET	25 FEET
MINIMUM REAR & SIDE YARD SETBACK	15 FEET	15 FEET
MAXIMUM BUILDING HEIGHT	N/A	N/A

* BUILDINGS HIGHER THAN 30- FEET SHALL HAVE SIDE YARDS AND REAR YARDS NOT LESS THAN 50% OF THE BUILDING HEIGHT.

REV.	DATE	DESCRIPTION
4	09/01/11	REVISED PER TOWN COMMENTS
3	08/03/11	REVISED PER TOWN COMMENTS
2	07/22/11	ADDED NOTE 27
1	06/24/11	REVISED PER TOWN & DEP COMMENTS

DESIGN DWELLINGS INC.
 P.O. BOX 369, GORHAM, ME

ALLEN ACRES
 MAIN STREET, ROUTE 25, GORHAM, ME

SUBDIVISION PLAN
 NOTES & LEGEND

CONSULTING ENGINEERS
 FALMOUTH, MAINE

SCALE: 1"=50'	DRN BY: CAB	C0.1
DATE: APRIL 14, 2011	DESG BY: CAB/ TSG	
PROJECT: 10180	CHK BY: TSG	

9/7/11