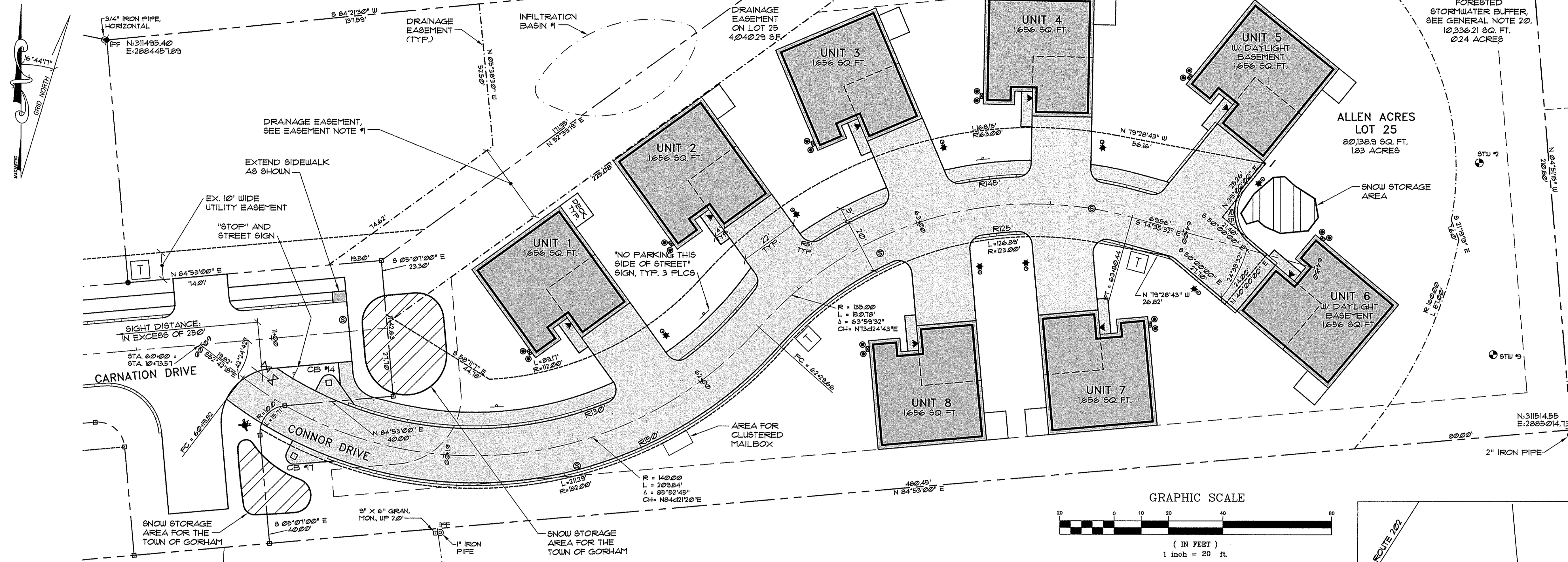


UNIT INFORMATION

UNIT #	MAP	BLOCK	LOT	STREET #	STREET NAME
1	26	7	225-1	8	CONNOR DRIVE
2	26	7	225-2	10	CONNOR DRIVE
3	26	7	225-3	12	CONNOR DRIVE
4	26	7	225-4	14	CONNOR DRIVE
5	26	7	225-5	16	CONNOR DRIVE
6	26	7	225-6	18	CONNOR DRIVE
7	26	7	225-7	13	CONNOR DRIVE
8	26	7	225-8	11	CONNOR DRIVE



GENERAL NOTES

- OWNER/DEVELOPER: DESIGN DWELLINGS, PO BOX 369, GORHAM, MAINE. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 2896, PG. 80.
- ENGINEER: PINKHAM & GREER, CIVIL ENGINEERS, PORTLAND, 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 0.8 FEET TO CONVERT THE DATUM TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- 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 7-225.
- TOTAL PARCEL = 1.83 acres
- WAIVERS: NONE AT THIS TIME
- ALLOWABLE DENSITY: 80,133 SQ. FT./ 10,000 SQ. FT./ UNIT = 8 UNITS
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- THE UNITS SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD YEAR ROUND.
- THE UNITS 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 PLOWING UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE CONDOMINIUM ASSOCIATION.
- PRIOR TO SOIL DISTURBANCE AND DURING CONSTRUCTION, ERECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" 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.
- TRASH PICK UP WILL BE PROVIDED BY THE TOWN.
- THIS PROJECT HAS A DEP STORMWATER PERMIT, PERMIT # L-25314-NJ-A-N
- SEE THE DECLARATION OF RESTRICTIONS FOR LIMITATIONS ON CUTTING AND USE OF THE FORESTED STORMWATER BUFFER.

ZONE INFORMATION

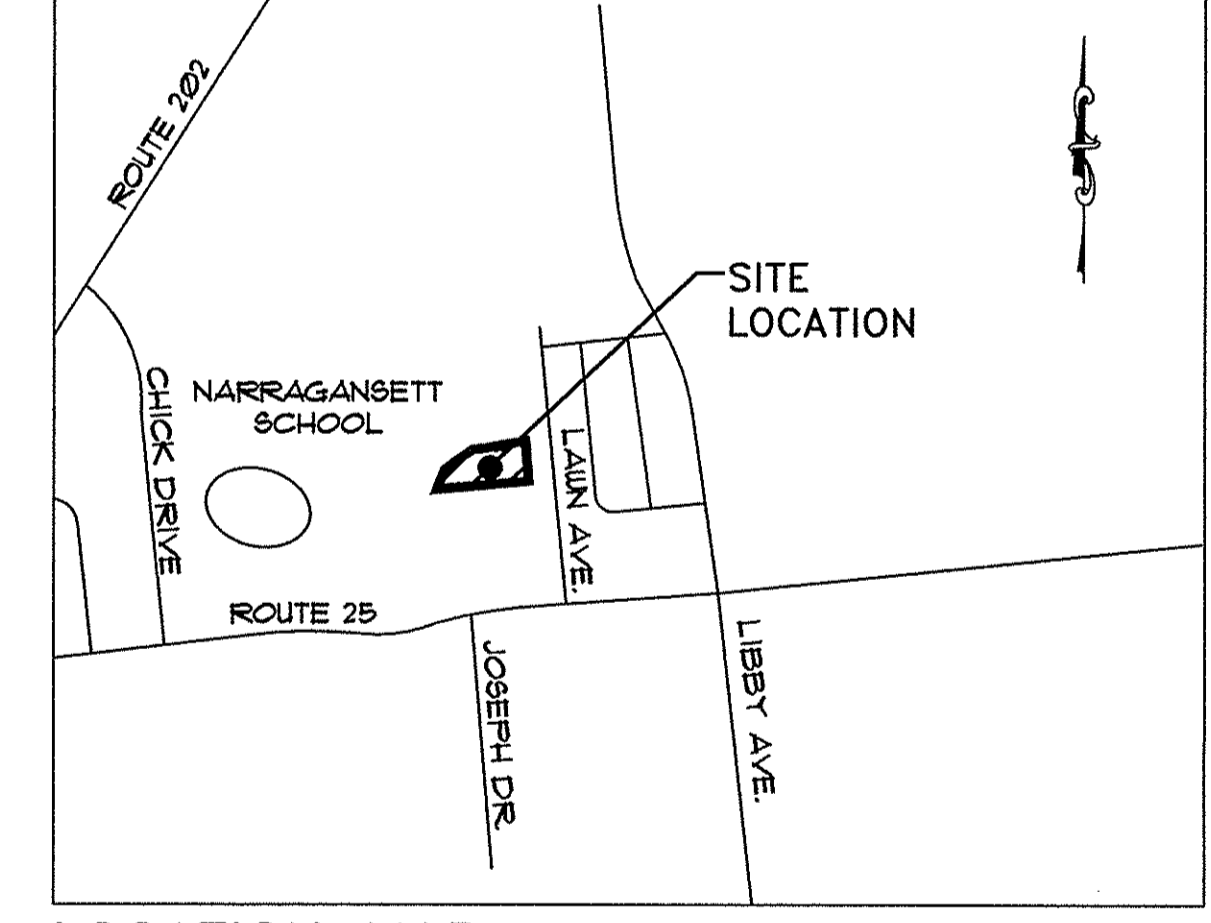
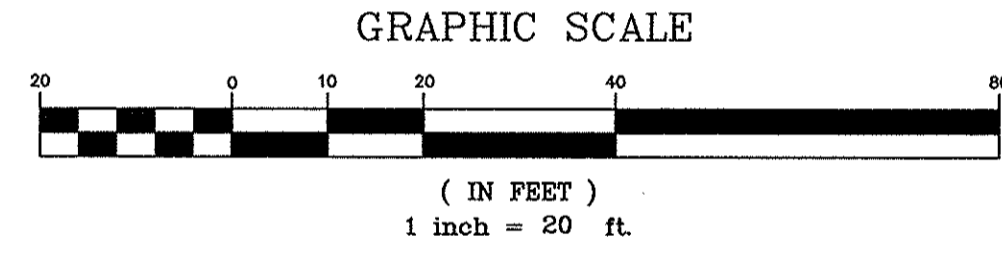
SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	15,000 SF.	80,133 SQ. FT.
MINIMUM AREA PER DWELLING UNITS	10,000 SF.	10,000 SQ. FT.
MINIMUM FRONTAGE	80 FEET	145.1 FEET
MINIMUM FRONT YARD SETBACK	25 FEET	32.8 FEET
MINIMUM REAR & SIDE YARD SETBACK	15 FEET	8-25, R-59.3 FEET
MAXIMUM BUILDING HEIGHT	N/A	22 FEET
MAX. BUILDING COVERAGE	25%	16%

LEGEND

EXISTING	PROPOSED

DRAWINGS INCLUDED

- C0 CONDOMINIUM PLAN SNOWBIRD CONDOMINIUMS CARNATION AND CONNOR DRIVE, GORHAM, ME
- C1 SITE PLAN
- C2 GRADING, EROSION CONTROL & UTILITY PLAN
- C3 ROAD PLAN & PROFILE - CONNOR DRIVE
- C4 LANDSCAPE PLAN & DETAILS
- C5 GRADING & EROSION CONTROL NOTES & DETAILS
- C6 UTILITY DETAILS
- C7 UTILITY, PAVEMENT & SITE DETAILS
- C8 INFILTRATION BASIN #1 CONSTRUCTION PLAN
- C4-2 ALLEN ACRES - POST DEVELOPMENT DRAINAGE CONDITIONS PLAN
- ARCHITECTURALS
- ELEVATIONS
- FLOOR PLANS
- FOUNDATION PLAN
- CROSS SECTIONS



CONDITIONS OF APPROVAL

APPROVED: TOWN OF GORHAM PLANNING BOARD

DATE

EASEMENT NOTES:

- THE DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT ON LOTS 16 & 25 IS GRANTED TO THE HOMEOWNERS ASSOCIATION. THE DRAINAGE, ACCESS, AND MAINTENANCE EASEMENT ON LOT 16 IS GRANTED TO THE CONDOMINIUM ASSOCIATION ON LOT 25.
- THE UTILITY EASEMENT ALONG THE DRIVEWAY IS FOR MAINTENANCE OF THE WATER MAIN AND SEWER BY THE PORTLAND WATER DISTRICT (PWD).

PINKHAM & GREER CIVIL ENGINEERS
 28 WINDHAM AVE. PORTLAND, ME 04103
 TEL: 207.761.5242 FAX: 207.761.4645

DESIGN DWELLINGS, INC.
 166 NARRAGANSETT STREET, GORHAM ME

SNOWBIRD CONDOMINIUMS
 43 CARNATION DRIVE, GORHAM, MAINE

MAP/LOT 26/7-225

REV.	DATE	DESCRIPTION
4	6/11/14	REVISED PER STAFF COMMENTS
3	4/25/14	REVISED PER STAFF & DEP REVIEWS
2	12/3/13	REVISED FOR SINGLE UNITS
1	9/21/11	REVISED PER PWD & TOWN COMMENTS

SCALE: AS SHOWN
 DATE: AUGUST 3, 2011
 PROJECT: 10180

DRN BY: CAB/JDC
 DESG BY: TSG
 CHK BY: [Signature]

C1