

MAP REFERENCES:

- 1) A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY LOCATED ON ROUTE 202 TOWN OF GORHAM CUMBERLAND COUNTY MAINE PREPARED FOR MICHAEL FERRANTE" DATED MAY 6, 2006 AND SURVEYED BY SOC ENGINEERING, LLC.
2) A PLAN ENTITLED "SUBDIVISION RECORDING PLAN, THE CROSSING, PREPARED FOR MAP DEVELOPMENT GROUP, LLC" DATED AUGUST 12, 2005 AND PREPARED BY SOC ENGINEERING, LLC.

HOUSE MAP AND LOT NUMBERS:

Table with columns: PLAN LOT #, MAP/BLOCK/LOT, STREET #. Lists lots 1 through 17 with their respective map/block/lot identifiers and street names.

HOUSE MAP AND LOT NUMBERS CONT.:

Table with columns: PLAN LOT #, MAP/BLOCK/LOT, STREET #. Continues listing lots 18 through 36.

Table with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists curve data for lots 1 through 36.

Table with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Continues curve data for lots 37 through 63.

AMENDMENT NOTES: 1) THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE EASTERN BOUNDARY LINE BETWEEN LOTS 29 AND 30...

GENERAL NOTES:

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SOC ENGINEERING, LLC PURSUANT TO PROFESSIONAL SERVICES CONTRACTS WITH MAP DEVELOPMENT GROUP, LLC DATED FEBRUARY 7, 2006 AND WITH THE CROSSING AT TANNERY BROOK, LLC DATED APRIL 1, 2011.
2) REFERENCE DEED FOR THE LOCUS PARCELS, MICHAEL FERRANTE, RUTH M. FERRANTE, AND ANTHONY J. FERRANTE TO MAP DEVELOPMENT GROUP, LLC DATED JULY 20, 2007 AND RECORDED IN DEED BOOK 2086, PAGE 39 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE.
4) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 AND ARE BASED UPON A SCALED ELEVATION FROM THE U.S.G.S. TOPOGRAPHIC QUAD "GORHAM".
5) THE LOCUS PARCEL IS DEPICTED AS LOT 18 ON THE TOWN OF GORHAM ASSESSORS MAP 30. ABUTTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE TOWN OF GORHAM ASSESSORS DATA AS OF THE DATE OF THIS SURVEY.
6) THE LAYOUT AND NOTICE OF TAKING FOR ROUTE 202 AS SHOWN HEREON IS RECORDED IN BOOK 2260 PAGE 60 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, AND IS SHOWN ON MAP REFERENCE 2.
7) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SOC ENGINEERING, LLC. DRG-SHAO SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION WORK.
8) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SOC ENGINEERING, LLC BETWEEN MARCH 30, AND MAY 2, 2005.
9) WETLANDS SHOWN HEREON WERE DELINEATED BY ALBERT FRICK ASSOCIATES IN SEPTEMBER 2006 AND APRIL 2011 AND FIELD LOCATED BY SOC ENGINEERING, LLC AND ALBERT FRICK ASSOCIATES.
10) SOILS INFORMATION SHOWN HEREON IS BASED ON A CLASS B SURVEY CONDUCTED BY ALBERT FRICK ASSOCIATES.
11) OWNERS OF RECORD: MAP DEVELOPMENT GROUP, LLC 43 ALICE COURT, NORTH ANDAMASSE, MAINE 04063 APPLICANT/DEVELOPER THE CROSSING AT TANNERY BROOK, LLC 1 BROADVIEW DRIVE, WESTBROOK, MAINE 04092 ENGINEER & SURVEYOR SOC ENGINEERING, LLC JOHN M. NORDAN, PE #801 SCOTT A. MACDONALD, PLS #251
12) THE PREMISES SHOWN HEREON ARE ZONED URBAN RESIDENTIAL. SPACE AND BULK STANDARDS ARE AS FOLLOWS: MINIMUM LOT SIZE: 16,000 SQUARE FEET. MINIMUM STREET FRONTAGE: 80 FEET. FRONT SETBACK: 20 FEET. SIDE & REAR SETBACK: 15 FEET. STREAM SETBACK SHOWN HEREON IS 75 FEET FROM STREAM.
13) OPEN SPACE IS TO BE PROVIDED FOR STORM WATER FACILITIES. THE UTILITY LOT IS RESERVED FOR THE WASTEWATER PUMP STATION AND IS TO BE CONVEYED TO THE PORTLAND WATER DISTRICT.
14) THE WETLANDS AS SHOWN HERE ARE SUBJECT TO DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING EXISTING DRAINAGE PATTERNS. NO SOIL OBSTRUCTION IS TO TAKE PLACE WITHIN SAID WETLANDS, EXCEPT AS SHOWN ON THIS PLAN WITHOUT PROPER PERMITS AND FEES FROM THE MAINE STATE WETLANDS ASSOCIATION.
15) THE 30-FOOT WIDE EASEMENT AS SHOWN HEREON ADJACENT TO AND CONTIGUOUS WITH ALL ROAD RIGHT OF WAY LINES IS RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE, GRADING, DRAINAGE AND LANDSCAPING GRANTED TO THE TOWN OF GORHAM ASSESSORS AND MAINE STATE WETLANDS ASSOCIATION.
16) ALL HOUSE LOTS SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
17) ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER, POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND. THE WATER MAINS AND SEWERS ARE TO BE INSTALLED AND IN SERVICE BEFORE ANY BUILDING MATERIALS ARE ALLOWED ON SITE PER NFPA FIRE PREVENTION CODE 1.
18) OLD DYNAMITE WAY IS DESIGNED TO MEET OR EXCEED THE TOWN OF GORHAM URBAN SUB-COLLECTOR STANDARDS. HEREON IT IS DESIGNATED TO MEET OR EXCEED THE TOWN OF GORHAM URBAN ACCESS STANDARDS. THESE ROADS SHALL REMAIN PRIVATE UNITS, SUCH TIME, IF EVER, THE TOWN ACCEPTS THEM. THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE DURING CONSTRUCTION. SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION OR ACCEPTED BY THE TOWN COUNCIL AS A PUBLIC STREET, ALL MAINTENANCE OF THE DRAINAGE FACILITIES AND SIMILAR SERVICES NOT LOCATED IN THE OLD DYNAMITE WAY AND HIDDEN BROOK DRIVE RIGHT-OF-WAYS SHALL REMAIN THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
19) ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
20) ROAD RIGGS TO BE SET AT ALL CORNERS OF LOTS, GRANITE OR CONCRETE MONUMENTS TO BE SET ON ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN.
21) THE ROADS SHALL BE PROPERLY SIGNED AND NAMED WITH TOWN APPROVED STREET SIGNS. THE NAMES OF THE STREETS SHALL BE OLD DYNAMITE WAY AND HIDDEN BROOK DRIVE. THE POSTED SPEED LIMIT FOR OLD DYNAMITE WAY AND HIDDEN BROOK DRIVE SHALL BE 25 MPH.
22) NO LOAM OR TOPSOIL SHALL BE REMOVED FROM THE SUBDIVISION WITHOUT AN APPROVED PLAN UNDER THE TOWN OF GORHAM MINERAL EXPLORATION, EXCAVATION AND GRAVEL PERMIT ORDINANCE, EXCEPT FOR: A) 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 B) REMOVAL OF EXCESS MATERIAL NECESSARY TO CONSTRUCT BUILDINGS OR BUILDINGS UTILITIES TO REMAIN ON A LOT WITHIN THE SUBDIVISION WHEN APPROVED BY THE CODE ENFORCEMENT OFFICER IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.
23) THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CONSTRUCTION STANDARDS SET FORTH IN CHAPTER 25, SECTIONS 1 AND 2 OF THE LAND USE DEVELOPMENT CODE, WHERE THERE IS A CONFLICT BETWEEN THIS PLAN AND THOSE STANDARDS, THE STANDARDS SHALL CONTROL.
24) THE APPROVED SUBDIVISION IS BASED ON THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT, ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINOR CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
25) THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THE SUBDIVISION PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL.
26) ALL DRIVEWAY APRONS SHALL BE PAVED WITH 4" BITUMINOUS CONCRETE COMMENCING AT THE EXISTING EDGE OF STREET PAVEMENT WHERE IT INTERSECTS WITH THE DRIVEWAY FOR A LENGTH OF 20 FEET.
27) THE 75-FOOT STREAM PROTECTION BUFFERS SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION. NO ALTERATION OF THESE BUFFERS SHALL BE MADE, EXCEPT BY THE APPLICANT, FOR THE REMOVAL OF DEAD OR DROWING TREES AND BRUSH, WITHOUT THE PRIOR APPROVAL OF THE TOWN ENGINEER, AND THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS RESTRICTION DOES NOT PRECLUDE THE TOWN OF GORHAM FROM PERFORMING REQUIRED DRAINAGE AND ROADWAY RESURFACING MAINTENANCE EASEMENTS.
28) THE BOUNDARY LINES FOR THE 75-FOOT STREAM PROTECTION BUFFER SHALL BE DELINEATED BY PERMANENT MARKERS LOCATED AND SET BY A STATE OF MAINE REGISTERED PROFESSIONAL LAND SURVEYOR. PERMANENT MARKERS SHALL CONSIST OF 3/4" DIAMETER REINFORCING BARS INSTALLED WITH 4x8" STUDS AND 2" X 2" PLATES ABOVE GRADE. THE IRON ROD SHALL BE FITTED WITH RED PLASTIC CAPS INSCRIBED WITH THE WORDS "NO DISTURB BUFFER". MARKERS SHALL BE LOCATED AT ALL ANGLE POINTS AS WELL AS EQUIVALENT POINTS AT A MAXIMUM SPACING OF 100 FEET.
29) THE ROAD AND ALL OTHER INFRASTRUCTURE IS TO BE CONSTRUCTED IN TWO PHASES AS SHOWN ON THIS PLAN. PHASE 1: (TO ALLOW FOR DEVELOPMENT OF LOTS 14 AND 25-32) COMPLETION OF IMPROVEMENTS AND INFRASTRUCTURE INCLUDING THE PUMP STATION AND FORCE MAIN, AND THE STREAM PROTECTION BUFFERS. LOTS 7 AND 8 WILL BE RESERVED FOR TEMPORARY TURN AROUND AND WILL NOT BE DEVELOPED UNTIL PHASE 2 IMPROVEMENTS ARE COMPLETE. AT THAT TIME, THE TEMPORARY TURN AROUNDS WILL BE REMOVED. PHASE 2: (TO ALLOW FOR DEVELOPMENT OF LOTS 7-13 AND 33-36) COMPLETION OF IMPROVEMENTS AND INFRASTRUCTURE INCLUDING THE STREAM CROSSINGS.
30) THE WATER SYSTEM MUST BE FULLY OPERATIONAL AND APPROVED PRIOR TO INITIATING HOME CONSTRUCTION IN THE RESPECTIVE PHASES.

LEGEND:

Legend defining symbols for existing features (iron pipe, stone bound, utility pole, etc.), proposed features (stone bound, lot line, easement line, etc.), and other symbols (stream, wetlands, etc.).

CONDITIONS OF APPROVAL:

- 1) 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.
2) THAT ALL RELEVANT CONDITIONS OF APPROVAL FROM THE PAST APPROVAL SHALL REMAIN IN EFFECT, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 211 PAGE 209.
3) THAT THE GORHAM PLANNING BOARD CHAIRMAN IS AUTHORIZED BY THE GORHAM PLANNING BOARD TO SIGN THE FINDINGS OF FACT ON BEHALF OF THE ENTIRE BOARD.
4) THAT THESE CONDITIONS OF APPROVAL SHALL BE ADDED TO THE SUBDIVISION AMENDMENT PLAN AND SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN THIRTY (30) DAYS OF WRITTEN NOTICE OF APPROVAL BY THE PLANNING BOARD, AND A MINOR COPY OF THE RECORDED SUBDIVISION PLAN SHALL BE RETURNED TO THE TOWN PLANNER.

State of Maine, Cumberland SS. Registry of Deeds Received June 7, 2016 at 11:42 a.m. AM and recorded in Plan Book 216 Page 186 Attest: [Signature] Registrar

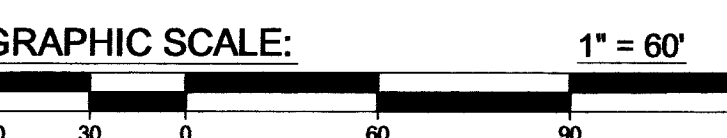


Table with columns: LINE, LENGTH, BEARING. Lists line data for the subdivision.

APPROVED BY GORHAM PLANNING BOARD

Approval signatures and dates: Elizabeth [Signature] June 6, 2016, Rachel [Signature], Anthony D. and Stacey L. Perry June 6, 2016.

Administrative section containing: REVISIONS table, REGISTRY OF DEEDS stamp, SGC ENGINEERING, LLC logo and contact info, and SHEET 1.0 MAP 30 / LOT 18.