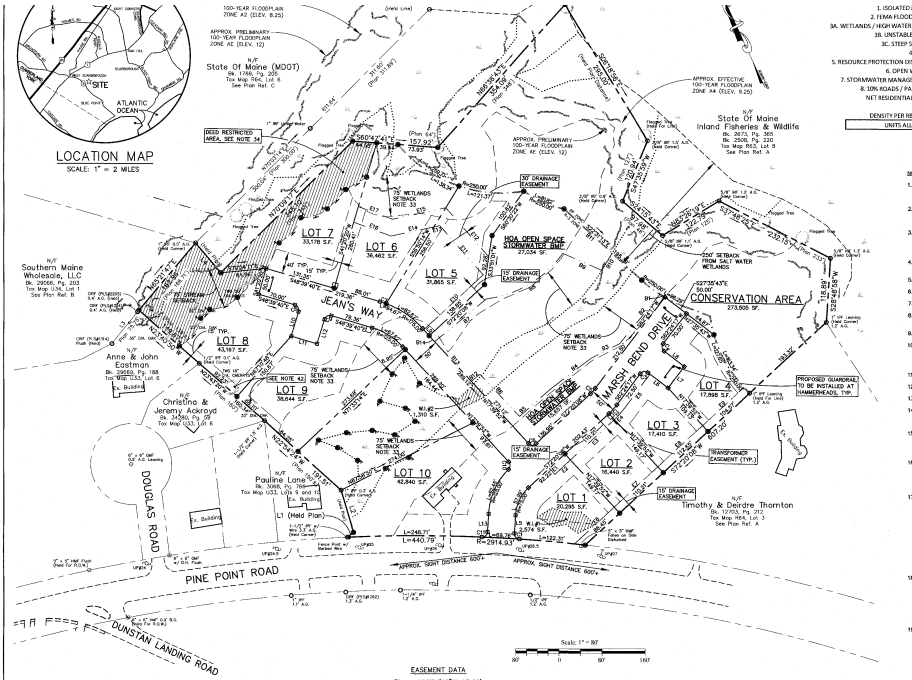



| | | |
|---|---|---|
| 1. ISOLATED LANDS: | - | SF |
| 2. FEMA FLOOD ZONE: | 21,287 | SF (Outside 3A) |
| 3A. WETLANDS / HIGH WATER TABLE: | 63,469 | SF |
| 3B. UNSTABLE SOILS: | - | SF (Incl'd 3A & 3C) |
| 3C. STEEP SLOPES: | 32,548 | SF (Outside 3A) |
| 4. ROW: | N/A | SF |
| 5. RESOURCE PROTECTION DISTRICT: | - | SF (Incl'd 3A) |
| 6. OPEN WATER: | - | SF (Incl'd 3A) |
| 7. STORMWATER MANAGEMENT: | 43,601 | SF |
| 8. 10% ROADS / PARKING: | 56,046 | SF |
| NET RESIDENTIAL AREA: | **463,723** | **SF** |

| | |
|---|---|
| DENSITY PER RB ZONE: | 15,000 SF/UNIT (SEC. XIII-B) |
| UNITS ALLOWED: | **30.8 UNITS** |

DEDUCTIONS ARE NOTED AS "OUTSIDE 3A", THESE TOTAL THE DEDUCTION OUTSIDE OF THE AREAS OVERLAPPING WITH WETLANDS AND MINUS AREAS NOTED AS "INCLUDED 3A" ENSURE THAT AREAS WERE NOT CONSIDERED, BUT WERE COMPLETELY OVERLAPPING WITH WETLANDS.

2. FOR FEMA FLOOD ZONE, THIS CONSIDERS THE CURRENT EFFECTIVE MAP BOUNDARY.

3. STORMWATER MANAGEMENT CONSIDERS AREAS INSIDE OF DRAINAGE EASEMENTS.

| | | | |
|---|---|---|---|
| 5 | 31,864 | 2,400 | 7.5% |
| 6 | 36,462 | 2,400 | 6.6% |
| 7 | 33,178 | 2,400 | 7.2% |
| 8 | 43,167 | 2,400 | 5.6% |
| 9 | 38,644 | 2,400 | 6.2% |
| 10 | 42,840 | 2,044 | 4.7% |

NOTES:

1. OWNER: GARY A. HIBBARD
48 PINE POINT ROAD
SCARBOROUGH, MAINE
2. APPLICANT: MCGOWAN DEVELOPMENT,LLC
4 DRIFTWOOD LANE
SACO, MAINE
3. ENGINEER: CHRISTOPHER R. MacDONALD, PE#19985
BH2M
3859 MAIN STREET
GORHAM, MAINE
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
5. DEED REFERENCE: BK. 39114, PG. 229
6. TAX MAP REFERENCE: MAP 64, LOT 2
7. ZONING: R-3
8. PROJECT AREA: 15.56 ACRES
TOTAL DISTURBANCE: 5.92 ACRES
9. PROPOSED USE: 10 LOT CONVENTIONAL SUBDIVISION
10. MINIMUM STANDARDS: MIN. LOT SIZE - 15,000 S.F.
MIN. FRONTAGE - 100'
MIN. SETBACKS - 40' FRONT
15' SIDE AND REAR
11. SEWER SERVICE: PUBLIC
12. WATER SERVICE: PUBLIC
13. ELECTRIC/TELEPHONE: UNDERGROUND - PINE POINT ROAD
14. WETLAND IMPACT: WETLAND IMPACT # 1: 1,310 S.F.
WETLAND IMPACT # 2: 2,574 S.F.
TOTAL WETLAND IMPACTS: 3,884 S.F.

15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.

16. THE SCARBOROUGH ENGINEERING DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THE PLANS AS UNFORESEEN FIELD CONDITIONS REQUIRE. ANY CHANGES MADE DURING CONSTRUCTION SHALL BE NOTED ON THE PLANS AND APPROVED BY THE SCARBOROUGH ENGINEERING DEPARTMENT.

17. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF EACH PHASE OF THE SUBDIVISION, A PERFORMANCE GUARANTEE REQUIRED BY SECTION 9 OF THE PLANNING BOARD REGULATIONS SHALL BE SUBMITTED TO AND FUNDED FOR THE IMPROVEMENTS IN THAT PHASE. THE PERFORMANCE GUARANTEE SHALL INCLUDE IMPROVEMENTS IN OTHER PHASES WHICH ARE NECESSARY IN ORDER FOR THE PHASE BEING CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING BOARD APPROVAL SHOULD SUBSEQUENT PHASES NOT BE CONSTRUCTED. LOT OWNERS FOR LOTS WITHIN A PHASE OF THE SUBDIVISION SHALL NOT BE ALLOWED FOR SALE OR LEASE, OR BUILT UPON UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND FORM ACCEPTABLE TO AND APPROVED BY THE TOWN ENGINEER AND TOWN TREASURER, HAS BEEN TENDERED BY THE SUBDIVIDER.

18. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL APPLICABLE SUBMISSIONS PROVIDED BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH PERTAIN TO THE PLANNING BOARD FINDINGS ARE CONSIDERED PART OF THE APPROVAL. ANY CHANGE FROM THE APPROVAL IS PROHIBITED UNLESS AN AMENDED SUBDIVISION PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

19. NO LOAM OR TOPSOIL SHALL BE REMOVED FROM THE SUBDIVISION WITHOUT AN APPROVAL PLAN FOR SUCH REMOVAL UNDER THE TOWN OF SCARBOROUGH EXTRACTIVE INDUSTRY, WASTE CONTROL, LANDFILL AND LAND RECLAMATION ORDINANCE, EXCEPT FOR:

A. REMOVAL OF EXCESS MATERIAL NECESSARY FOR THE CONSTRUCTION OF ROADS, UTILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE SHOWN ON THE APPROVED PLANS FOR THE SUBDIVISION; OR

B. REMOVAL OF EXCESS MATERIAL NECESSARY TO CONSTRUCT A BUILDING OR BUILDINGS ON A LOT WITHIN THE SUBDIVISION WHEN APPROVED BY THE CODE ENFORCEMENT OFFICER IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.

20. A PRECONSTRUCTION MEETING IS REQUIRED BEFORE START OF CONSTRUCTION. THE MEETING SHALL INCLUDE APPROPRIATE TOWN STAFF, THE DEVELOPER AND HIS CONTRACTOR, AND UTILITY COMPANY REPRESENTATIVES. PLAN REVISIONS REQUIRED AS A RESULT OF THE MEETING SHALL BE PROVIDED TO ALL PARTIES ASSOCIATED WITH THE PROJECT.

21. ALL SUMMER AND WINTER MAINTENANCE OF THE PROPOSED ROAD(S) AND STORMWATER INFRASTRUCTURE IN THIS SUBDIVISION SHALL REMAIN THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE ROAD(S) ARE ACCEPTED BY THE TOWN. A PERFORMANCE GUARANTEE FOR THE ROAD(S) ACCEPTANCE DEDICATION AND ANY IMPROVEMENTS REQUIRED FOR THE STORMWATER INFRASTRUCTURE MAY BEEN GRANTED TO THE TOWN. IF REQUESTED BY THE SUBDIVIDER, THE TOWN OF SCARBOROUGH WILL PROVIDE MAINTENANCE OF THE ROAD(S) AND STORMWATER INFRASTRUCTURE PENDING THEIR ACCEPTANCE, UNDER THE TERMS OF A MAINTENANCE AGREEMENT BETWEEN THE TOWN OF SCARBOROUGH AND THE SUBDIVIDER, AT THE SUBDIVIDER'S EXPENSE.

22. POST CONSTRUCTION STORMWATER INFRASTRUCTURE MANAGEMENT ORDINANCE SHALL APPLY TO THIS PROJECT. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF SCARBOROUGH POST-CONSTRUCTION STORMWATER INFRASTRUCTURE MANAGEMENT ORDINANCE AND IS SUBJECT TO THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND AGREEMENT BETWEEN THE PROPERTY OWNER, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN, MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR TO CERTIFY TO THE SCARBOROUGH PUBLIC WORKS DEPARTMENT THAT STORMWATER MANAGEMENT PLAN ON BY JUNE 1ST OF EACH YEAR.

23. THE TOWN OF SCARBOROUGH RESERVES THE RIGHT TO DISCHARGE STORMWATER TO PRIVATE STORMWATER MANAGEMENT FACILITIES.

24. THE LOT GRADING AND BUILDING FOUNDATION ELEVATIONS FOR A RESIDENTIAL HOUSE ON A LOT SHALL MEET ALL OF THE FOLLOWING:

A. THE ELEVATION OF THE FILL LINE AT THE FOUNDATION SHALL BE GRADED TO PROVIDE A MINIMUM SLOPE OF 3% TO DRAIN AWAY FROM THE FOUNDATION. THIS 3% MINIMUM SLOPE SHALL BE PROVIDED FOR A DISTANCE OF AT LEAST (SEE FOOTNOTE 1 BELOW) FROM THE FOUNDATION:

- THE MINIMUM 3% SLOPE DISTANCE FROM THE HOUSE SHALL BE 10FT IN THE R-2 DISTRICT AND 30FT IN THE R-7 DISTRICT. OTHER DISTRICTS WILL BE REVIEWED ON A CASE BY CASE BASIS

B. THE FOUNDATION REVEAL FOR A FUEL HEIGHT FOUNDATION WALL SHALL BE A MINIMUM OF 16 INCHES ABOVE THE FILL LINE.

C. THE BOTTOM OF THE FOOTING ELEVATIONS SHALL BE SET TO MAINTAIN A MINIMUM SLOPE OF 1/8INCH PER FOOT ALONG THE FOUNDATION DRAIN TO EITHER:

- THE UNDERDRAIN SYSTEM WITHIN THE STREET AT THE POINT OF CONNECTION (IF AVAILABLE); OR,
- JOINED TO A FOUNDATION DRAIN HEADER CONNECTED TO THE CLOSED DRAINAGE SYSTEM; OR,
- A FREE FLOWING OUTLET LOCATED WITHIN THE LIMITS OF THE LOT OR WITHIN AN EASEMENT PROVIDED ON AN ADJACENT LOT.

D. LOTS 1-4 SHALL BE GRADED TOWARDS MARSH BEND DRIVE AND LOTS 8 & 9 TOWARDS JEANS WAY TO MEET STORMWATER TREATMENT REQUIREMENTS. RUNOFF FROM PINE POINT ROAD R.O.W. TO BE ROUTED ALONG DRAINAGE EASEMENT BEHIND LOTS 1-4.

25. THE APPLICANT HAS PROPOSED A CONVEYANCE TO SCARBOROUGH LAND TRUST (SLT) OF APPROXIMATELY 273,505 S.F. OF CONSERVATION AREA WITHIN THE SUBDIVISION. THIS AREA WILL BE COMPRISED OF PORTIONS OF PROTECTED WETLANDS, WETLAND BUFFERS AS REQUIRED BY ORDINANCE, UPLAND AREAS AND AREAS WITHIN THE ZONE TO BE REVEGETATED WITH GRASS PLANTINGS ON PLAN. THE CONSERVATION AREAS UNDER CONTROL OF SLT WILL FEATURE PLACARDS AS DESIGNATED BY SLT, CONSISTENT WITH THEIR STANDARDS, INSTALLED BY SLT AT APPROXIMATE 50' SPACING ALONG CONSERVATION AREA BOUNDARY.

26. EACH LOT TO BE DEVELOPED WILL REQUIRE 3 STREET TREES PLANTED IN THE R.O.W. AS SHOWN ON THE APPROVED PLANS. THE TREES SHALL BE WARRANTED FOR GUARANTEED FOR 2 YEARS AFTER INITIAL PLANTING. STREET TREES SHALL BE A COMBINATION OF AMERICAN HORNBEERY, CLEVELAND PEAR, OR SUGAR MAPLE, 2-1/2" MIN. CALIPER. SPECIES SHALL BE PLANTED IN AN ALTERNATING PATTERN THROUGHOUT THE PROJECT.

27. BOUNDARIES OF DELINEATED WETLANDS LOCATED WITHIN PROPOSED LOTS SHALL BE MARKED BY 3/8" DIA. IRON RODS CAPPED WITH RED "NO DIST. BUFFER" MARKERS EVERY 50' AS WELL AS NOTIFICATION SIGNAGE EVERY 100' DOWNWIND A "NO DISTURBANCE WETLAND AREA"

28. PROJECT ASSUMES THAT EACH LOT PROPOSES A 40'X60' BUILDING FOOTPRINT (2,400 S.F.) AND 1,000 S.F. OF DRIVEWAY.

29. EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION. ANY DISTURBANCE TO ANY UTILITY SHOWN OR NOT SHOWN ON THE PLANS, INCLUDING ALL UNDERGROUND UTILITIES WITHIN THE R.O.W., WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION, ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.

30. 100-YEAR FLOODPLAINS BASED ON THE FOLLOWING:

A. EFFECTIVE: FIRM MAP 2300520020 D DATED JUNE 19, 1985, PROJECT LOCATED IN "A2" ZONE, NOTED ELEVATION 9 NGVD29, OR ELEVATION 8.25 NAVD88 AND "AA" ZONE, NOTED ELEVATION 10 NGVD29, OR ELEVATION 9.25 NAVD88 TO MATCH REFERENCE TOPOGRAPHY.

B. PRELIMINARY: FIRM MAP 23005C0784F DATED JUNE 20, 2024, PROJECT LOCATED "AE" ZONE, NOTED ELEVATION 12 NAVD88.

31. IMPACTS TO THE RP ZONE ARE NOT PERMITTED. NO STORMWATER MANAGEMENT FACILITIES, GRADING, EARTH FILLING OR REMOVAL SHALL BE CONDUCTED IN THE RP ZONE.

32. HOMES CONSTRUCTED IN THIS SUBDIVISION SHALL INCLUDE PROVISIONS FOR ELECTRIC VEHICLE (EV) CHARGING. FOR EACH SINGLE FAMILY HOME, 2 PARKING SPACES ARE REQUIRED TO FEATURE "EV READY" ACCOMMODATIONS, WITH CONDUIT INSTALLED AND ELECTRICAL CAPACITY AVAILABLE FOR FUTURE INSTALLATION OF CHARGERS. FOR HOMES PROPOSED WITH GARAGE SPACE, THIS REQUIREMENT CAN BE MET WITH APPROPRIATE ELECTRICAL CAPACITY AND RECEPTACLE ACCOMMODATION IN THE GARAGE SPACE.

33. BASED ON CORRESPONDENCE WITH MAINE IF&W AND MAINE DEP FOUND NO SIGNIFICANT HABITAT OUTSIDE OF WETLAND AND STREAM SETBACKS. WETLANDS SETBACKS AS NOTED ON THE PLANS ARE SUGGESTED PER CORRESPONDENCE WITH MAINE NATURAL AREAS PROGRAM (MNAP). THESE SETBACKS ARE OUTSIDE OF MAINE DEP JURISDICTION AND PERMITTING IS NOT REQUIRED WITH THE EXCEPTION OF DIRECT IMPACTS TO THE WETLANDS.

34. AREA SHALL BE DEED RESTRICTED FROM DEVELOPMENT, GRADING, AND CLEARING OF HEALTHY VEGETATION. BUFFER PINS, SIGNAGE AND LARGE BOULDERS SHALL BE INSTALLED TO DEMARCATE THE BOUNDARY OF DEED RESTRICTED AREA.

35. PRIOR TO BUILDING PERMITS BEING ISSUED FOR DEVELOPMENT OF HOUSE LOTS, TEST PITS SHALL SHOULD BE REQUIRED WITHIN PROPOSED BUILDING FOOTPRINT TO ENSURE POSITIVE DRAIN OF GROUNDWATER IS POSSIBLE. ADDITIONALLY, TEST PITS SHALL SHOW THAT THERE IS AT LEAST 8 FEET OF SEPARATION BETWEEN GROUNDWATER AND THE FINISH ELEVATION OF THE FIRST FLOOR OF EACH STRUCTURE.

36. THE SCARBOROUGH SANITARY DISTRICT SHALL APPROVE DESIGN AND INSTALLATION OF LOW PRESSURE SEWER TO MAIN PRIOR TO ISSUANCE OF ANY NEW CERTIFICATE OF OCCUPANCY.

37. A STORM WATER ACCEPTANCE IS REQUIRED OF EACH LOT OWNER CONNECTING PRIVATE STORMWATER FLOW TO THE FUTURE MUNICIPAL SYSTEM PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED. THIS INCLUDES A 4HARD PIPE CONNECTION OR TO OTHER PUBLIC OWNED CONVEYANCE SYSTEMS, SUCH SWALES OR DITCHES.

38. EACH PRIVATE STORM DRAIN SYSTEM, INCLUDING FOUNDATION DRAINS, MUST INSTALL A BACK FLOW PREVENTER IN ORDER TO TIE INTO THE FUTURE PUBLIC INFRASTRUCTURE.

39. CONNECTION OF PRIVATE STORM DRAIN PIPE TO FUTURE PUBLIC INFRASTRUCTURE SHALL BE MADE WITH MANUFACTURED WYE OR OTHER ACCEPTABLE MEASURE, AS DEEMED BY THE SCARBOROUGH PUBLIC WORKS DEPARTMENT. NO INSERTA-TEES WILL BE ALLOWED.

40. TEST PITS WILL REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING OR FOUNDATION PERMITS TO ENSURE THAT POSITIVE FOUNDATION DRAINS ARE FEASIBLE. SEE NOTE 35.

41. SIDEWALK IMPROVEMENTS ALONG PINE POINT ROAD WILL BE CONSTRUCTED AT THE SAME TIME AS MARSH BEND DRIVE AND JEAN'S WAY.

42. THE TREES SHOWN (33" OAK AND TWIN 18" CHERRY) SHALL BE PROTECTED IN PLACE AND NOT REMOVED. EXISTING VEGETATION ON LOTS 8 & 9 SHALL BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE. IN GENERAL, CLEARING OF VEGETATION WITHIN LOTS 8 & 9 SHALL BE LIMITED TO AREAS SHOWN TO BE WITHIN THE LOTS BUILDING SETBACKS.

LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ⊡ CMF | GRANITE MONUMENT FOUND |
| ○ IPF/RF | IRON PIPE/IRON ROD FOUND |
| ⊕ CPF | CAPPED IRON ROD FOUND |
| ● IRS | 5/8" IRON ROD W/ CAP TO BE SET |
| ✱ A | 3/8" IRON ROD W/ CAP "NO DISTURB BUFFER" TO BE SET |
| ⊙ CMon | GRANITE MONUMENT TO BE SET |
| | HIGHWAY MONUMENT FOUND |
| | DECIDUOUS TREE |
| | PROPERTY LINE |
| | EXISTING EDGE OF PAVEMENT |
| | ZONING LINE |
| | EFFECTIVE 100 YEAR FLOODPLAIN |
| | PRELIMINARY 100 YEAR FLOODPLAIN |
| | BUILDING SETBACK |
| | ABUTTER PROPERTY LINE |
| | SALT WATER/MARSH WETLANDS |
| | FRESH WATER WETLANDS (SEE NOTE 27) |
| | CONSERVATION AREA (SEE NOTE 25) |

LINE DATA

| | |
|---|---|
| L1 | - N75°55'17"E, 14.00' |
| L2 | - N68°37'53"E, 81.70' |
| L3 | - N83°28'19"E, 75.67' |
| L4 | - S15°14'07"E, 72.00' |
| L5 | - N28°07'47"E, 33.65' |
| L6 | - N27°35'43"W, 47.00' |
| L7 | - S62°24'17"W, 50.00' |
| L8 | - S27°30'43"E, 47.00' |
| L9 | - N17°39'52"W, 18.00' |
| L10 | - N41°20'20"E, 47.00' |
| L11 | - S48°39'40"E, 50.00' |
| L12 | - N41°20'20"E, 47.00' |
| L13 | - N28°02'14"E, 33.65' |

CURVE DATA

| | |
|---|---|
| C1 | - R=10.00', L=15.59' |
| C2 | - R=125.00', L=21.67' |
| C3 | - R=10.00', L=15.71' |
| C4 | - R=10.00', L=15.71' |
| C5 | - R=75.00', L=13.00' |
| C6 | - R=10.00', L=15.71' |
| C7 | - R=175.00', L=12.00' |
| C8 | - R=10.00', L=15.71' |
| C9 | - R=10.00', L=15.71' |
| C10 | - R=10.00', L=15.37' |
| C11 | - R=10.00', L=15.59' |

EASEMENT DATA

| | |
|---|---|
| E1 | - N16°24'40"W, 15.00' |
| E2 | - S72°20'08"W, 39.57' |
| E3 | - S72°20'08"W, 110.00' |
| E4 | - R=140.00', L=24.27' |
| E5 | - S62°24'17"W, 45.73' |
| E6 | - S72°20'08"W, 98.68' |
| E7 | - S72°20'08"W, 110.21' |
| E8 | - S72°20'08"W, 112.65' |
| E9 | - S72°20'08"W, 104.16' |
| E10 | - N72°20'08"E, 149.73' |
| E11 | - N16°24'53"W, 121.71' |
| E12 | - N16°24'53"W, 120.64' |
| E13 | - N77°13'24"W, 11.42' |
| E14 | - N77°13'24"W, 80.60' |
| E15 | - N77°13'24"W, 100.86' |
| E16 | - N44°42'12"W, 74.23' |
| E17 | - N44°42'12"W, 67.55' |

CONSERVATION AREA BOUNDARY

| | |
|---|---|
| B1 | - R=250.00', L=10.60' |
| B2 | - N84°09'57"E, 117.81' |
| B3 | - N87°56'38"E, 59.86' |
| B4 | - N77°41'19"E, 96.20' |
| B5 | - N73°38'46"E, 74.98' |
| B6 | - S18°02'57"E, 107.04' |
| B7 | - S75°28'47"W, 123.82' |
| B8 | - R=205.01', L=169.95' |
| B9 | - N41°41'44"W, 78.57' |
| B10 | - S56°57'03"W, 36.90' |
| B11 | - S22°31'13"E, 121.43' |
| B12 | - N75°28'35"E, 20.63' |
| B13 | - N17°39'52"W, 100.00' |
| B14 | - N17°39'52"W, 14.90' |

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
2190
REGISTERED PROFESSIONAL LAND SURVEYOR
7/10/2024

ROBERT C. LIBBY JR. PLS #2190

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED JULY 30, 2024 AT 10 H 08 M A
AND RECORDED IN BOOK 394 PAGE 323
ATTEST Jessica L. Spaulding REGISTRAR

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF SCARBOROUGH PLANNING BOARD.

DATE

CHAIR

| NO. | DATE | REVISION |
|---|---|---|
| 1 | 7/18/23 | Submitted for Initial Subdivision Permit A |
| 2 | 10/19/23 | Submitted for Final Subdivision Permit C |
| 3 | 2/15/24 | Revised per Staff Comments |
| 4 | 5/29/24 | Revised per Staff Comments |
| 5 | 7/10/24 | Revised per Staff Comments |

BH2M
Bernry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
3859 Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8248

FOR
Mcowan Development, LLC
4 Driftwood Lane
Saco, Maine

SUBDIVISION PLAN
MARSH BEND
PINE POINT ROAD
SCARBOROUGH, MAINE

| | |
|---|---|
| DESIGNED | DATE |
| C. MacDonald | December 2023 |
| DRAWN | SCALE |
| Dept. | 1" = 80' |
| CHECKED | JOB. NO. |
| S. Blake | 23106 |

SHEET
1

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