

SUBDIVISION NOTES

OWNER: JASON CHISHOLM
4 DRAGONFLY DRIVE
SCARBOROUGH, ME

APPLICANT: TRITON CORP.
PO BOX 515
WATERBORO, ME 04087

ENGINEER: SEBAGO TECHNIQS
75 JOHN ROBERTS ROAD
SOUTH PORTLAND, ME 04106

SURVEYOR: LEWIS & WASINA, INC.
11 HIGHMEADOW DRIVE
GORHAM, ME 04038

WETLANDS: SEBAGO TECHNIQS
75 JOHN ROBERTS ROAD
SOUTH PORTLAND, ME 04106

S-1 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-2 PRIOR TO COMMENCEMENT OF CONSTRUCTION OF EACH PHASE OF THE SUBDIVISION, A PERFORMANCE GUARANTY REQUIRED BY SECTION 9 OF THE TOWN OF SCARBOROUGH SUBDIVISION ORDINANCE SHALL BE FURNISHED FOR THE IMPROVEMENTS IN THAT PHASE. THE PERFORMANCE GUARANTY 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, NO LOT WITHIN ANY PHASE OF THE SUBDIVISION SHALL BE SOLD, LEASED, OFFERED 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.

S-3 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 PERTAIN TO THE PLANNING BOARD FINDINGS 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-4 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.

S-5 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-6 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 IS ACCEPTED BY THE TOWN COUNCIL UNDER THE REQUIREMENTS OF THE STREET ACCEPTANCE ORDINANCE 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-7 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/OR 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-8 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 BUFFER". MARKERS SHALL BE LOCATED AT ALL ANGLE POINTS AS WELL AS EQUIDISTANT POINTS AT A MAXIMUM SPACING OF 50 FT. ADDITIONALLY, A SPLIT RAIL 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.

S-9 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.
FOOTNOTE 1:
1. THE MINIMUM 3% SLOPE DISTANCE FROM THE HOUSE SHALL BE 10FT IN THE R-2 DISTRICT AND 50FT IN THE R-2 DISTRICT. OTHER DISTRICTS WILL BE REVIEWED ON A CASE BY CASE BASIS.
b. THE FOUNDATION REVEAL FOR A FULL HEIGHT FOUNDATION WALL SHALL BE A MINIMUM OF 18 INCHES ABOVE THE FILL LINE.
c. THE BOTTOM OF THE FOUNDATION ELEVATIONS SHALL BE SET TO MAINTAIN A MINIMUM SLOPE OF 1/8 INCH PER FOOT ALONG THE FOUNDATION DRAIN TO EITHER:
1. THE UNDER DRAIN 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 PROVIDING FOR AN ADJACENT LOT.

S-10 THE TOWN OF SCARBOROUGH RESERVES THE RIGHT TO DISCHARGE STORMWATER TO PRIVATE STORMWATER MANAGEMENT FACILITIES.

S-11 THE SITE WORK CONTRACTOR SHALL EMPLOY A QUALIFIED STATE LICENSED PROFESSIONAL CIVIL ENGINEER TO INSPECT THE CONSTRUCTION OF THE GRAVEL WETLAND. REPORTS OF EACH INSPECTION(S) SHALL BE MADE AND SUBMITTED TO THE TOWN ENGINEER. AT THE COMPLETION OF THE CONSTRUCTION, THE ENGINEER SHALL CERTIFY TO THE TOWN ENGINEER THAT THE FACILITY WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS, INCLUDING ANY CHANGES.

S-12 COPIES OF ALL TEST REPORTS SHALL BE SUBMITTED TO THE TOWN ENGINEER.

S-13 THE SITE WORK CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION PROCEDURES, MAINTENANCE AND PROTECTION OF THE GRAVEL WETLAND UNTIL PROJECT COMPLETION.

S-14 THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF SCARBOROUGH POST-CONSTRUCTION STORMWATER INFRASTRUCTURE MANAGEMENT AND COMPLIANCE WITH A POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN IS A CONDITION OF APPROVAL. ANY PERSON OPERATING, MAINTAINING, 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 WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.

S-15 IMPROVEMENTS SHOWN ON THE VILLAGE OPEN SPACES ARE CONCEPTUAL AND CAN BE INSTALLED AT THE HOMEOWNERS ASSOCIATION'S DISCRETION.

S-16 DRAINAGE EASEMENTS SHALL BE CONVEYED FROM THE HOA TO THE TOWN OF SCARBOROUGH AT THE LOCATIONS INDICATED. PERMANENT STRUCTURES ARE NOT PERMITTED WITHIN THE DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS MAY BE ACCESSED AND MAINTAINED BY THE TOWN FOR EMERGENCY PURPOSES ONLY.

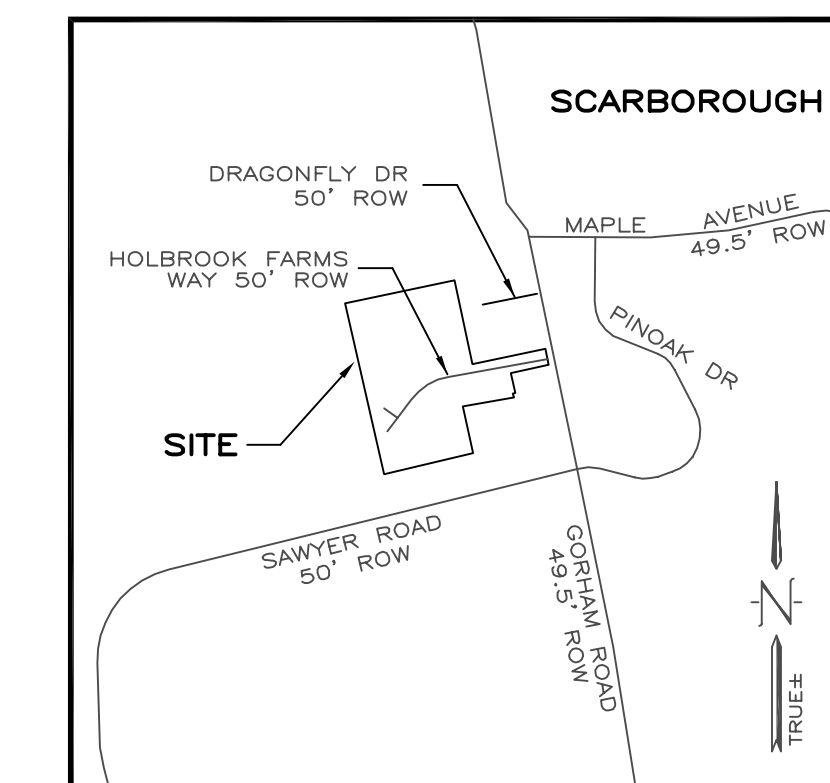
Lewis & Wasina, Inc.

PROFESSIONAL LAND SURVEYORS

11 Highmeadow Drive
Gorham, ME 04038
Tel (207) 329-1958 (207) 838-2250

DRAWN BY: RLW
CHECKED BY: RLW/OAM
DATE: 08/05/2018
SCALE: 1"=50'
PROJECT NO. 2007-25-2
FILENAME: 2007-25-SUB
SHEET SB-01

SUBDIVISION PLAN
OF
HOLBROOK FARMS
GORHAM ROAD
TOWN OF SCARBOROUGH
STATE OF MAINE
FOR
TRITON CORP.
PO BOX 515
WATERBORO, MAINE 04087



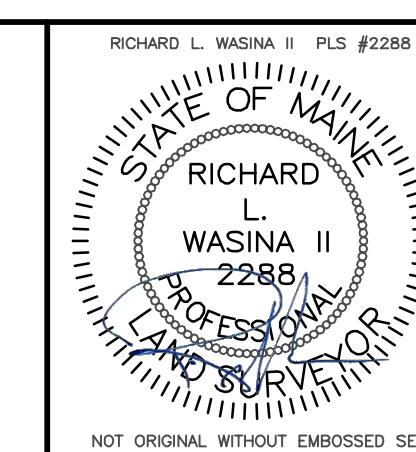
VICINITY MAP
SCALE: 1" = 1000'

ZONING DATA		
VR4 ZONE	MINIMUM STANDARDS	5,000 S.F.
STREET FRONTAGE:		50 FT.
FRONT SETBACK:		5 FT.
SIDE SETBACK:		*15 FT.
REAR SETBACK:		*15 FT.
* MAY BE REDUCED TO 5 FEET FOR SINGLE FAMILY AND TWO-FAMILY DWELLINGS WITH THE SAME RESIDENTIAL DEVELOPMENT. IF THE DEVELOPMENT AND THE ADJUTING DWELLING MEET THE FIRE RATING REQUIREMENTS FOR THE LESSER SETBACK AS APPROVED BY THE SCARBOROUGH FIRE DEPARTMENT.		
AREA SUMMARY		
VR4 ZONE AREA	RF ZONE AREA	TOTAL PARCEL AREA
314,800 S.F.	151,113 S.F.	465,913 S.F.
7.23 AC.	3.47 AC.	10.70 AC.
OPEN SPACE		
STORMWATER A	45,183 SF	160 SF
OPEN SPACE A	250,131 SF	2,780 SF
OPEN SPACE B	192,927 SF	160 SF
OPEN SPACE C	9,016 SF	140 SF
OPEN SPACE D	2,000 SF	290 SF
TOTAL	283,839 SF	6,300 SF
	6.75 AC.	1.43 AC.

NET RESIDENTIAL ACREAGE	
TOTAL AREA VR4 ZONE	314,800
LESS THE FOLLOWING:	
ISOLATED LAND	0
FLOOD ZONE	0
UNUSABLE (WETLANDS) R.O.W. & EASEMENTS	63,352
RESOURCE PROTECTION DISTRICT	0
EXISTING STORM WATER FACILITIES	0
SUBTOTAL	251,448
LESS 10% FOR ROADWAYS	25,145
NET RESIDENTIAL AREA	226,303
CALCULATION: 226,303 / 43560 = 5.20 ACRES	
5.20 X 4 = 20 UNITS	
TOTAL PROPOSED UNITS	18
VILLAGE GREEN SPACE	
AT LEAST 10% OF NET RESIDENTIAL AREA REQUIRED	
PARCEL A	12,267 SF
PARCEL B	5,671 SF
PARCEL C	6,739 SF
PARCEL D	5,620 SF
TOTAL	30,297 SF
CALCULATION: 226,303 SF X 0.10 = 22,630 SF	
TOTAL PROPOSED = 30,297 SF	

SIGNATURES	
APPROVED: TOWN OF SCARBOROUGH PLANNING BOARD	
CHAIRPERSON	DATE

11	RLW	10/15/2020	ISSUED FOR CONSTRUCTION
10	RLW	09/24/2020	REVISED PER STAFF COMMENTS
9	RLW	08/10/2020	FINAL SUBDIVISION SUBMISSION
8	RLW	07/20/2020	REVISED PER STAFF COMMENTS
7	RLW	07/09/2020	REVISED FOR MAINE DEP REVIEW
6	RLW	07/01/2020	REVISED FOR MAINE DEP REVIEW
5	RLW	06/25/2020	PRELIMINARY SUBDIVISION APPLICATION
4	RLW	05/18/2020	SUBMITTED FOR TOWN STAFF REVIEW
3	RLW	04/22/2020	ISSUED FOR MAINE DEP REVIEW
2	RLW	04/14/2020	SUBMITTED FOR MDEP PRE-APPLICATION
REV.	BY	DATE	SUBMITTED



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SUBDIVISION PLAN	
OF	
HOLBROOK FARMS	
GORHAM ROAD TOWN OF SCARBOROUGH STATE OF MAINE FOR TRITON CORP. PO BOX 515 WATERBORO, MAINE 04087	