

SUBDIVISION NOTES

S-1. OWNER/DEVELOPER: RISBARA BROS. CONSTRUCTION CO., INC. 197 U.S. ROUTE 1 P.O. BOX 485 SCARBOROUGH, ME 04074

S-2. SURVEYING/ENGINEERING: NORTHEAST CIVIL SOLUTIONS INC. 133 U.S. ROUTE 1 SCARBOROUGH, ME 04074

S-3. SOILS/WETLANDS: MARK HAMPTON ASSOCIATES INC. PORTLAND, ME 04104-1931

S-4. 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 COORDINATED WITH AND APPROVED BY THE SCARBOROUGH ENGINEERING DEPARTMENT.

S-5. THE PERFORMANCE GUARANTEE REQUIRED BY SECTION 9:1 OF THE TOWN OF SCARBOROUGH SUBDIVISION ORDINANCE SHALL BE FURNISHED SEPARATELY FOR EACH PHASE. NO LOTS WITHIN ANY PHASE SHALL BE SOLD, LEASED OR OFFERED FOR SALE OR BUILT UPON UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND IN A FORM ACCEPTABLE TO AND APPROVED BY THE PLANNING BOARD AND TOWN TREASURER, HAS BEEN TENDERED BY THE SUBDIVIDER.

S-6. 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 REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED SUBDIVISION PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

S-7. 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 THE 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.

SUBDIVISION NOTES CONTINUED

S-8. 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. ANY PLAN REVISIONS REQUIRED AS A RESULT OF THE MEETING SHALL BE PROVIDED TO ALL PARTIES ASSOCIATED WITH THE PROJECT.

S-9. 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 COUNCIL UNDER THE REQUIREMENTS OF THE STREET ACCEPTANCE CRITERIA AND ANY EASEMENTS REQUIRED FOR THE STORMWATER INFRASTRUCTURE HAVE 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.

S-10. THE NO DISTURB BUFFERS SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION EXCEPT FOR REQUIRED DRIVEWAY ACCESS. NO ALTERATION OF THESE BUFFERS SHALL OCCUR EXCEPT FOR THE REMOVAL OF DEAD OR DYING 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 SCARBOROUGH FROM PERFORMING REQUIRED DRAINAGE AND ROADWAY REPAIR AND MAINTENANCE WITHIN THEIR IDENTIFIED EASEMENTS.

S-11. THE BOUNDARY LINE FOR THE NO DISTURB BUFFERS SHALL BE DELINEATED BY PERMANENT MARKERS LOCATED AND SET BY A STATE OF MAINE REGISTERED PROFESSIONAL LAND SURVEYOR. PERMANENT MARKERS SHALL CONSIST OF 3"-0" X 3/8" DIA REINFORCING BARS INSTALLED WITH A 9"-12" PROJECTION ABOVE GRADE. THE IRON SHALL BE FITTED WITH RED PLASTIC CAPS INSCRIBED WITH THE WORDS "NO DISTURB BUFFERS". MARKERS SHALL BE LOCATED AT ALL ANGLE POINTS AS WELL AS EQUIDISTANT POINTS AT A MAXIMUM SPACING OF 50 FT. ADDITIONALLY, A SPIRAL BAIL FENCE, OR SOME EQUIVALENT HARD LANDSCAPE FEATURE, MAY BE REQUIRED BY THE PLANNING DEPARTMENT AS PART OF THE REVIEW OF A BUILDING PERMIT APPLICATION BY THE TOWN OF SCARBOROUGH PLANNING DEPARTMENT STAFF. THE BUILDING PERMIT APPLICATION SHALL INCLUDE A DETAILED SITE SPECIFIC DEVELOPMENT PLAN AT A SCALE OF 1/4"=20'. THE SITE PLAN SHALL INCLUDE THE PROPERTY LINES, PROPOSED AND EXISTING EASEMENTS, BUILDING WINDOW, EXISTING AND PROPOSED GRADING, EXISTING AND PROPOSED TREE CLEARING LIMIT, LOCATION OF THE NO DISTURB BUFFER AND MARKERS, THE HOUSE AND DRIVEWAY, AND SEWER, WATER, ELECTRICAL AND TELEPHONE SERVICES, AND ANY OTHER SITE IMPROVEMENT.

SUBDIVISION NOTES CONTINUED

S-13. 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 50 FEET FROM THE FOUNDATION.
- b. THE FOUNDATION SHALL BE A FULL HEIGHT FOUNDATION WALL SHALL BE A MINIMUM OF 18 INCHES ABOVE THE FILL LINE.
- c. THE BOTTOM OF THE FOOTING ELEVATIONS SHALL BE SET TO MAINTAIN A MINIMUM SLOPE OF 1/8 INCH PER FOOT ALONG THE FOUNDATION DRAIN TO EITHER:
 1. THE UNDERDRAIN SYSTEM WITHIN THE STREET AT THE POINT OF CONNECTION (IF AVAILABLE); OR
 2. A FREE FLOWING OUTLET LOCATED WITHIN THE LIMITS OF THE LOT OR WITHIN AN EASEMENT PROVIDED ON AN ADJACENT LOTS.

S-14. THE SEPTIC DISPOSAL SYSTEM AND POTABLE WELL LOCATIONS AS SHOWN ON THE PLAN AND WITHIN THE APPLICATION MATERIALS INDICATE POSSIBLE LOCATIONS WHICH CAN MEET APPLICABLE LOCAL AND STATE STANDARDS. THE ACTUAL LOCATION OF THE SEPTIC DISPOSAL SYSTEM AND POTABLE WELL FOR A LOT MAY BE ADJUSTED PROVIDED THE LOCATION IS REVIEWED AND APPROVED BY THE CODE ENFORCEMENT OFFICER AND ASSISTANT PLANNER WITH SUPPORTING DOCUMENTATION BY A CERTIFIED GEOLOGIST.

S-15. THE TOWN OF SCARBOROUGH RESERVES THE RIGHT TO DISCHARGE STORMWATER TO PRIVATE STORMWATER MANAGEMENT FACILITIES.

S-16. NET RESIDENTIAL CALCULATIONS ARE AS FOLLOWS:

TOTAL LOT AREA: 1,043,274 S.F. = 23.95 AC.
 FLOODWAY: 0 S.F.
 WETLANDS: 967 S.F.
 RIGHTS-OF-WAY / EASEMENTS: 11,459 S.F.
 RESOURCE PROTECTION: 0 S.F.
 COVERED BY WATER: 0 S.F.
 STORMWATER MANAGEMENT: 0 S.F.
 SUB TOTAL: 1,043,274 - 967 - 11,459 = 1,030,848 S.F.
 ROADS / PARKING (10%): 1,030,848 S.F. x 0.10 = 103,084.8 S.F.
 TOTAL: 1,030,848 S.F. - 103,084.8 = 927,763.2 S.F. (2.12 ACRES)
 LOTS ALLOWED: 927,763/87,120 (2 ACRES) = 10.64
 LOTS PROPOSED: 10
 OPEN SPACE REQUIRED (40%): 1,043,274 x 0.40 = 417,310 S.F.

NOTE: THE OPEN SPACE IS OWNED BY THE LOT OWNERS (4TH INTEREST EACH) AND THE USE OF THE OPEN SPACE SHALL BE GOVERNED BY THE TOWN OF SCARBOROUGH HOMEOWNERS ASSOCIATION BYLAWS AND DECLARATIONS.

MAINTENANCE OF THE STORMWATER BUFFERS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

CURVE TABLE

CURVE	DELTA	TANGENT	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	88°10'05"	158.99	255.67	170.00	S13°39'32"E	232.24
C2	22°29'37"	33.81	66.74	170.00	N44°42'19"E	62.51
C3	17°24'37"	81.18	161.10	530.00	S43°12'39"W	160.48
C4	8°30'33"	39.43	78.71	530.00	S30°14'54"W	78.64
C5	81°09'32"	44.32	88.64	75.00	S04°35'08"E	76.31
C6	23°28'28"	15.60	30.76	75.00	S48°54'53"E	30.55
C7	7°10'38"	32.02	103.44	75.00	N81°44'50"E	93.59
C8	87°57'07"	86.20	172.22	75.00	N05°49'01"W	113.17
C9	81°47'12"	25.98	42.82	30.00	S14°53'59"E	39.28
C10	00°44'37"	3.07	6.15	470.00	S28°22'06"W	6.15
C11	1°34'04"	81.05	160.52	470.00	S36°31'37"W	159.74
C12	5°38'28"	23.02	46.04	470.00	S49°08'53"W	43.98
C13	31°24'43"	64.68	129.10	230.00	N36°12'44"E	124.52
C14	22°32'23"	45.83	90.48	230.00	N09°14'13"E	89.90
C15	17°23'01"	35.16	69.78	230.00	N10°43'29"W	68.52
C16	37°19'35"	77.69	149.84	230.00	N38°04'47"W	147.20

- LEGEND**
- #5 REBAR WITH 1" STAMPED "NCS, INC. PLS 1" 4" SET
 - GRANITE MONUMENT WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1" 4" SET
 - #5 REBAR WITH 1" STAMPED "NO DISTURB BUFFERS (3" BE SET)
 - FOUND IRON PIPE (3" AS NOTED)
 - FOUND PINCHED
 - FOUND IRON ROD
 - FOUND CAPPED IRON ROD (NUMBER AS NOTED)
 - SOIL TEST PIT
 - FOUND PK NAIL
 - UTILITY POLE (N/1/8" AS NOTED)
 - GUY WIRE ANCHOR
- BOUNDARY LINE
 EASEMENT LINE
 EDGE OF PAVEMENT
 RIGHT-OF-WAY LINE
 ABUTTER LINE
 WETLAND LINE
 OVERHEAD LINE
 OHU
 N/F
 1234/567
 (123.45)

- BOUNDARY NOTES**
- BEARINGS BASED ON GRID NORTH, NAD 83, MAINE WEST ZONE, FROM THE PLAN REFERENCED IN NOTE 4.g. BELOW.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM RISBARA BROS. CONSTRUCTION CO., INC. TO RISBARA PROPERTIES, LLC DATED NOVEMBER 16, 2007, RECORDED IN DEED BOOK 20626, PAGE 6.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "BOUNDARY SURVEY OF BRACON PROPERTY" BY SEBAGO TECHNICS REVISED THROUGH JULY 19, 2007 (UNRECORDED).
 - "PLAN OF LAND ON HOLMES ROAD SCARBOROUGH, MAINE FOR CHARLES F. DELAWARE" DATED FEBRUARY, 1992 BY ROSS BOUNDARY SURVEYS
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF SCARBOROUGH TAX ASSESSOR'S MAP R-24, PARCEL 13.
 - THE PARCEL SURVEYED IS LOCATED IN THE R-F ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS FOR AN ELECTED CONSERVATION SUBDIVISION ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 30,000 S.F.
 - MINIMUM FRONTAGE = 100 FEET
 - SETBACKS:
 - FRONT = 25 FEET
 - SIDES = 15 FEET
 - REAR = 15 FEET
 - MAXIMUM BUILDING COVERAGE 35%
 - THE WIDTH AND LAYOUT OF HOLMES ROAD WAS BASED ON THE EXISTING CENTERLINE AND AN ASSUMED WIDTH OF 3 ROADS.
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - THE LOCUS PROPERTY IS SUBJECT TO THE RIGHTS OF OTHERS OVER THE DISCONTINUED PORTION OF WEST BEACH RIDGE ROAD. SEE PLAN REFERENCE A.g. ABOVE.
 - THE BOUNDARY FOR THE LOCUS PARCEL IS BASED ON THE PLAN REFERENCED IN NOTE 4.g. ABOVE. IN THE COURSE OF REVIEWING THAT PLAN MINOR ERRORS WERE NOTED AND CORRECTED.
 - THE WELL AND SEPTIC LOCATIONS SHOWN ON THIS PLAN ARE PROPOSED AND MAY BE SUBJECT TO CHANGE. SEE NOTE S-14.

PROJECT: 30306	DRAWING NAME: 30306-sub.DWG
DATE: JANUARY 28, 2008	REVISED DATE: AUGUST 4, 2008
FIELD BY: JAP / CWV	DRAWN BY: JAP/JCR
	SCALE: 1" = 100'

TIMBER SANDS SUBDIVISION - PRELIMINARY
 HOLMES ROAD, SCARBOROUGH, MAINE

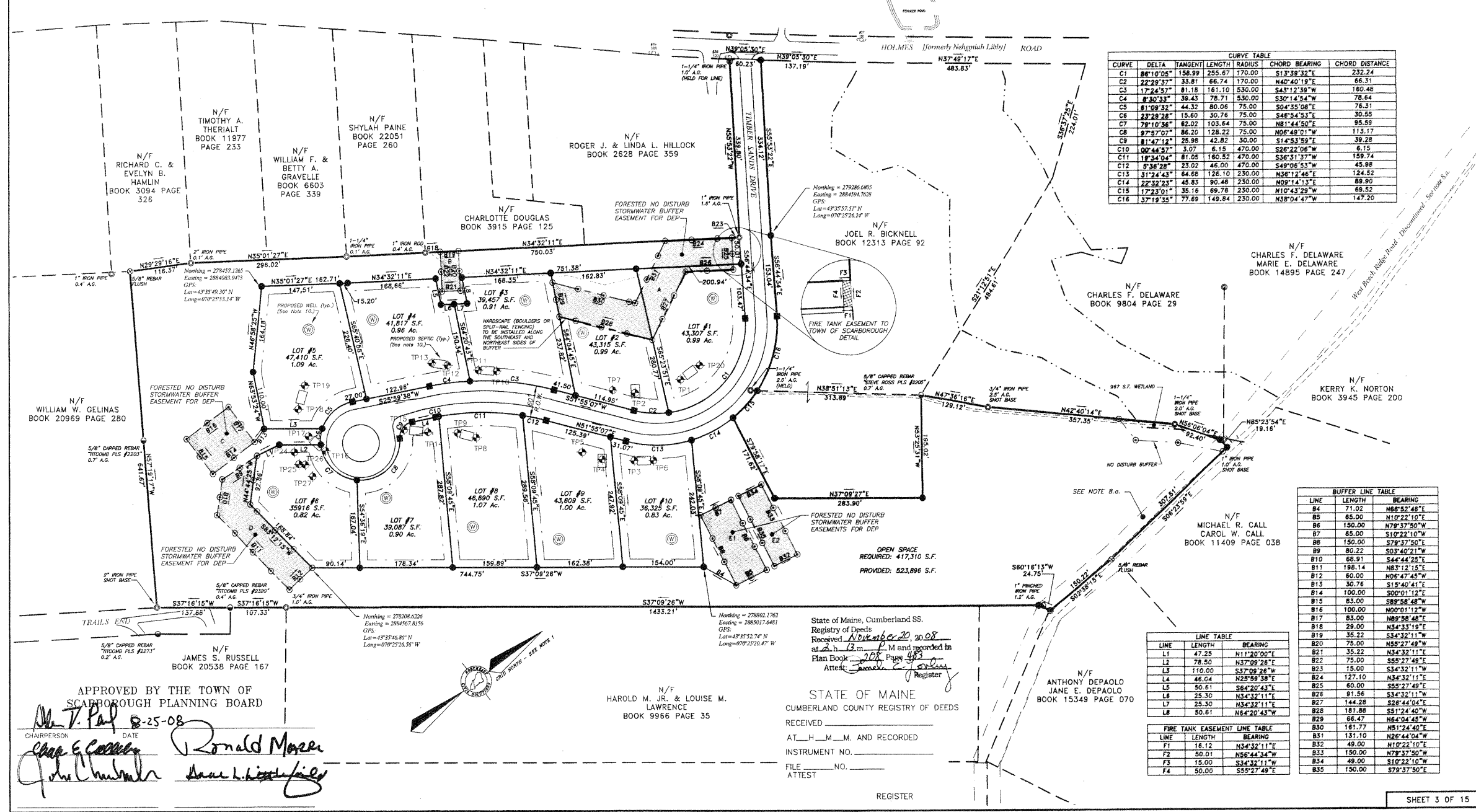
Drawn by:
RISBARA PROPERTIES, LLC
 197 U.S. ROUTE 1, SCARBOROUGH, MAINE 04074

Approved:
RISBARA PROPERTIES, LLC
 197 U.S. ROUTE 1, SCARBOROUGH, MAINE 04074

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
 200.883.2227

STAMP AND SIGNATURE

STATE OF MAINE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 M. JOHANN BUSMAN
 1314
 DATE: 8/14/08



APPROVED BY THE TOWN OF SCARBOROUGH PLANNING BOARD
 8-25-08
 CHAIRPERSON: [Signature]
 DATE: [Signature]
 [Signature]

N/F HAROLD M. JR. & LOUISE M. LAWRENCE
 BOOK 9966 PAGE 35

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED
 AT _____ M. _____ AND RECORDED
 INSTRUMENT NO. _____
 FILE NO. _____
 ATTEST _____
 REGISTER

N/F ANTHONY DEPAOLO
 JANE E. DEPAOLO
 BOOK 15349 PAGE 070