



SUBDIVISION NOTES

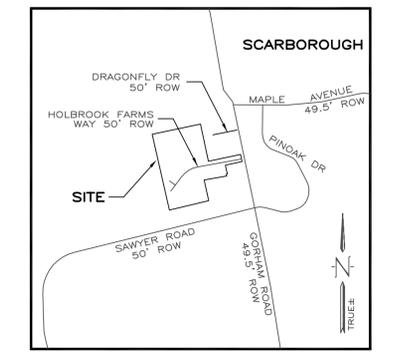
OWNER: JASON CHISHOLM
4 DRAGONFLY DRIVE
SCARBOROUGH, ME

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

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

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

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



VICINITY MAP
SCALE: 1" = 1000'

ZONING DATA	
VR4 ZONE	MINIMUM STANDARDS
STREET FRONTAGE:	5,000 S.F.
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 ABUTTING 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	IMPACT A
OPEN SPACE B	182,927 SF	IMPACT B
OPEN SPACE C	9,016 SF	IMPACT C
TOTAL	237,126 SF	IMPACT D
	6.75 AC.	IMPACT E
		IMPACT F
		IMPACT G
		TOTAL
		6,180 SF

NET RESIDENTIAL ACREAGE	
TOTAL AREA VR4 ZONE	SQUARE FEET
314,800	314,800
LESS THE FOLLOWING:	
ISOLATED LAND	0
FLOOD ZONE	0
UNSATURABLE (WETLANDS)	63,052
R.O.W. & EASEMENTS	0
RESOURCES 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

REV.	BY	DATE	STATUS
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	05/16/2020	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

DRAWN BY: RLW

CHECKED BY: RLW/GAM

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

LOT DEVELOPMENT TABLE			
LOT	TOTAL S.F.	TOTAL S.F. DISTURBED	TOTAL S.F. LAWN
1	11,579	6,000	5,579
2	7,545	4,350	3,245
3	5,600	2,800	2,800
4	6,843	3,500	3,543
5	5,784	3,000	2,784
6	5,902	3,000	2,902
7	5,214	2,700	2,514
8	5,054	2,700	2,354
9	5,250	2,700	2,550
10	5,048	2,700	2,348
11	5,224	2,700	2,524
12	5,915	3,000	2,915
13	5,886	3,000	2,886
14	5,123	2,700	2,423
15	5,090	2,700	2,390
16	5,871	3,000	2,871

NOTES

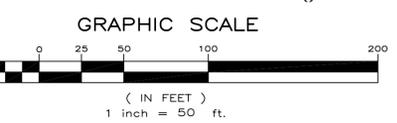
- THE BASIS OF BEARING IS THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD83 DERIVED BY STATIC GPS OBSERVATIONS.
- THE BASIS OF ELEVATION IS NAVD83, DERIVED FROM STATIC GPS OBSERVATIONS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM WALLACE HOLBROOK TO JASON CHISHOLM, DATED JUNE 2013 AND RECORDED IN BOOK 30770, PAGE 1. SEE BOOK 31989, PAGE 237 AND BOOK 31989, PAGE 234.
- THE LOCUS PARCEL IS SHOWN AS LOT 11 ON THE TOWN ASSESSOR'S MAP R-54
- REFERENCES IS MADE TO THE FOLLOWING PLANS:
 - STANDARD BOUNDARY SURVEY PREPARED FOR JASON CHISHOLM, BY LEWIS & WASINA INC., DATED AUGUST 8, 1999, WITH REVISIONS THROUGH SEPTEMBER 14, 2000 AND RECORDED IN PLAN BOOK 200, PAGE 393.
 - PLAN OF PRIVATE WAY DRAGONFLY DRIVE PREPARED FOR HI-TEK BUILDERS, BY LEWIS & WASINA, INC., DATED FEBRUARY 27, 2008 WITH REVISIONS THROUGH 06/20/08 AND RECORDED IN PLAN BOOK 208, PAGE 311.
 - STANDARD BOUNDARY SURVEY OF LAND OF CHARLES HARVEY WARREN FOR THE SCARBOROUGH LAND CONSERVATION TRUST, BY ROSS BOUNDARY SURVEYS, DATED DECEMBER 2012, WITH REVISIONS THROUGH JUNE 2013 AND RECORDED IN PLAN BOOK 213, PAGE 251.
 - BOUNDARY SURVEY & LOT SPLIT FOR WALLACE HOLBROOK, BY ROSS BOUNDARY SURVEYS, MAY 2013, UNRECORDED.
 - TOPOGRAPHIC & EXISTING CONDITIONS PLAN FOR JASON CHISHOLM, BY LEWIS & WASINA, INC., DATED JUNE 2019.
 - PHASE 1 RECONSTRUCTION PLAN FOR THE TOWN OF SCARBOROUGH PLANNING & PUBLIC WORKS DEPARTMENT, SHEETS C-201-202, BY WOODARD & CURRAN DATED JUNE 2018 WITH REVISIONS THROUGH 6/22/2018.
- WETLAND AREAS SHOWN WERE FIELD DELINEATED BY GARY FULLERTON OF SEBAGO TECHNICS, SEPTEMBER 2018. REFERENCE IS MADE TO WETLAND MEMO REPORTS DATED MARCH 30, 2020 & DECEMBER 9, 2018.
- THE SITE WAS EVALUATED FOR VERNAL POOLS ON APRIL 30, 2019 BY GARY FULLERTON OF SEBAGO TECHNICS AND FOUND TO HAVE NO VERNAL POOLS PRESENT. REFERENCE IS MADE TO A VERNAL POOL MEMO REPORT DATED JUNE 7, 2019.
- THE SITE WAS EVALUATED BY THE MAINE DEP AND FOUND TO HAVE NO JURISDICTIONAL STREAMS ON THE SITE. REFERENCE IS MADE TO A DEP FIELD DETERMINATION MEMO REPORT DATED OCTOBER 23, 2015. REFERENCE IS ALSO MADE TO A WETLAND MEMO REPORT BY GARY FULLERTON OF SEBAGO TECHNICS, DATED DECEMBER 9, 2019.
- LOTS TO BE SERVICED BY INDIVIDUAL ON SITE SEWERAGE GRINDER PUMPS WHICH WILL DISCHARGE TO A COMMON FORCE MAIN SEWER, PUBLIC WATER AND UNDERGROUND UTILITIES.
- LOW PRESSURE SEWER PUMP STATIONS SERVING INDIVIDUAL LOTS SHALL BE EDNE MODEL D4071-B3, MANUFACTURED BY F.R. MAHONEY & ASSOCIATES, INC. PUMP STATION SHALL BE INSTALLED BY THE PROPERTY OWNER AND THE FINAL LOCATION SHALL BE DETERMINED BY THE PROPERTY OWNER. IF AN ALTERNATE SYSTEM IS PREFERRED, PROPERTY OWNER SHALL REQUEST APPROVAL FROM THE SCARBOROUGH SANITARY DISTRICT PRIOR TO INSTALLATION.
- WAIVERS GRANTED ON AUGUST 3, 2020:
 - ZONING ORDINANCE - SECTION XV.C.B.1 - GRID LAYOUT DUE TO TOPOGRAPHICAL AND WETLAND CONSTRAINTS AS WELL AS THE OVERALL SCALE OF THE DEVELOPMENT, THE BOARD WAIVED THE REQUIREMENT FOR A GRID LAYOUT.
 - ZONING ORDINANCE - SECTION XV.C.B.2 - STREET WIDTH THE BOARD GRANTED A PAVEMENT WIDTH REDUCTION OF A FUTURE PUBLIC ROAD FROM 24 FEET TO 22 FEET.
 - ZONING ORDINANCE - SECTION XV.C.B.4 - SIDEWALKS DUE TO THE CREATION OF WALKING TRAILS WITHIN THE DEVELOPMENT THAT FUNCTION AS ALTERNATIVE TRANSPORTATION AMENITIES, THE BOARD ALLOWS THE DEVELOPMENT OF A SIDEWALK SYSTEM ON ONE SIDE OF HOLBROOK FARMS WAY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.79	S77°55'38"W
L2	21.97	S20°20'36"E
L3	14.93	N71°16'32"E
L4	29.78	N51°42'38"E
L5	56.16	N39°15'00"E
L6	8.66	N77°55'38"E
L7	25.92	N12°31'46"W
L8	27.93	S40°12'28"W
L9	50.65	N34°43'33"W
L10	57.99	N28°10'47"E
L11	30.62	N28°10'47"E
L12	45.78	N29°41'08"E
L13	14.95	N28°41'08"E
L14	24.55	N02°58'25"E
L15	30.24	N79°21'44"E
L16	15.96	S45°46'40"W
L17	16.70	N55°01'06"W
L18	13.87	N12°30'36"E
L19	34.25	N35°43'18"E
L20	32.89	S48°03'26"W
L21	4.49	N31°00'51"E
L22	25.32	N57°15'17"E
L23	17.22	N87°33'07"E
L24	42.41	N87°33'07"E
L25	36.46	S57°50'47"W
L26	24.52	S57°50'47"W
L27	32.17	N89°11'41"W
L28	8.49	S65°42'53"W
L29	24.32	S65°42'53"W
L30	45.78	S72°03'12"E
L31	12.01	S79°09'51"W
L32	38.07	S79°09'51"W
L33	15.00	N10°50'09"W
L34	15.00	N10°50'09"W
L35	12.50	S34°58'54"W

CURVE TABLE		
CURVE LENGTH	RADIUS	
C1	31.42	20.00
C2	31.42	20.00
C3	51.77	325.00
C4	59.78	325.00
C5	58.08	325.00
C6	60.90	325.00
C7	13.06	325.00
C8	15.67	275.00
C9	69.91	275.00
C10	69.72	275.00
C11	50.81	275.00
C12	31.71	20.00

LEGEND

- GRANITE MONUMENT WITH YELLOW PLASTIC CAP STAMPED 'LEWIS & WASINA PLS 2288', TO BE SET
- 5/8" INCH REBAR WITH ALUMINUM CAP STAMPED 'LEWIS & WASINA PLS 2288', TO BE SET
- 5/8" INCH REBAR WITH RED PLASTIC CAP STAMPED 'NO DISTURB BUFFER', TO BE SET
- FOUND 5/8" INCH REBAR WITH PLASTIC CAP STAMPED 'STEVEN ROSS PLS 2203'
- FOUND IRON PIPE (DETAILS AS NOTED)
- UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY
- AG ABOVE GROUND
- SG BELOW GROUND
- TREE LINE
- BOUNDARY LINE
- PROPOSED BOUNDARY
- EXISTING BUILDING/STRUCTURE
- ABUTTER / RIGHT OF WAY LINE
- SETBACK LINE / BUILDING ENVELOPE
- CENTERLINE OF PROPOSED ROAD
- RECORD INFORMATION
- OVERHEAD WIRES
- WATERLINE
- EDGE OF WETLANDS SEE NOTE 6,7&8
- WETLAND IMPACTS



STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 20____

AT _____ h _____ m _____ M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

PLAN ATTEST _____ REGISTER

RICHARD L. WASINA II PLS #2288

STATE OF MAINE

RICHARD L. WASINA II 2288

PROFESSIONAL LAND SURVEYORS

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Gorham, ME 04038
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