

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS SUSAN DUCHAINE, BY DEED DATED JUNE 14, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 21402 PAGE 108.
- THE PROPERTY IS SHOWN AS LOT 24.001 ON THE TOWN OF GORHAM TAX MAP 32 AND IS LOCATED IN THE CO ZONE.
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL/OFFICE (CO) ZONE ARE AS FOLLOWS:

MIN. LOT SIZE	REQUIRED	PROVIDED
MIN. STREET FRONTAGE	60.000 SF	66.432 SF.
MIN. FRONT YARD	20.0 FT.	20.0 FT.
LOCAL OR COLLECTOR STREET	5.0 FT. OR 2 TIMES THE BUILDING HEIGHT (WHICHEVER IS GREATER)	12.4 FT.
ARTERIAL STREET	8.0 FT. OR 3 TIMES THE BUILDING HEIGHT (WHICHEVER IS GREATER)	N/A
MIN. SIDE YARD	5.0 FT. OR 2 TIMES THE BUILDING HEIGHT (WHICHEVER IS GREATER)	5.1 FT.
MIN. REAR YARD	5.0 FT. OR 3 TIMES THE BUILDING HEIGHT (WHICHEVER IS GREATER)	6.5 FT.
MAX. BUILDING HEIGHT	35 FT.	30 FT.
MAX. FLOOR AREA RATIO	0.35	0.293
MIN. LANDSCAPE BUFFER ON ANY SIDE ADJUTING AN ARTERIAL STREET	50 FT.	50 FT.
MIN. LANDSCAPE BUFFER ON ANY SIDE ADJUTING A COLLECTOR OR LOCAL STREET	25 FT.	N/A
- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 6.83 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A AND FOUND MONUMENTATION. ITALICIZED BEARINGS ARE MAGNETIC BASED UPON PLAN REFERENCE A. BOLD BEARINGS ARE BASED UPON GRID NORTH. NO RESEARCH OR OTHER BOUNDARY WORK WAS PERFORMED BY THIS SURVEYOR. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHINCS, INC. PERFORMED IN SEPTEMBER OF 2008.
- PLAN REFERENCES:
 - A. FIRST AMENDED SUBDIVISION PLAN OF LOT 1, FAIRVIEW ACRES, BY SEBAGO TECHINCS, INC. DATED 3/16/09, TO BE APPROVED BY THE TOWN OF GORHAM PLANNING BOARD AND TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AT A LATER DATE.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING SEPTEMBER OF 2008 BY MARK HAMPTON OF GLOBAL POSITIONING SYSTEMS (GPS) POINTS SHOWN HEREON ARE A COMBINATION OF FIELD LOCATED FLAGS AND GLOBAL POSITIONING SYSTEMS (GPS) POINTS PROVIDED BY MARK HAMPTON. THE WETLAND FLAGS LOCATED USING GPS TECHNOLOGY HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
- THE BUILDING LOCATED ALONG THE WESTERN PROPERTY BOUNDARY WILL BE REMOVED.
- THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 18621 ON NAD83 AND NAVD83 IN US FEET.
- PARKING SUMMARY:

RESTAURANT - 11 PARKING SPACES PER 100 SF OF GROSS FLOOR AREA NOT USED FOR KITCHEN OR STORAGE	HANDICAP:
OFFICE - 11 PARKING SPACES PER 250 SF OF GROSS FLOOR AREA	RESTAURANT:
HANDICAP - 1 PARKING SPACE FOR EVERY 25 SPACES UP TO 100 SPACES	REQUIRED - 26 SPACES
OFFICE:	PROVIDED - 50 SPACES
HANDICAP:	REQUIRED - 3 SPACES
PROVIDED - 50 SPACES	PROVIDED - 5 SPACES
- THE TOTAL PERMITTED WETLAND IMPACT FOR THIS PROJECT IS 6,369 SF OF WETLANDS OF SPECIAL SIGNIFICANCE AND 8,286 SF OF WET MEADOW WETLANDS. THIS INCLUDES THE PROPOSED FILLING OF APPROXIMATELY 3,209 SF OF WETLANDS OF SPECIAL SIGNIFICANCE AND 5,060 SF OF WET MEADOW WETLANDS; AND THE PROPOSED FILLING OF 3,644 SF OF WETLANDS OF SPECIAL SIGNIFICANCE AND 3,226 SF OF WET MEADOW WETLANDS; LESS THE RESTORATION OF 1,296 SF OF WETLANDS OF SPECIAL SIGNIFICANCE PREVIOUSLY FILLED.
- THIS PROJECT IS SUBJECT TO THE STANDARDS AND CONDITIONS OF A NATURAL RESOURCES PROTECTION ACT, ALTERATION OF WETLANDS OF SPECIAL SIGNIFICANCE AND WET MEADOWS AND THE DEFINITION OF WETLANDS, STORMWATER MANAGEMENT LAW PERMIT NUMBERS L-24848-NJ-A-NL-24848-2G-B-N, APPROVED ON JULY 2, 2009.
- THE FLOOR AREA RATIO PROPOSED FOR THE DEVELOPMENT IS 0.35%.
- THE "LOTS" SHOWN ON THE PLAN WITHIN LOT 18 THAT ARE USED TO DESCRIBE THE AREA OF THE LIMITED COMMON ELEMENTS ARE CURTLAGE LOTS, RESERVED FOR EACH INDIVIDUAL UNIT AND ARE NOT LOTS ASSOCIATED WITH A SUBDIVISION OF LAND AS OTHERWISE PROVIDED IN THE DEFINITION OF LOTS IN THE STATE SUBDIVISION STATUTE, TITLE 20-A, SECTION 4401. THE LAND IS OWNED IN COMMON BY THE ASSOCIATION.
- UNIT 1 IS CURRENTLY PROPOSED AS A RESTAURANT OR BANK BRANCH OFFICE AND UNITS 2 THROUGH 5 ARE CURRENTLY PROPOSED AS PROFESSIONAL OFFICE SPACE. THIS IS NOT MEANT TO PRECLUDE ANY PROPOSED USE AS ALLOWED BY CODE AND APPROVED BY THE GORHAM PLANNING BOARD THROUGH SITE PLAN REVIEW.
- THIS PLAN SHALL BE RECORDED IN THE C.C.R.D. WITHIN THIRTY (30) DAYS OF WRITTEN NOTICE BY THE PLANNING BOARD.
- THE TOWN OF GORHAM RESERVES THE RIGHT TO REQUEST ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THIS PLAN AS FIELD CONDITIONS REQUIRE. ANY CHANGES MADE DURING CONSTRUCTION SHALL BE COORDINATED WITH AND APPROVED BY THE TOWN PLANNER AND TOWN ENGINEER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CONSTRUCTION STANDARDS SET FORTH IN CHAPTER 110, SECTIONS 14 AND 14X OF THE LAND USE AND DEVELOPMENT CODE, WHERE THERE IS A CONFLICT BETWEEN THIS PLAN AND THOSE STANDARDS, THE STANDARDS SHALL CONTROL.
- THE PRIVATE DRIVEWAY SHALL BE MAINTAINED FOR ACCESS OF EMERGENCY VEHICLES YEAR ROUND.
- THE PRIVATE DRIVEWAY SHALL BE MARKED WITH AN APPROVED SIGN IDENTIFYING THE PRIVATE DRIVEWAY.
- THE SANITARY AND DRAINAGE NETWORK, INCLUDING PIPES, BASINS, INFILTRATION PONDS, DRIVEWAYS AND FIRE HYDRANT WITHIN THE DEVELOPMENT ARE PRIVATE AND THE MAINTENANCE COSTS SHALL REMAIN THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.

NOTE:
FOR LINE AND CURVE DATA SEE TABLES ON SHEET 3 OF 11.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTING LINE/ROW	---
---	CURTLAGES LOT LINE	---
---	PHASE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	CONTOURS	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	BOLLARD	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GUY	---
---	ZONE LINE	---
---	ZONE LINE ON R	---

GENERAL NOTES: (CONT.)

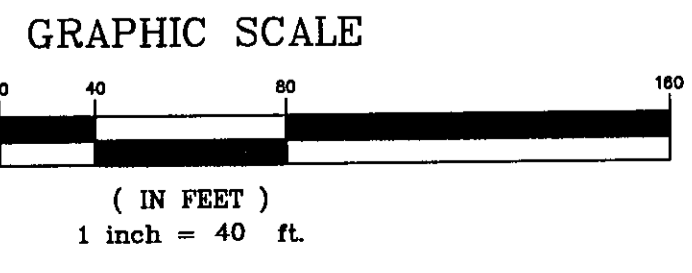
- THIS PROPERTY HAS BEEN IDENTIFIED AS A POSSIBLE LOCATION FOR THE NORTHERLY GORHAM BYPASS ALIGNMENT.
- A VERNAL POOL ASSESSMENT OF THE SITE WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 395, SIGNIFICANT WILDLIFE HABITAT, SECTION 9, SIGNIFICANT VERNAL POOLS FOR THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION BY MARK HAMPTON ASSOCIATES, INC. IN APRIL 2009. NO WETLANDS WERE IDENTIFIED ON THE PARCEL THAT MEET THE DEFINITION OF A NATURALLY OCCURRING VERNAL POOL.
- NO LOAM OR TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT AN APPROVED PLAN UNDER THE TOWN OF GORHAM MINERAL EXPLORATION, EXCAVATION, AND GRAVEL PIT ORDINANCE EXCEPT FOR:
 - REMOVAL OF EXCESS MATERIAL NECESSARY FOR THE CONSTRUCTION OF THE ROADS, UTILITIES, AND STORMWATER MANAGEMENT INFRASTRUCTURE SHOWN ON THE APPROVED PLANS FOR THE SUBDIVISION, OR
 - REMOVAL OF EXCESS MATERIAL NECESSARY TO CONSTRUCT BUILDINGS OR BUILDING RELATED INFRASTRUCTURE WHEN APPROVED BY THE CODE ENFORCEMENT OFFICER IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.
- 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 DRIVES, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS, IF THE APPLICANT WISHES TO CONVEY A LOT WITHIN A PHASE PRIOR TO COMPLETION OF ALL PROJECT IMPROVEMENTS WITHIN THAT PHASE, A 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.

NOTE:

MOSHER ROAD SHOULDER IMPROVEMENTS ARE REQUIRED AT THE VISTA DRIVE INTERSECTION AS SHOWN ON SHEET 6 AND IN COORDINATION WITH THE DIRECTOR OF THE GORHAM PUBLIC WORKS DEPARTMENT.

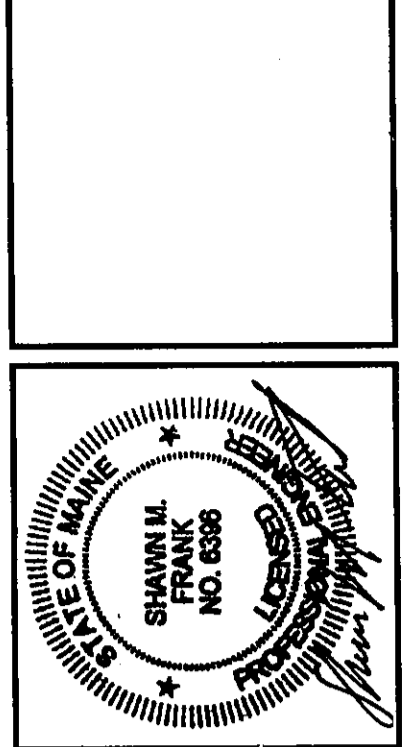
FAIRVIEW ACRES SUBDIVISION

SUBDIVISION UNITS	MAP	BLOCK	LOT	DRIVEWAY NUMBER	DRIVEWAY NAME
UNIT 1	32	24	101	14	VISTA DRIVE
UNIT 2	32	24	102	21	VISTA DRIVE
UNIT 3	32	24	103	23	VISTA DRIVE
UNIT 4	32	24	104	29	VISTA DRIVE
UNIT 5	32	24	105	35	VISTA DRIVE



APPROVED:
TOWN OF GORHAM
PLANNING BOARD

August 10, 2009
 [Signature] CHAIRPERSON
 [Signature]
 [Signature]
 [Signature]



INCORPORATE CONDITIONS OF APPROVAL

NO.	DATE	DESCRIPTION
1	7/2/09	REVISED PER TOWN REVIEW AND RESUBMIT
2	6/3/09	ADD DRAINAGE CULVERT AT APPROXIMATELY STA 2+00
3	5/13/09	REVISE PER STAFF REVIEW & RESUBMIT TO TOWN
4	4/16/09	REVISE PER STAFF REVIEW COMMENTS
5	3/6/09	PRELIMINARY STORMWATER APPLICATION TO DEP
6	2/10/09	PRELIMINARY SUBDIVISION APPLICATION TO TOWN

STATUS: _____
 DATE: _____

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PROJECT NO: 04217
 FIELD BOOK: _____
 DESIGN: _____
 CHECK: _____
 DRAWN: _____
 DATE: 2/10/09

CONDOMINIUM SITE PLAN
 OF:
VISTA PARK CONDOMINIUMS
 ROUTE 237 (MOSHER ROAD) & ROUTE 25 (MAIN STREET)
 GORHAM, MAINE

FOR:
DESIGN DWELLINGS, INC.
 81 FINN PARKER RD
 GORHAM, MAINE 04038

M32/L24.001