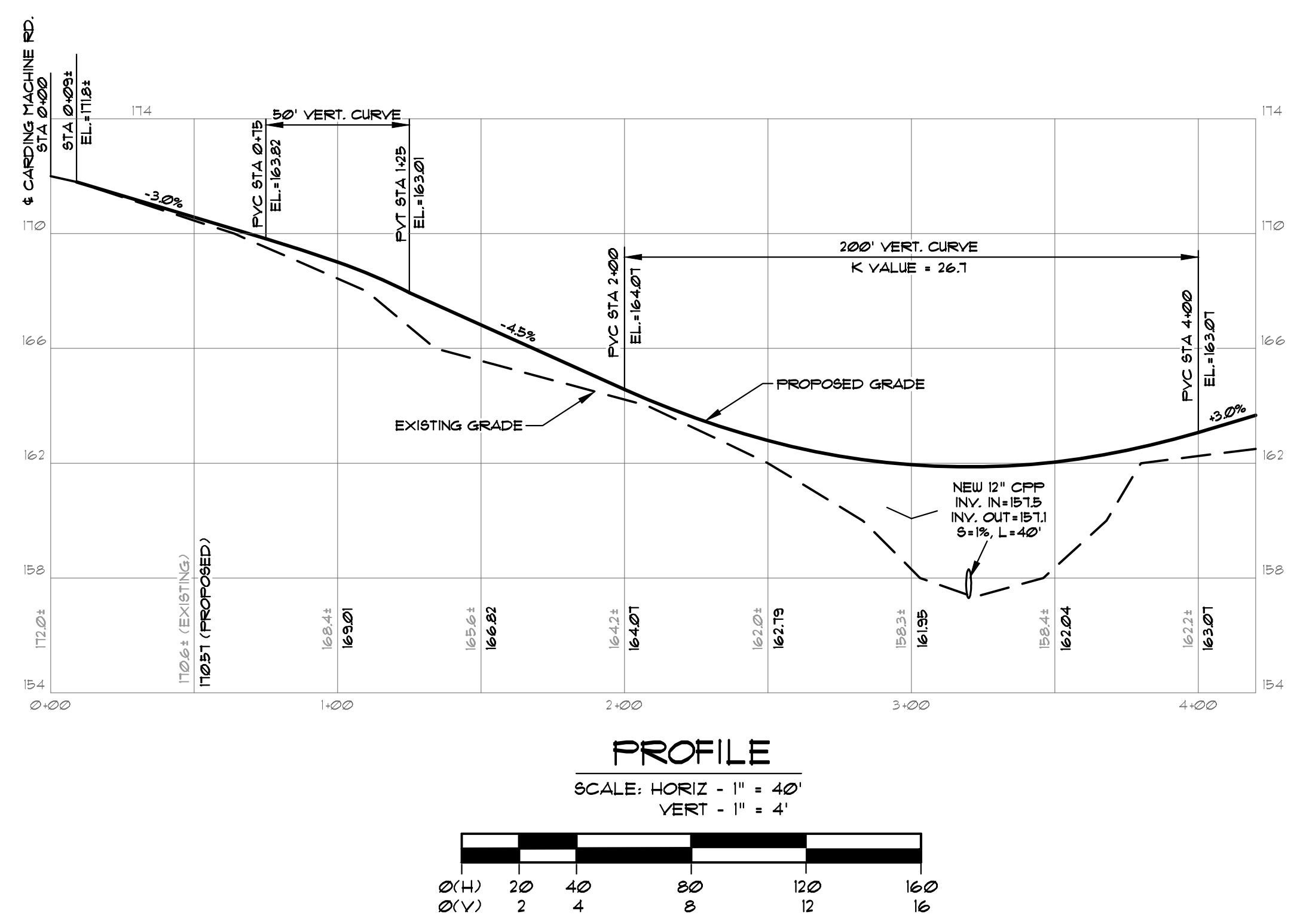
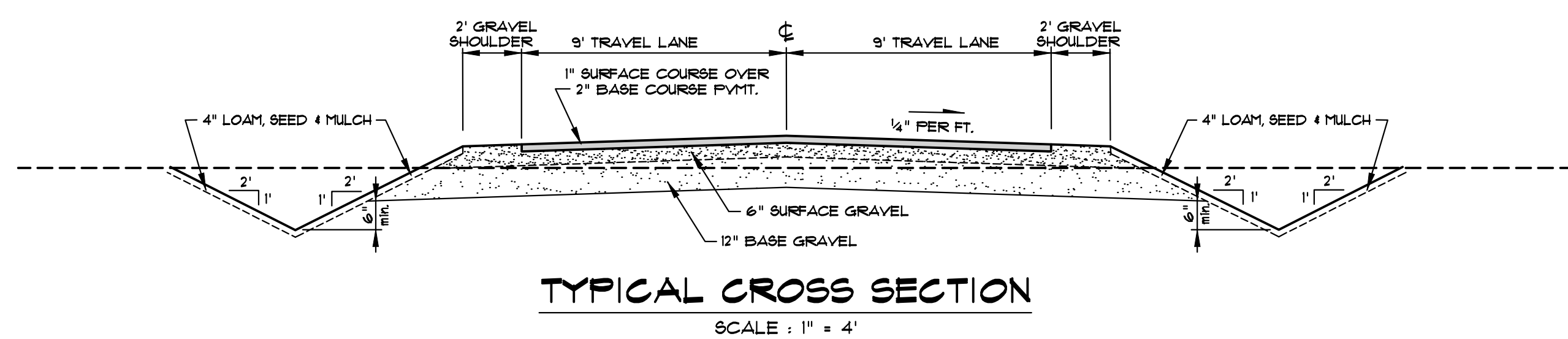


LEGEND

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
○	IRON PIPE OR ROD FOUND
○	3/8" IRON ROD SET WITH CAP *
N/F	NOW OR FORMERLY
3251/51	BOOK AND PAGE NUMBER
---	EXISTING UTILITY POLE WITH OVERHEAD WIRES
---	NEW UTILITY POLE WITH OVERHEAD WIRES
---	APPROXIMATE TREE LINE
---	NEW TREE LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	NEW UNDERGROUND ELECTRIC LINE
▨	EXISTING BUILDING
▨	EXISTING GRAVEL
▨	EXISTING PAVED AREA
▨	PROPOSED PAVED AREA
▨	INSTALL EROSION CONTROL BLANKET
✕	INSTALL SILT FENCE (OR SOIL BERM)



PRIVATE ROAD NOTES

- 1) THE DEVELOPER OF THE SUBDIVISION DOES NOT INTEND TO OFFER THE ROAD SHOWN ON THIS PLAN FOR ACCEPTANCE BY THE TOWN OFFICE AS A PUBLIC ROAD.
- 2) THE TOWN OF BOWDOINHAM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, FLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
- 3) ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF BOWDOINHAM UNLESS APPROVED AT A DULY CALLED TOWN MEETING.

NOTES

- 1) REFERENCE IS MADE TO A PLAN ENTITLED "SUBDIVISION PLAN, NORTH FIRE SUBDIVISION", DATED OCTOBER 2021, PREPARED BY SJR ENGINEERING, INC.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE SAGADAHOE COUNTY REGISTRY OF DEEDS.
- 3) OWNER OF RECORD - SOUTHWORTH INVESTMENTS, LLC
DEED REFERENCE - BOOK 2021R, PAGE 2051
TAX MAP R06, LOT 40 B
- 4) EXISTING CONDITIONS, IS BASED UPON AN AERIAL IMAGE DATED MAY 4, 2018, OBTAINED FROM GOOGLE EARTH.
- 5) CONTOURS (2' LIDAR) WERE OBTAINED FROM THE MAINE OFFICE OF G.I.S. WEBSITE.
- 6) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- 7) THE PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONING DISTRICT. MINIMUM LOT SIZE = 1 ACRE, MAXIMUM RESIDENTIAL DENSITY = 1 ACRE MINIMUM ROAD FRONTAGE = 150' MINIMUM BUILDING SETBACKS - FRONT = 50', SIDE & REAR = 10'
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 23023C 012F, DATED JULY 16, 2015.



REV:	BY:	DATE:	CHANGES:

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
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steve@sjreng.com

PLAN AND PROFILE
NORTH FIRE ROAD
BOWDOINHAM, MAINE
PREPARED FOR
SOUTHWORTH INVESTMENTS, LLC
ADDRESS 971

DATE	PROJECT
10-24-2021	2021-08
DRAWN BY	SCALE
SJR	AS NOTED