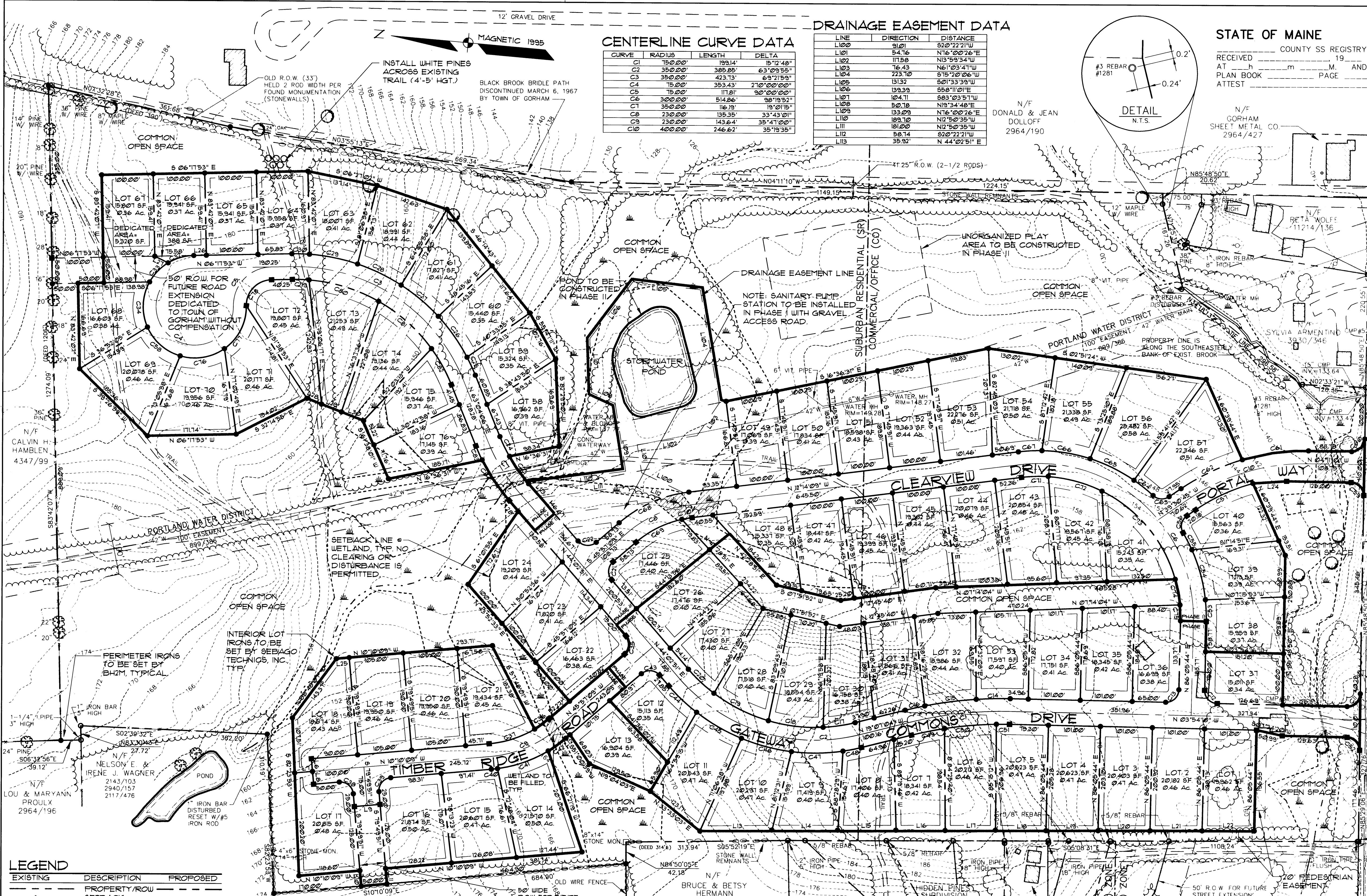


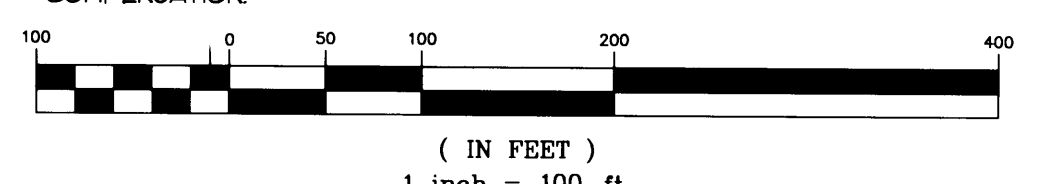


EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	EDGE WATER	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	CULVERT	---
---	BARB WIRE FENCE	---
---	STONE WALL	---
---	ZONE LINE	---
---	PHASE LINE	---

PROPERTY LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	39.21'	90°00'00"
C2	25.00'	39.21'	90°00'00"
C3	25.00'	39.21'	90°00'00"
C4	25.00'	39.21'	90°00'00"
C5	25.00'	39.21'	90°00'00"
C6	25.00'	39.21'	90°00'00"
C7	25.00'	39.21'	90°00'00"
C8	25.00'	39.21'	90°00'00"
C9	25.00'	39.21'	90°00'00"
C10	25.00'	39.21'	90°00'00"
C11	25.00'	39.21'	90°00'00"
C12	25.00'	39.21'	90°00'00"
C13	25.00'	39.21'	90°00'00"
C14	25.00'	39.21'	90°00'00"
C15	25.00'	39.21'	90°00'00"
C16	25.00'	39.21'	90°00'00"
C17	25.00'	39.21'	90°00'00"
C18	25.00'	39.21'	90°00'00"
C19	25.00'	39.21'	90°00'00"
C20	25.00'	39.21'	90°00'00"
C21	25.00'	39.21'	90°00'00"
C22	25.00'	39.21'	90°00'00"
C23	25.00'	39.21'	90°00'00"
C24	25.00'	39.21'	90°00'00"
C25	25.00'	39.21'	90°00'00"
C26	25.00'	39.21'	90°00'00"
C27	25.00'	39.21'	90°00'00"
C28	25.00'	39.21'	90°00'00"
C29	25.00'	39.21'	90°00'00"
C30	25.00'	39.21'	90°00'00"
C31	25.00'	39.21'	90°00'00"
C32	25.00'	39.21'	90°00'00"
C33	25.00'	39.21'	90°00'00"
C34	25.00'	39.21'	90°00'00"
C35	25.00'	39.21'	90°00'00"
C36	25.00'	39.21'	90°00'00"
C37	25.00'	39.21'	90°00'00"
C38	25.00'	39.21'	90°00'00"
C39	25.00'	39.21'	90°00'00"
C40	25.00'	39.21'	90°00'00"
C41	25.00'	39.21'	90°00'00"
C42	25.00'	39.21'	90°00'00"

GRAPHIC SCALE



PROPERTY LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C43	25.00'	39.21'	90°00'00"
C44	25.00'	39.21'	90°00'00"
C45	25.00'	39.21'	90°00'00"
C46	25.00'	39.21'	90°00'00"
C47	25.00'	39.21'	90°00'00"
C48	25.00'	39.21'	90°00'00"
C49	25.00'	39.21'	90°00'00"
C50	25.00'	39.21'	90°00'00"
C51	25.00'	39.21'	90°00'00"
C52	25.00'	39.21'	90°00'00"
C53	25.00'	39.21'	90°00'00"
C54	25.00'	39.21'	90°00'00"
C55	25.00'	39.21'	90°00'00"
C56	25.00'	39.21'	90°00'00"
C57	25.00'	39.21'	90°00'00"
C58	25.00'	39.21'	90°00'00"
C59	25.00'	39.21'	90°00'00"
C60	25.00'	39.21'	90°00'00"
C61	25.00'	39.21'	90°00'00"
C62	25.00'	39.21'	90°00'00"
C63	25.00'	39.21'	90°00'00"

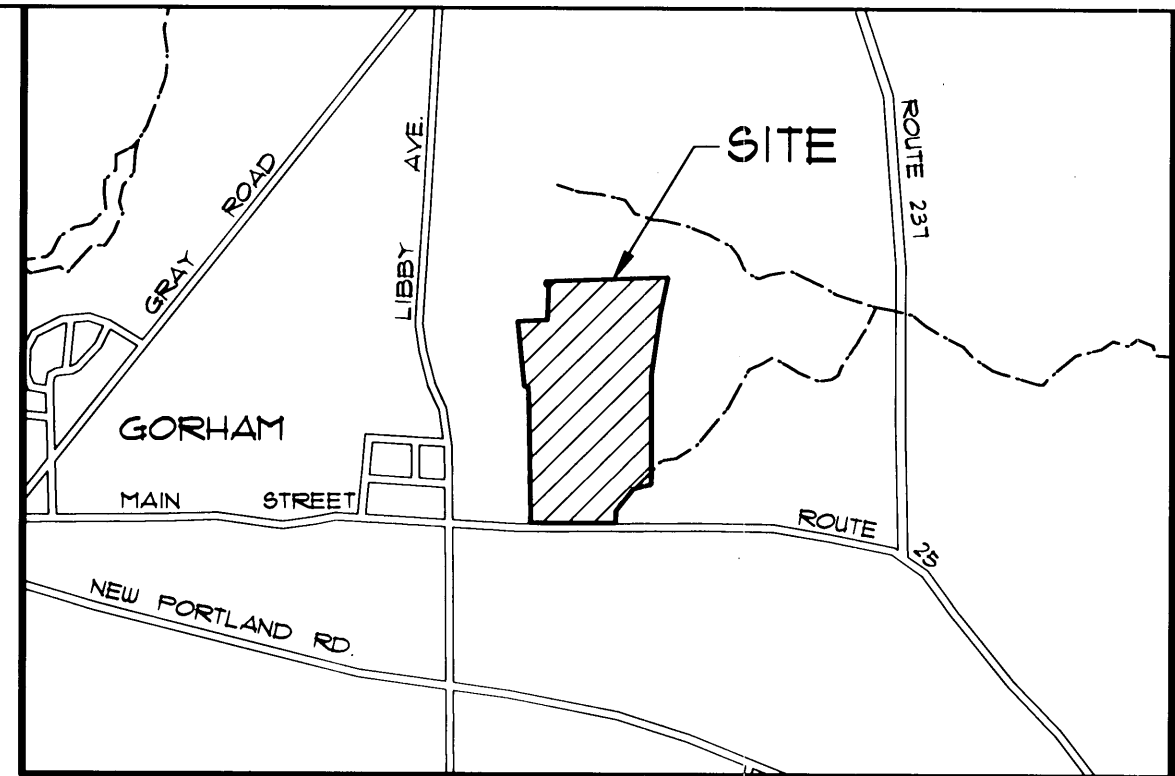
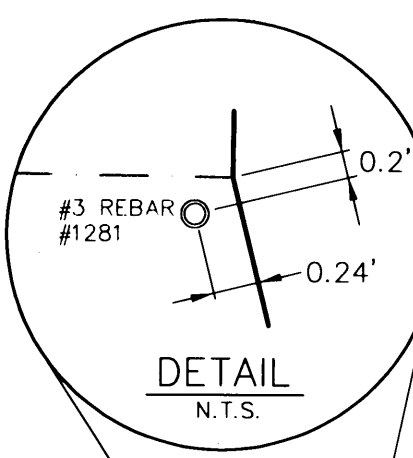
PROPERTY LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C64	25.00'	39.21'	90°00'00"
C65	25.00'	39.21'	90°00'00"
C66	25.00'	39.21'	90°00'00"
C67	25.00'	39.21'	90°00'00"
C68	25.00'	39.21'	90°00'00"
C69	25.00'	39.21'	90°00'00"
C70	25.00'	39.21'	90°00'00"
C71	25.00'	39.21'	90°00'00"
C72	25.00'	39.21'	90°00'00"
C73	25.00'	39.21'	90°00'00"
C74	25.00'	39.21'	90°00'00"
C75	25.00'	39.21'	90°00'00"
C76	25.00'	39.21'	90°00'00"
C77	25.00'	39.21'	90°00'00"
C78	25.00'	39.21'	90°00'00"
C79	25.00'	39.21'	90°00'00"
C80	25.00'	39.21'	90°00'00"
C81	25.00'	39.21'	90°00'00"
C82	25.00'	39.21'	90°00'00"
C83	25.00'	39.21'	90°00'00"
C84	25.00'	39.21'	90°00'00"

LINE	DIRECTION	DISTANCE
L100	91.00'	52°22'21"W
L101	54.16'	N16°00'26"E
L102	111.58'	N5°59'34"W
L103	76.43'	N61°03'47"W
L104	223.10'	S15°20'06"W
L105	131.32'	S61°33'38"W
L106	133.39'	S58°11'01"E
L107	104.11'	S83°03'57"W
L108	50.18'	N19°34'48"E
L109	133.09'	N16°00'26"E
L110	189.10'	N12°50'35"W
L111	181.00'	N12°50'35"W
L112	58.14'	S10°22'21"W
L113	35.32'	N44°02'51"E

CURVE	RADIUS	LENGTH	DELTA
C1	150.00'	193.14'	15°12'48"
C2	350.00'	385.85'	63°29'55"
C3	350.00'	423.13'	69°21'59"
C4	150.00'	353.43'	21°02'00"
C5	150.00'	111.81'	30°00'00"
C6	300.00'	514.86'	98°19'51"
C7	350.00'	16.19'	91°01'57"
C8	230.00'	135.25'	33°43'01"
C9	230.00'	143.64'	35°41'00"
C10	400.00'	746.62'	35°19'35"

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____
AT _____ h _____ m _____ s
PLAN BOOK _____ AND RECORDED IN
ATTEST _____ PAGE _____ REGISTER



LOCATION MAP
GENERAL NOTES

- RECORD OWNER OF PROPERTY IS KASPRZAK LANDBANK, INC. BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1301, PAGE 201.
- THE PROPERTY IS DEPICTED AS LOT 6 AS SHOWN ON THE TOWN OF GORHAM PROPERTY MAP SHEET 30.
- THE PORTION OF THE PROPERTY SHOWN HEREON PROPOSED FOR SUBDIVISION IS LOCATED WITHIN THE SUBURBAN RESIDENTIAL AND COMMERCIAL OFFICE ZONES.
- THE PERIMETER BOUNDARIES WERE ESTABLISHED BY BHM ENGINEERS AS SHOWN ON THE PLAN ENTITLED STANDARD BOUNDARY SURVEY AND TOPOGRAPHY FOR LAND OF SYLVIA ARMENTINO AND LILLIAN DOLLOFF. FOR KASPRZAK LANDBANK, INC. DATED DECEMBER 1996. LAST REVISED DECEMBER 20, 1996 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 9. THE LOT COMPUTATIONS AND ROAD ALIGNMENT AS SHOWN WERE PERFORMED BY SEBAGO TECHNICS, INC. SEBAGO TECHNICS, INC. HAS NOT CONFIRMED PERIMETER BOUNDS. IT IS RESPONSIBLE ONLY FOR INTERIOR LOT LINES.
- TOPOGRAPHY COMPILED BY ADM AERIAL DIGITAL MAPPING, OSSIPEE, NH BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS DATED APRIL 25, 1995. HORIZONTAL AND VERTICAL CONTROL BY BHM ENGINEERS.
- SPACE AND BULK REQUIREMENTS FOR GATEWAY COMMONS SUBDIVISION:
MINIMUM LOT SIZE FOR SINGLE FAMILY DWELLING 15,000 SF.
MINIMUM FRONT YARD 20 FT.
MINIMUM SIDE YARD 10 FT.
MINIMUM REAR YARD 10 FT.
MAXIMUM BUILDING HEIGHT 35 FT.
- LOTS TO BE SERVICED BY PUBLIC SEWER, WATER, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TV SERVICES.
- A. AREA SUMMARY:
TOTAL PROJECT AREA 12.71 ACRES
LOT AREA 332 AC
OPEN SPACE 333 AC
RIGHT-OF-WAY 618 AC
DEDICATED ROW 029 AC
DEDICATED ROW ON LOTS 66 & 67 013 AC
- B. PROJECT DENSITY CALCULATIONS
CONVENTIONAL SUBDIVISION CALCULATION:
TOTAL SITE AREA 12.71 ACRES
-15% FOR RIGHT-OF-WAY 10.91 AC
618 AC / 60,000 SF MIN. LOT SIZE = 44.8 LOTS
DENSITY BONUS FOR WATER & SEWER 33.3 AC
TOTAL SITE AREA 12.71 ACRES
-15% FOR RIGHT-OF-WAY 10.91 AC
-DEDUCTION FOR WETLANDS 50.68 AC
NET RESIDENTIAL ACRES 50.68 AC
50.68 NRA / 15 ACRES PER LOT = 33.8 BONUS LOTS
TOTAL ALLOWABLE LOTS 186 LOTS
- THE COMMON OPEN SPACE SHALL NOT BE FURTHER DIVIDED OR USED FOR FUTURE BUILDING LOTS. NO BUILDING SHALL BE PERMITTED WITHIN THIS AREA WITHOUT PRIOR APPROVAL OF THE GORHAM PLANNING BOARD. THE COMMON OPEN SPACE SHALL BE OWNED IN COMMON DEEDED INTEREST BY EACH LOT OWNER IN THE SUBDIVISION. THE GATEWAY COMMONS HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF THE COMMON OPEN SPACE.
- WETLAND DELINEATION PERFORMED BY MARK HAMPTON, C.S.S., '16 IN ACCORDANCE WITH U.S. ARMY CORPS OF ENGINEERS METHODOLOGY.
- KASPRZAK LANDBANK, INC. WILL MAINTAIN (MOW) THE OPEN SPACE FIELD AREA UNTIL THE HOMEOWNERS ASSOCIATION BECOMES ACTIVATED.
- NO ALTERATIONS OF WETLANDS DEPICTED ON LOTS 11, 13, 20, 21, 23, 24, 46-49, 58, 59 & 14-16 SHALL BE PERMITTED WITHOUT PRIOR M.D.E.P. APPROVAL.
- KASPRZAK LANDBANK, INC. AGREES TO LIMIT BUILDING PERMITS TO A MAXIMUM OF 15 LOTS PER CALENDAR YEAR, ANY UNUSED PERMITS REMAINING AT THE END OF THE CALENDAR YEAR MAY BE ADDED TO SUBSEQUENT YEARS.
- CONDITIONS OF APPROVAL:
THIS PLAN IS SUBJECT TO CONDITIONS OF APPROVAL WHICH SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF THE PLANNING BOARD'S ENDORSEMENT OF THIS FINAL SUBDIVISION PLAN.

APPROVAL - TOWN OF GORHAM PLANNING BOARD

2/2/98
Chairperson
11/11/98
2/2/98

FINAL SUBDIVISION PLAN
OF:
GATEWAY COMMONS
MAIN STREET
GORHAM, MAINE
FOR RECORD OWNER:
KASPRZAK LANDBANK, INC.
ROUTE 5, P.O. BOX 26
NORTH WATERBORO, MAINE 04061

DESIGN BY: OAM
DRAWN BY: KAV
CHECKED BY: DED/OAM
DATE: 4-14-97
SCALE: 1"=100'
FIELD BK: ---
PROJ. NO: 96361
DRAWING: 96361NSB

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

SHEET 2 OF 17

H	OAM	1-7-98	MISC. REV. PER PLANNING BOARD REVIEW
G	DED	12-31-97	ISSUED FOR FINAL APPROVAL
F	OAM	12-29-97	REV. PHASE LINES