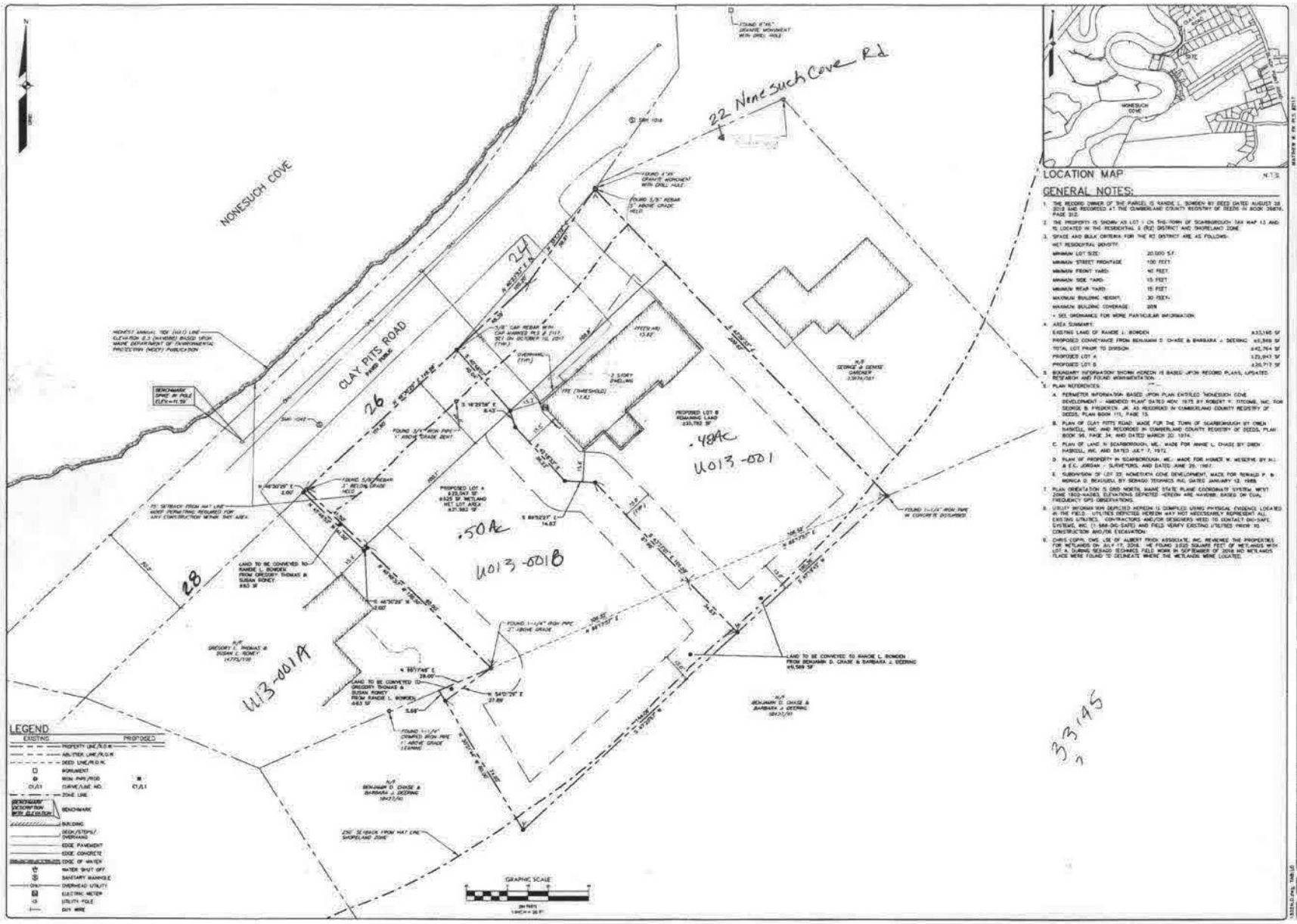


LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THIS PARCEL IS RANDIE L. BOWDEN BY DEED DATED AUGUST 28, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34878, PAGE 312.
2. THE PROPERTY IS SHOWN AS LOT 1 ON THE TOWN OF SCARBOROUGH TAX MAP 13 AND IS LOCATED IN THE RESIDENTIAL 2 (R2) DISTRICT AND SHORELAND ZONE.
3. SPACE AND BULK CRITERIA FOR THE R2 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM STREET FRONTAGE:	100 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET*
MAXIMUM BUILDING COVERAGE:	20%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. AREA SUMMARY:

EXISTING LAND OF RANDIE L. BOWDEN	±33,195 SF
PROPOSED CONVEYANCE FROM BENJAMIN D CHASE & BARBARA J. DEERING	±5,369 SF
TOTAL LOT PRIOR TO DIVISION	±42,764 SF
PROPOSED LOT A	121,947 SF
PROPOSED LOT B	±20,717 SF

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORD PLANS, UPDATED RESEARCH AND FIELD MONUMENTATION.
6. PLAN REFERENCES:
   A. PERIMETER INFORMATION BASED UPON PLAN ENTITLED "NONESUCH COVE DEVELOPMENT – AMENDED PLAN" DATED NOV. 1975 BY ROBERT P. TITCOMB, INC. FOR GEORGE B. FREDERICK, JR. AS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 111, PAGE 13.
   B. PLAN OF CLAY PITS ROAD MADE FOR THE TOWN OF SCARBOROUGH BY OWEN HASKELL, INC. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK 56, PAGE 34, AND DATED MARCH 20, 1974.
   C. PLAN OF LAND IN SCARBOROUGH, ME., MADE FOR ANNIE L. CHASE BY OWEN HASKELL, INC. AND DATED JULY 7, 1972.
   D. PLAN OF PROPERTY IN SCARBOROUGH, ME., MADE FOR HOMER W. WESCOTT BY H.I. & E.C. JORDAN – SURVEYORS, AND DATED JUNE 25, 1967.
   E. SUBDIVISION OF LOT 33, NONESUCH COVE DEVELOPMENT, MADE FOR RONALD P. & MONICA D. BEAUSEJOUR BY SEBAGO TECHNICS INC. DATED JANUARY 12, 1988.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (1802-NAD83), ELEVATIONS DEPICTED HEREON ARE NAVD88. BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. CHRIS COPPI, CWS, LSE OF ALBERT FRICH ASSOCIATE, INC. REVIEWED THE PROPERTIES FOR WETLANDS ON JULY 17, 2018. HE FOUND 2,625 SQUARE FEET OF WETLANDS WITH LOT A. DURING SEBAGO TECHNICS FIELD WORK IN SEPTEMBER OF 2018 NO WETLANDS FLAGS WERE FOUND TO DELINEATE WHERE THE WETLANDS WERE LOCATED.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
MONUMENT	
IRON PIPE/ROD	
C1,A1 CURVE/LINE NO.	C1,A1
ZONE LINE	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	
EDGE OF WATER	
WATER SHUT OFF	
SANITARY MANHOLE	
OVERHEAD UTILITY	
ELECTRIC METER	
UTILITY POLE	
GUY WIRE	

DRAWN	CHECKED
MAC/TSL	CDM

C	CDM	10/30/18	ADD'L PROPOSED REGAR
B	MWE	10/23/18	RELEASED FOR CLIENT REVIEW
A	MWE	8/31/18	RELEASED FOR CLIENT REVIEW
REV	BY	DATE	ISSUE/DESCRIPTION

SEBAGO TECHNICS INC. 75 John Roberts Rd. Suite #4 South Portland, ME 04106 Tel. 207-200-2100

LOT DIVISION PLAN
24 CLAY PITS ROAD
SCARBOROUGH, MAINE
FOR RECORD OWNER:
RANDIE L. BOWDEN
24 CLAY PITS ROAD
SCARBOROUGH, MAINE

PROJECT NO. 18324 | SCALE 1" = 20'

SHEET 1 OF 1

33/145