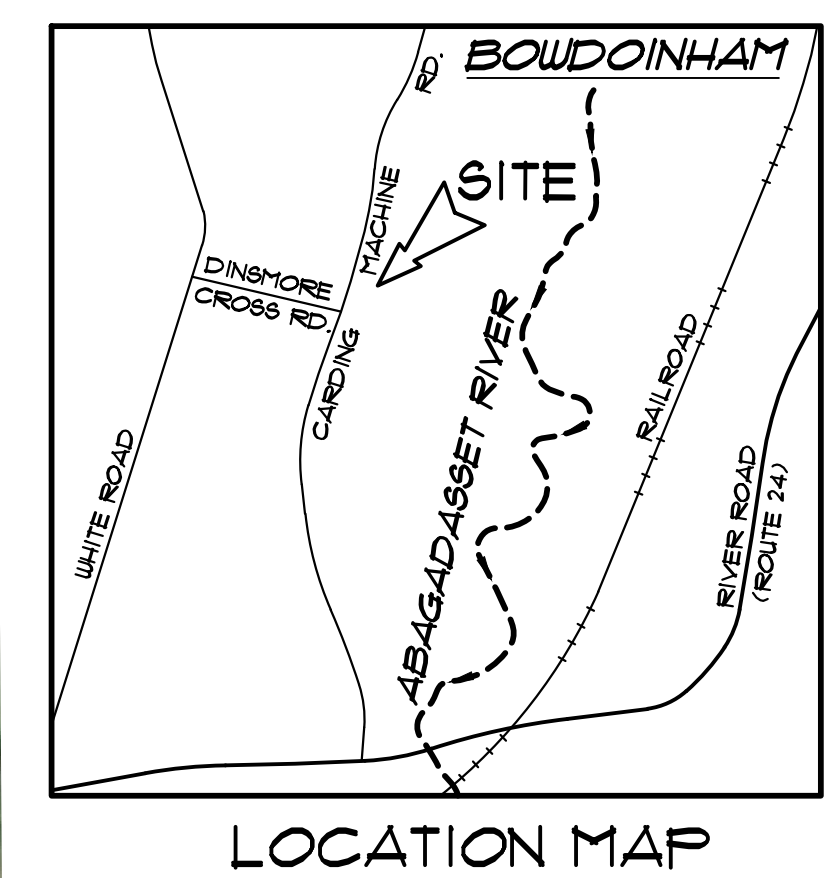




APPROVAL
 APPROVED BY THE TOWN OF BOWDOINHAM PLANNING BOARD

CHAIRMAN DATE



REV:	BY:	DATE:	CHANGES:
1	SJR	3-15-2021	ADD DRY HYDRANT, TRASH ENCLOSURE

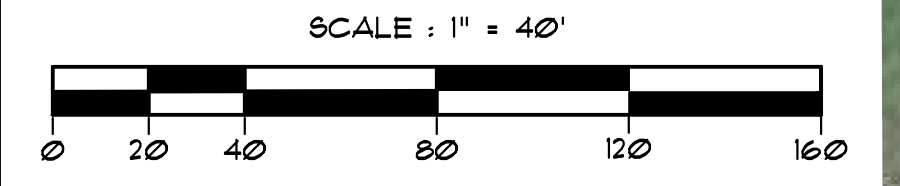
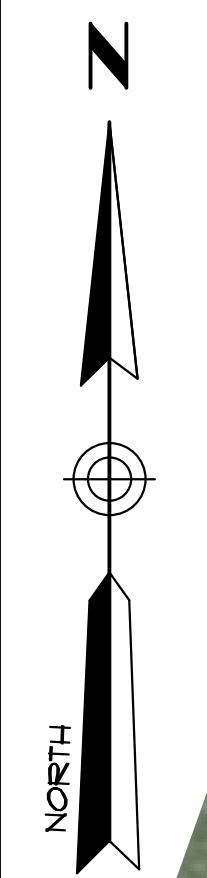
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SJR ENGINEERING, INC.

SJR ENGINEERING, INC.
 16 THURSTON DRIVE
 MONMOUTH, MAINE 04259
 (207) 242-6248 tel
 sjr@sjreng.com

PROPOSED IMPROVEMENTS
NORTH FIRE, LLC
 PREPARED FOR
BRAD MOLL
 128 MAIN STREET - RICHMOND, MAINE

DATE	PROJECT
3-2-2021	2021-08
DRAWN BY	SCALE
SJR	1" = 40'

SHEET 2



LEGEND

---	BOUNDARY LINE (SUBJECT PARCEL)
---	BOUNDARY LINE (OTHER)
N/F	NOW OR FORMERLY
35200/356	BOOK AND PAGE NUMBER
○	EXISTING UTILITY POLE WITH OVERHEAD WIRES
▨	EXISTING BUILDING
▨	EXISTING GRAVEL

- NOTES**
- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE SAGadahoc COUNTY REGISTRY OF DEEDS.
 - 2) OWNER OF RECORD - SHAWN & CHRISTINE LAMOREAU
 DEED REFERENCE - BOOK 2689, PAGE 5
 TAX MAP R06, LOT 40 B
 - 3) PARCEL AREA = 82 ACRES
 - 4) BOUNDARY INFORMATION IS BASED ON A PLAN ENTITLED "AMENDED SUBDIVISION LAND OF SHAWN & CHRISTINE LAMOREAU", DATED JUNE 11, 2013, PREPARED BY BRIAN SMITH C/O SITELINES, PA. PLAN IS RECORDED AT SAID REGISTRY IN PLAN BOOK 49, PAGE 33.
 - 5) EXISTING CONDITIONS, IS BASED UPON AN AERIAL IMAGE DATED MAY 4, 2018, OBTAINED FROM GOOGLE EARTH.
 - 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 FEMA FLOOD INSURANCE RATE MAP, PANEL #32023C 012F, DATED JULY 16, 2015.