

LOCATION MAP

**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 MEETING AS A PUBLIC ROAD.
- 2) THE TOWN OF BOWDOINHAM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, 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.

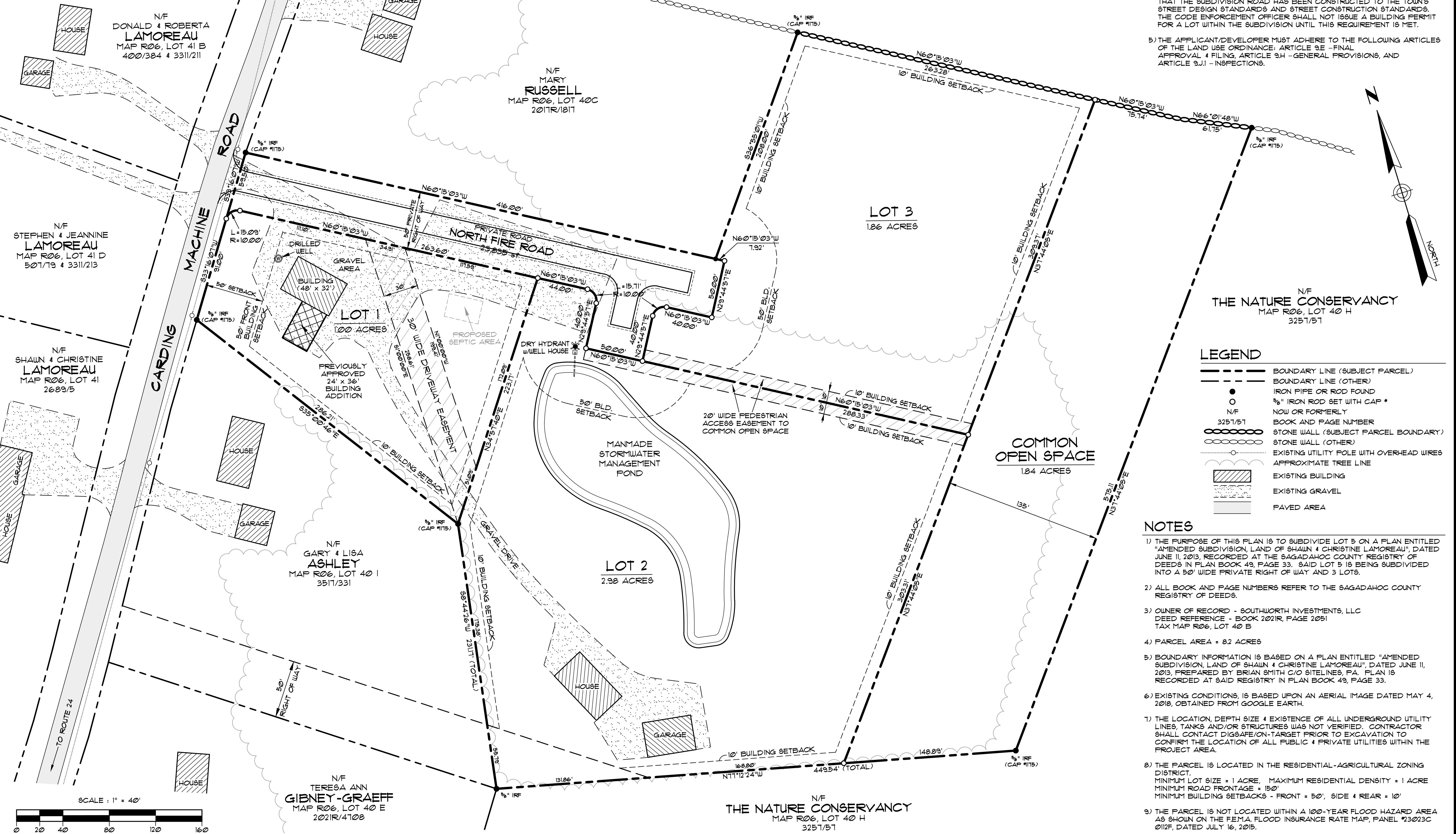
**APPROVAL**

APPROVED BY THE TOWN OF BOWDOINHAM PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**CONDITIONS OF APPROVAL**

- 1) 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 APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.
- 2) NO CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS SHALL BE MADE IN THIS FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS.
- 3) FAILURE TO COMPLETE A SUBSTANTIAL START OF CONSTRUCTION OF THIS SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THIS PLAN NULL AND VOID.
- 4) THE APPLICANT/DEVELOPER MUST PROVIDE THE TOWN WITH A SIGNED AND SEALED LETTER FROM A PROFESSIONAL ENGINEER WHICH STATES THAT THE SUBDIVISION ROAD HAS BEEN CONSTRUCTED TO THE TOWN'S STREET DESIGN STANDARDS AND STREET CONSTRUCTION STANDARDS. THE CODE ENFORCEMENT OFFICER SHALL NOT ISSUE A BUILDING PERMIT FOR A LOT WITHIN THE SUBDIVISION UNTIL THIS REQUIREMENT IS MET.
- 5) THE APPLICANT/DEVELOPER MUST ADHERE TO THE FOLLOWING ARTICLES OF THE LAND USE ORDINANCE: ARTICLE 9E - FINAL APPROVAL & FILING, ARTICLE 9H - GENERAL PROVISIONS, AND ARTICLE 9J.I - INSPECTIONS.

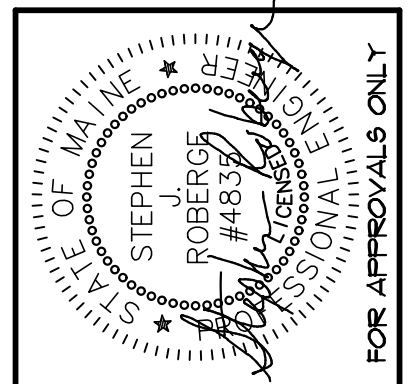


**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON PIPE OR ROD FOUND
- 1/2" IRON ROD SET WITH CAP
- N/F NOW OR FORMERLY
- 3251/51 BOOK AND PAGE NUMBER
- STONE WALL (SUBJECT PARCEL BOUNDARY)
- STONE WALL (OTHER)
- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- APPROXIMATE TREE LINE
- ▨ EXISTING BUILDING
- ▨ EXISTING GRAVEL
- ▨ PAVED AREA

**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 5 ON A PLAN ENTITLED "AMENDED SUBDIVISION, LAND OF SHAWN & CHRISTINE LAMOREAU", DATED JUNE 11, 2013, RECORDED AT THE SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 49, PAGE 33. SAID LOT 5 IS BEING SUBDIVIDED INTO A 50' WIDE PRIVATE RIGHT OF WAY AND 3 LOTS.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE SAGADAHOC COUNTY REGISTRY OF DEEDS.
- 3) OWNER OF RECORD - SOUTHWORTH INVESTMENTS, LLC  
DEED REFERENCE - BOOK 2021R, PAGE 2051  
TAX MAP R06, LOT 40 B
- 4) PARCEL AREA = 82 ACRES
- 5) 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 SITESLINES, PA. PLAN IS RECORDED AT SAID REGISTRY IN PLAN BOOK 49, PAGE 33.
- 6) EXISTING CONDITIONS, IS BASED UPON AN AERIAL IMAGE DATED MAY 4, 2018, OBTAINED FROM GOOGLE EARTH.
- 7) 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.
- 8) 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'
- 9) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #23023C 012F, DATED JULY 16, 2015.



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|------|-----|-------|----------|
| REV. | BY: | DATE: | CHANGES: |
|      |     |       |          |
|      |     |       |          |
|      |     |       |          |

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

**SUBDIVISION PLAN (SEE NOTE 1)**  
**NORTH FIRE SUBDIVISION**  
239 CARDING MACHINE ROAD - BOWDOINHAM, MAINE  
PREPARED FOR  
**SOUTHWORTH INVESTMENTS, LLC**  
ADDRESS91

|            |          |
|------------|----------|
| DATE       | PROJECT  |
| 10-24-2021 | 2021-08  |
| DRAWN BY   | SCALE    |
| SJR        | 1" = 40' |