

Hatch Point Enterprises

The Barn at Hatch Point



August 31, 2021

Jennifer Curtis, Town Planner

Bowdoinham Planning Board

13 School Street

Bowdoinham, ME 04008

Site Plan Review Tier II Application

Dear Jenn,

I am excited and pleased to submit this Site Plan Review Tier II application from Hatch Point Enterprises, LLC. We are proposing to construct a barn and accessory structure to be used as a wedding and event venue, relocate an existing cabin and install a seasonal dock.

Our goal is to establish an elegant wedding venue surrounded by nature. We are hoping to achieve this with little or no impact on natural areas.

The parcel is located on the east side of River Road. B on tax map R12, Lot 15. The parcel has approximately 700ft of Road Frontage and 700ft of Shore Frontage on the Kennebec River and 32 acres approximately. There is a 40ft driveway with a 12-inch culvert, an existing cabin, storage trailer and what appears to be an agricultural water cistern. Survey work is being conducted by Dick Hamilton of Boundary Engineering Survey Technology. Soil analysis and wetland delineation is being conducted Mark Hampton of Mark Hampton Associates, Inc.

Hatch Point Enterprises, LLC consists of three partners, Darren Carey, Kelly Carey and Justin Fletcher. Purchase and sale agreement has been provided and the deed also. The applicants are working with a bank to secure financing for the project. The three partners come from different backgrounds and have the technical ability to carry out the project. Kelly Carey is a wedding photographer and owns and operates Kelly Carey Photography. Kelly also has experience in the hospitality industry. Justin Fletcher owns and operates Justin Fletcher Homes. He has expansive knowledge of the construction of both residential and commercial structures. Darren Carey has experience in the hospitality industry. He has worked for the Town of Bowdoinham for a number of years as a code officer and local plumbing inspector.

The goal is to construct a new entrance/driveway on route 24/River Road. The new entrance location will be approved by Maine Department of Transportation. The existing driveway will remain in its current state and is not part of immediate plans. An 18-foot-wide gravel road will connect Route24/ River Road with the venue and parking for the venue. The road will be located as to have as less an impact on wetlands and natural areas as possible. The road will

cross a delineated stream and this will require a permit from Maine Department of Environmental Protection.

The sign will be attached to two decorative posts, at right angles to the road. The sign will be not greater than 15 square feet.

There will be various types of lighting attached to structures. These lights will not create undue glare, light the night sky or have an adverse effect on neighboring properties. Driveways, walkways and parking area will be lit using low intensity solar lights.

The parking area will be designed to hold 50 cars and will not create any additional impervious area.

Peak Hours: The majority of the traffic will arrive between 1pm and 2pm and leave between 9pm and 10pm. This estimate is based on a wedding ceremony at 2pm and finishing at 11pm.

The closest fire hydrant is located at 141 South Pleasant Street in Bowdoinham, approximately 1 mile from the venue entrance.

There will be a dumpster adjacent to the barn and within a proposed fenced enclosure.

The barn will be a total of 56 feet wide and 80 feet long. It will have two patios, one to the south and one to the east. The patio to the south will be covered and connect to an accessory structure. The barn, patios and accessory structure will be located out of the shoreland zone.

The existing cabin will be rebuilt outside the 100-foot setback. We feel that due to the topography and natural areas that the proposed location is to the greatest practical extent. Throughout the construction process Erosion and Sedimentation Controls will be in place. This will be a combination of silt fencing, erosion control mulch, berms, erosion control socks or a combination of all.

Stormwater will be treated with a combination of maintaining wooded buffer and existing meadows for natural infiltration of stormwater. The parking area will be established on top of permeable pavers and the area will be mowed to create a lawn parking. Stormwater created by the barn, patios, accessory structure and cabin will be treated with natural features.

I look forward to working with you and the board.

Please call me or email if you have questions.

Sincerely,

Darren Carey

dpcarey1226@gmail.com

2078072675



Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Received
July 1, 2021
8/5/21
- J.C.

PLANNING BOARD APPLICATION

Type of Application: Shoreland Zoning Site Plan Review - Tier II Tier I

Land Use Subdivision - Minor Major

Applicant Information: Hatch Point Enterprises, LLC

Name: DARREN + KELLY CAREY dpcarey1226@gmail.com

Mailing Address: 34 HEARD POND LAKE FREEPORT ME 04008

Telephone: 207 807 2675 - 207 807 7697

Right, Title, Interest in Property: Owner Other UNDER CONTRACT

(appropriate documentation must be provided)

Owner Information: Same as Above

Name: SON MOODY

Mailing Address: 426 AUGUSTA - ROCKLAND RD

Telephone: WINDSOR ME 04363

Agent Information:

Name: JUSTIN FLETCHER OF JUSTIN FLETCHER HOMES

Mailing Address: _____

Telephone: _____

Surveyor Engineer Other: BUSINESS PARTNER

Property Information:

Map/Lot Number: R012-015

Property Address: RIVER ROAD

Lot Size: 32 ACRES ± Lot Frontage: ROAD 750' ± / SHORE ± 600'

Existing Lot Coverage: _____ Proposed Lot Coverage: _____

Water Service: Public Private Road Ownership: State Town Private

Floodplain: No Yes Shoreland Zoning: No Yes: _____

Tax Program: No Agriculture Open Space Tree Growth

Land Use District: Residential/Agricultural Village I Village II

Site Plan Review Application Waiver Request

We are requesting a waiver of the following submission requirements:

Article 10.5.c.2.j

Evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.

We are currently working with a bank on the financing. Evidence of financial capacity is not available at this time. Therefore, we are requesting a waiver of this submission requirement. We acknowledge that financial capacity is an approval criteria and plan to meet that performance standard and approval criteria.

Article 10.5.c.3.e.

The location, dimensions and ground floor elevation of all existing buildings on the site.

This is due to the condition of the existing cabin. The plan is to remove the camp and reconstruct it further from the shore. We feel the elevation requirement is not applicable because the plan is to remove the cabin.

OWNER	OWNER JOINT	ADDRESS	TOWN STATE ZIP	LOCATION	MAP LOT	500 FEET	200FEET
JONES, DENNIS L		1319 RIVER ROAD	BOWDOINHAM ME 04008	1319 RIVER RD	R12-011-001	X	
HILDRETH, DENORMANDIE SARAH		1360 RIVER RD	BOWDOINHAM ME 04008	1360 RIVER RD	R12-011-002	X	
THE EAGLE HILL FARM TRUST	HILDRETH, SARAH - TRUSTEE	1360 RIVER ROAD	BOWDOINHAM ME 04008	1362 RIVER RD	R12-011-003	X	
GRANGER, ELIZABETH	GRANGER, JAMES P JR	1365 RIVER ROAD	BOWDOINHAM ME 04008	1365 RIVER RD	R12-013	X	X
CURTIS, CHAD		1366 RIVER ROAD	BOWDOINHAM ME 04008	1366 RIVER ROAD	R12-015-A	X	X
ROY, CARLEEN		1368 RIVER ROAD	BOWDOINHAM ME 04008	1368 RIVER ROAD	R12-015-A-ON	X	X
THE EAGLE HILL FARM TRUST		1360 RIVER ROAD	BOWDOINHAM ME 04008	RIVER ROAD	R12-015-B	X	X
CARR, CHARLENE W		1419 RIVER RD	BOWDOINHAM ME 04008	1419 RIVER RD	R12-016	X	
KEEFE, WILLIAM A	KEEFE, SANDRA A	52 HATCH POINT LANE	BOWDOINHAM ME 04008	52 HATCH POINT LANE	R12-016-A	X	X
HINKLEY, MARK C	HINKLEY, MARILYN M	7 HATCH POINT LANE	BOWDOINHAM ME 04008	7 HATCH POINT LANE	R12-016-B	X	
MILLER, CARISSA A	JEFFERSON, JASON JEROME	1404 RIVER ROAD	BOWDOINHAM ME 04008	1404 RIVER RD	R12-017	X	X
GREEN, JULIET A		411 UNDER THE MOUNTAIN RD	LYMAN NH 03585 3604	1441 RIVER RD	R12-019	X	
ROSS, DUSTIN L	ROSS, SHANNON N	1426 RIVER ROAD	BOWDOINHAM ME 04008	1426 RIVER ROAD	R12-019-A	X	

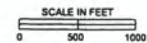
PROPERTY MAP
BOWDOINHAM
 MAINE

2020
 (As of April 1st)



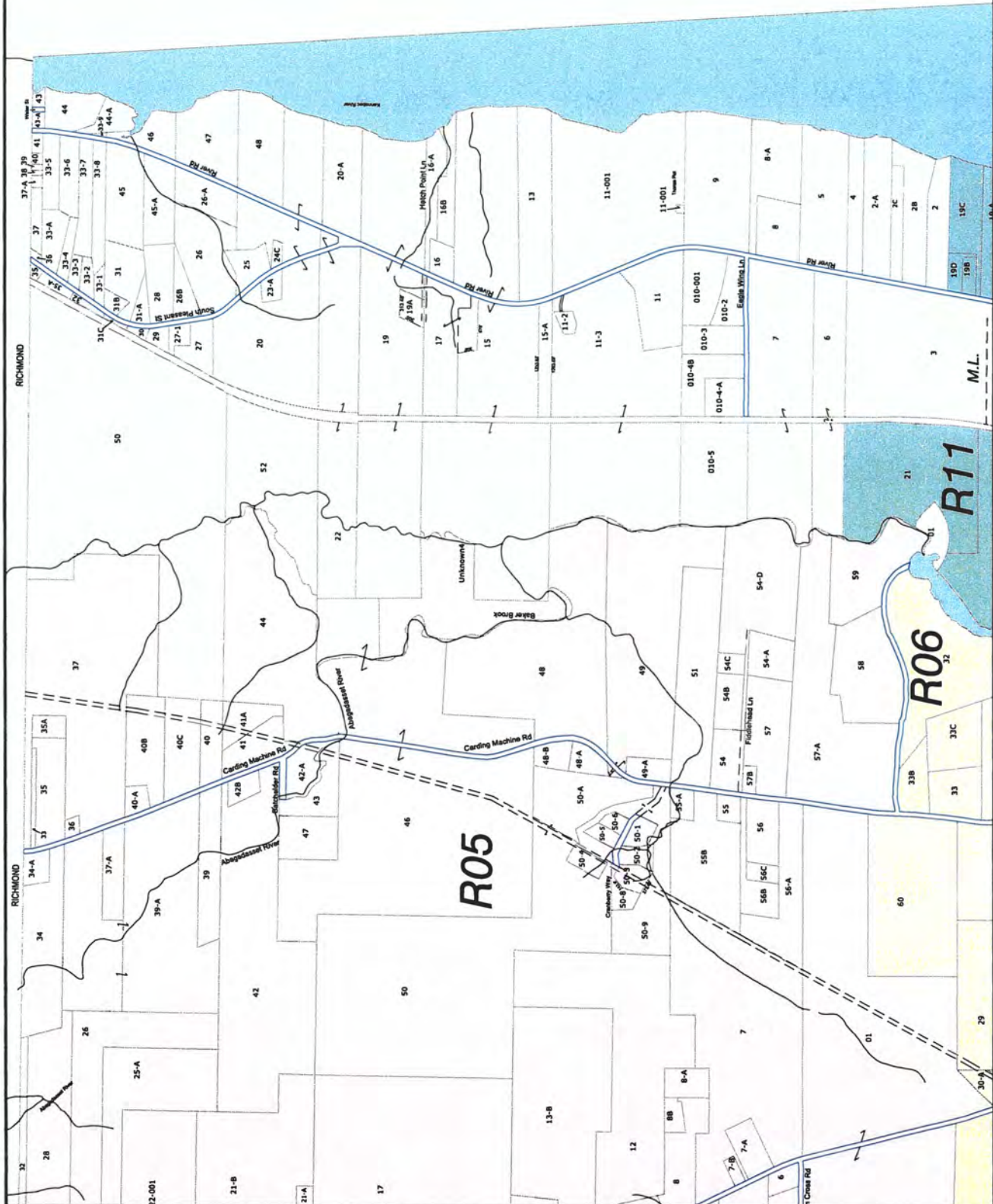
LEGEND

MAP/PLAT MAP NO. U01	LOT DIMENSION 156'
PARTIAL NUMBER 22	PROPERTY TYPE
TOWN/ISSUE DATE NO. ②	HEIGHT OF WAY
	BARREMENT



James H. Thomas
 gisSolutions of Maine
 Cumberland, Maine 04021
 jht@maine.rr.com

R12



RICHMOND

RICHMOND

M.L.

R11

R06

R05

CONTRACT FOR SALE OF REAL ESTATE

Bowdoinham, Maine, June 20, 2021

Received of **Kelly and Darren Carey**, or assigns (hereinafter called the "Purchasers"), the sum of One Thousand Dollars (\$1,000.00) as earnest money and in part payment of the purchase price of the following described real estate, situated in the municipality of Bowdoinham, County of Sagadahoc, State of Maine:

Land on east side of River Road (Route 24), Bowdoinham, portion of Tax Map R12, Lot 15, approx. 32 acres

Being all the remaining property owned by **Jon Moody**, (hereinafter called the "Seller"), at this address, and described at said County's Registry of Deeds Book 3511, Page 266, minus prior outconveyances.

The total purchase price of [REDACTED] shall be paid at closing as follows:

[REDACTED] cash or by certified or bank check
[REDACTED] to be owner-financed at [REDACTED] for a [REDACTED], with the [REDACTED]
[REDACTED]

Said Deposit is received and held by the escrow agent subject to the following conditions:

1. **EARNEST MONEY/ACCEPTANCE:** Lake & Denison, LLP shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 21, 2021 at 5:00 P.M.; and in the event of the owner's non-acceptance, this earnest money deposit shall be returned promptly to the Purchasers.

2. **TITLE:** A deed, showing good and merchantable title in accordance with the standards adopted by the Maine Bar Association, shall be delivered to the Purchasers and this transaction shall be closed and the Purchasers shall pay the balance due and execute all necessary papers on September 1, 2021 or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then the Seller shall have a reasonable time period, not to exceed 30 days, from the time the defect is discovered, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, the Purchasers may, at their option, be relieved from all obligations. The Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

3. **DEED/REPRESENTATIONS:** The property shall be conveyed by Warranty Deed. and shall be free and clear of all encumbrances except building and zoning

All inspections will be done by inspectors chosen and paid for by the Purchasers. If the result of any inspection or other condition specified herein is unsatisfactory to the Purchasers, Purchasers may declare the contract null and void by notifying the Seller in writing within the specified number of days, and any earnest money shall be returned to the Purchasers. If the Purchasers do not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchasers.

9. FINANCING: This Agreement is not subject to Financing.

10. DEFAULT: If the Purchasers default in this transaction, this Contract shall be terminated, and the Purchasers shall forfeit said earnest money as liquidated damages. In the event of default by Seller, the earnest money shall be promptly returned to Purchasers and Purchasers shall have the right to enforce specific performance.

11. NO BROKER: The parties agree that no broker brought about this sale.

12. PRIOR STATEMENTS: This agreement completely expresses the obligations of the parties. Any verbal representations, statements and agreements are not valid unless contained herein.

13. LEAD PAINT DISCLOSURE: N/A

14. SHORELAND PROPERTY/SUBSURFACE WASTE WATER DISPOSAL:
N/A

15. ACCESS. Access to the property is provided by:

- X A public way.

16. HEIRS/ASSIGNS: This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

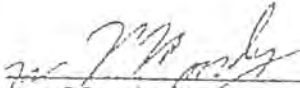
17. MAINE WITHHOLDING TAX: N/A.

WHEN SIGNED BY ALL PARTIES, THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY. A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED.

PURCHASERS OFFER AND AGREE TO PURCHASE THE ABOVE DESCRIBED PROPERTY AT THE PRICE AND UPON THE TERMS AND CONDITIONS SET FORTH. THIS AGREEMENT MAY BE SIGNED ON ANY NUMBER OF IDENTICAL COUNTERPARTS, SUCH AS A FAXED OR

THE SELLER ACCEPTS THE OFFER AND AGREES TO DELIVER THE ABOVE DESCRIBED PROPERTY AT THE PRICE AND UPON THE TERMS AND CONDITIONS SET FORTH.

SIGNED this 14 day of June, 2021.



Jon Moody, Seller

Address: 426 Augusta Rockland Road, Windsor, ME 04363

Effective Date of Contract _____, 201__
(Final Acceptance Date)

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

JON N. MOODY of Windsor, ME duly authorized Personal Representative of the **ESTATE OF HELEN M. MOODY**, Deceased, as shown by the probate records of Kennebec County, Maine, Docket No. 2013-0241, by the powers conferred by law, and every other power, (in distribution of the estate) grants to **JON N. MOODY** of 426 Augusta Rockland Rd, Windsor, ME, being the person entitled to distribution, a certain lot or parcel of land, with the buildings thereon, situate in Bowdoinham, in the County of Sagadahoc, bounded and described as follows:

See Schedule A attached

WITNESS my hand this 20th day of May 2013.

ESTATE OF HELEN M. MOODY

By: *Jon N. Moody*
JON N. MOODY
Personal Representative

STATE OF MAINE
KENNEBEC, SS.

May 20, 2013

Personally appeared the above named **JON N. MOODY**, Personal Representative of the **ESTATE OF HELEN M. MOODY**, and acknowledged the foregoing to be his free act and deed.

Elizabeth J. Corbin
Notary Public

LD
Moody Estate

Elizabeth J. Corbin
Notary Public
Maine
My Commission Expires Dec. 22, 2013

Schedule A

Beginning at Kennebec River, at North line of land of Donald B. Grant; thence running by the North line of said Grant to the County Road, leading from Richmond Village to Bowdoinham Village; thence Southerly on said Road to land of William Thomas, his North line; thence Westerly, after crossing said Road, West, Northwest, to land formerly of Hartley Hunter, now of George N. Libby; thence Northerly by said Libby's land to the South line of land of said George N. Libby; thence by said Libby's land to Kennebec River; thence down said River, to first mentioned bound, containing one hundred acres of land, more or less, reserving from the operation of said deed a small piece of land, on the Westerly side of said Bowdoinham Road, and being somewhere between a quarter of one acre and one half acre, and being where said Grant's dwelling house now stands.

Also another lot or parcel of land, situate in said Bowdoinham, in the County of Sagadahoc, bounded and described as follows:

Commencing on the West side of the Maine Central Railroad, so-called, at a point where the Carding Machine Road, so-called, crosses said Railroad; thence West, Northwest, by South line of said Carding Machine Road, to land formerly owned by Ara Brooks, now owned by George N. Libby; thence South, Southwest, by said land formerly owned by said Brooks, twenty rods, to land owned by the widow and heirs of John B. Stuart; thence East, Southeast to said Railroad, formerly the Kennebec and Portland Railroad; thence Northerly and Easterly by said Railroad to the first mentioned bound.

Meaning and intending hereby to convey the same premises conveyed by deed to Helen M. Moody from Harold W. Carr dated March 20, 1975 and recorded in the Sagadahoc County Registry of Deeds in Book 434, Page 284.

LD
Moody Estate

Received
SAGADAHOC COUNTY MAINE
JUDITH E STEVENS
REGISTRAR

CONTRACT FOR SALE OF REAL ESTATE

Bowdoinham, Maine,

June __, 2021

Received of **Kelly and Darren Carey**, or assigns (hereinafter called the "Purchasers"), the sum of One Thousand Dollars (\$1,000.00) as earnest money and in part payment of the purchase price of the following described real estate, situated in the municipality of Bowdoinham, County of Kennebec, State of Maine:

Land on east side of River Road (Route 24), Bowdoinham, portion of Tax Map R12, Lot 15, approx. 32 acres

Being all the remaining property owned by **Jon Moody**, (hereinafter called the "Seller"), at this address, and described at said County's Registry of Deeds Book 3511, Page 266, minus prior outconveyances.

The total purchase price of Five Hundred Fifty Thousand (\$550,000.00) Dollars shall be paid at closing as follows:

\$100,000 in cash or by certified or bank check
\$450,000 to be owner-financed at 4.5% for a 5 year term, with the first 6 months being interest only.

Said Deposit is received and held by the escrow agent subject to the following conditions:

1. **EARNEST MONEY/ACCEPTANCE:** Lake & Denison, LLP shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until June 21, 2021 at 5:00 P.M.; and in the event of the owner's non-acceptance, this earnest money deposit shall be returned promptly to the Purchasers.

2. **TITLE:** A deed, showing good and merchantable title in accordance with the standards adopted by the Maine Bar Association, shall be delivered to the Purchasers and this transaction shall be closed and the Purchasers shall pay the balance due and execute all necessary papers on September 1, 2021 or before if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then the Seller shall have a reasonable time period, not to exceed 30 days, from the time the defect is discovered, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, the Purchasers may, at their option, be relieved from all obligations. The Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

3. DEED/REPRESENTATIONS: The property shall be conveyed by Warranty Deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants of record and usual public utilities serving the property.

4. POSSESSION/OCCUPANCY: Possession/occupancy of premises shall be given to Purchasers immediately at closing. Said premises shall then be in the same condition as at present, excepting reasonable use and wear.

5. RISK OF LOSS: The risk of loss or damage to said premises by fire or otherwise, until the closing, is assumed by the Seller.

6. PRORATIONS: The following items shall be prorated as of the date of closing:

A. Real estate taxes based on the municipality's fiscal year.

7. MISCELLANEOUS CLOSING COSTS: Legal fees incident to preparation of the deed, purchase and sale agreement and any recording fees incident to clearing of title, shall be borne by the Seller. Any abstract of title and opinion concerning the marketability of title, and the recording fees for the deed shall be borne by the Purchasers. Transfer tax shall be paid equally by the parties.

8. INSPECTIONS AND OTHER CONDITIONS: This Contract is subject to the following inspections with results being satisfactory to the Purchasers:

Type of Inspection	Yes	No	Results Reported to Seller
A. General Building			Within days of the Effective Date
B. Sewerage Disposal			Within days of the Effective Date
C. Water Quality			Within days of the Effective Date
D. Radon Air Quality			Within days of the Effective Date
E. Radon Water Quality			Within days of the Effective Date
F. Asbestos Air Quality			Within days of the Effective Date
G. Lead Paint			Within days of the Effective Date
H. Pests			Within days of the Effective Date
I. Land Use Permit	X		Within 60 days of the Effective Date

All inspections will be done by inspectors chosen and paid for by the Purchasers. If the result of any inspection or other condition specified herein is unsatisfactory to the Purchasers, Purchasers may declare the contract null and void by notifying the Seller in writing within the specified number of days, and any earnest money shall be returned to the Purchasers. If the Purchasers do not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchasers.

9. FINANCING: This Agreement is not subject to Financing.

10. DEFAULT: If the Purchasers default in this transaction, this Contract shall be terminated, and the Purchasers shall forfeit said earnest money as liquidated damages. In the event of default by Seller, the earnest money shall be promptly returned to Purchasers and Purchasers shall have the right to enforce specific performance.

11. NO BROKER: The parties agree that no broker brought about this sale.

12. PRIOR STATEMENTS: This agreement completely expresses the obligations of the parties. Any verbal representations, statements and agreements are not valid unless contained herein.

13. LEAD PAINT DISCLOSURE: N/A

14. SHORELAND PROPERTY/SUBSURFACE WASTE WATER DISPOSAL:
N/A

15. ACCESS. Access to the property is provided by:

 X A public way.

16. HEIRS/ASSIGNS: This agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

17. MAINE WITHHOLDING TAX: N/A.

WHEN SIGNED BY ALL PARTIES, THIS IS A BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY. A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED.

PURCHASERS OFFER AND AGREE TO PURCHASE THE ABOVE DESCRIBED PROPERTY AT THE PRICE AND UPON THE TERMS AND CONDITIONS SET FORTH. THIS AGREEMENT MAY BE SIGNED ON ANY NUMBER OF IDENTICAL COUNTERPARTS, SUCH AS A FAXED OR SCANNED AND EMAILED COPY, WITH THE SAME BINDING EFFECT AS IF THE SIGNATURES WERE ON ONE INSTRUMENT.

Kelly Carey, Purchaser
Address: _____

Darren Carey, Purchaser

THE SELLER ACCEPTS THE OFFER AND AGREES TO DELIVER THE ABOVE DESCRIBED PROPERTY AT THE PRICE AND UPON THE TERMS AND CONDITIONS SET FORTH.

SIGNED this ____ day of _____, 2021.

Jon Moody, Seller

Address: 426 Augusta Rockland Road, Windsor, ME 04363

Effective Date of Contract _____, 2017
(Final Acceptance Date)

Estimated Cost of Proposed Development:

Total: \$1,200,000

Breakdown:

Land: \$550,000

Groundwork – Road - Utilities \$150,000

Buildings \$425,000

Miscellaneous: \$75,000



MARK HAMPTON ASSOCIATES, INC.

6798

August 27, 2021

Mr. Darren Carey
Hatch Point Enterprises, LLC
34 Heron Pond Lane
Freeport, ME 04008

Re: Preliminary soil evaluation, Event Center River Road Bowdoinham, ME

Dear Darren,

I have completed a preliminary soil evaluation on a proposed event center located on a 30+ acre parcel located on River Road Bowdoinham. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated multiple hand excavated soil test pits in the area of the proposed disposal bed. The soils found on the lots are somewhat poorly drained marine lacustrine soils, with a limiting factor ranging at approximately 13 inches. The proposed event center with seat 250 individuals, and there will be a 2 bedroom residence also on the property.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area on the parcel for the septic system proposed for the event center. A septic design can be completed at some time in the future. The design flow will be 5 gallons per seat, which will total 750 gallons per day, and 180 gallons per day for the residence, to the total will be 930 gallons per day. It is expected to meter this flow out the 3 days following an event. So the disposal bed will be sized for a daily design flow of 310 gallons.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.
Licensed Site Evaluator #263
Certified Soil Scientist #216

National Flood Hazard Layer FIRMette



69°48'52"W 44°4'8"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs
Area of Undetermined Flood Hazard <i>Zone X</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

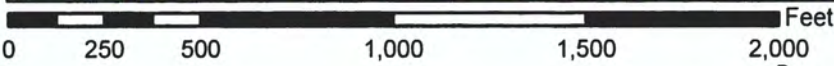


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/7/2021 at 12:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

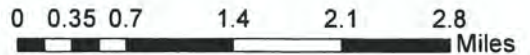
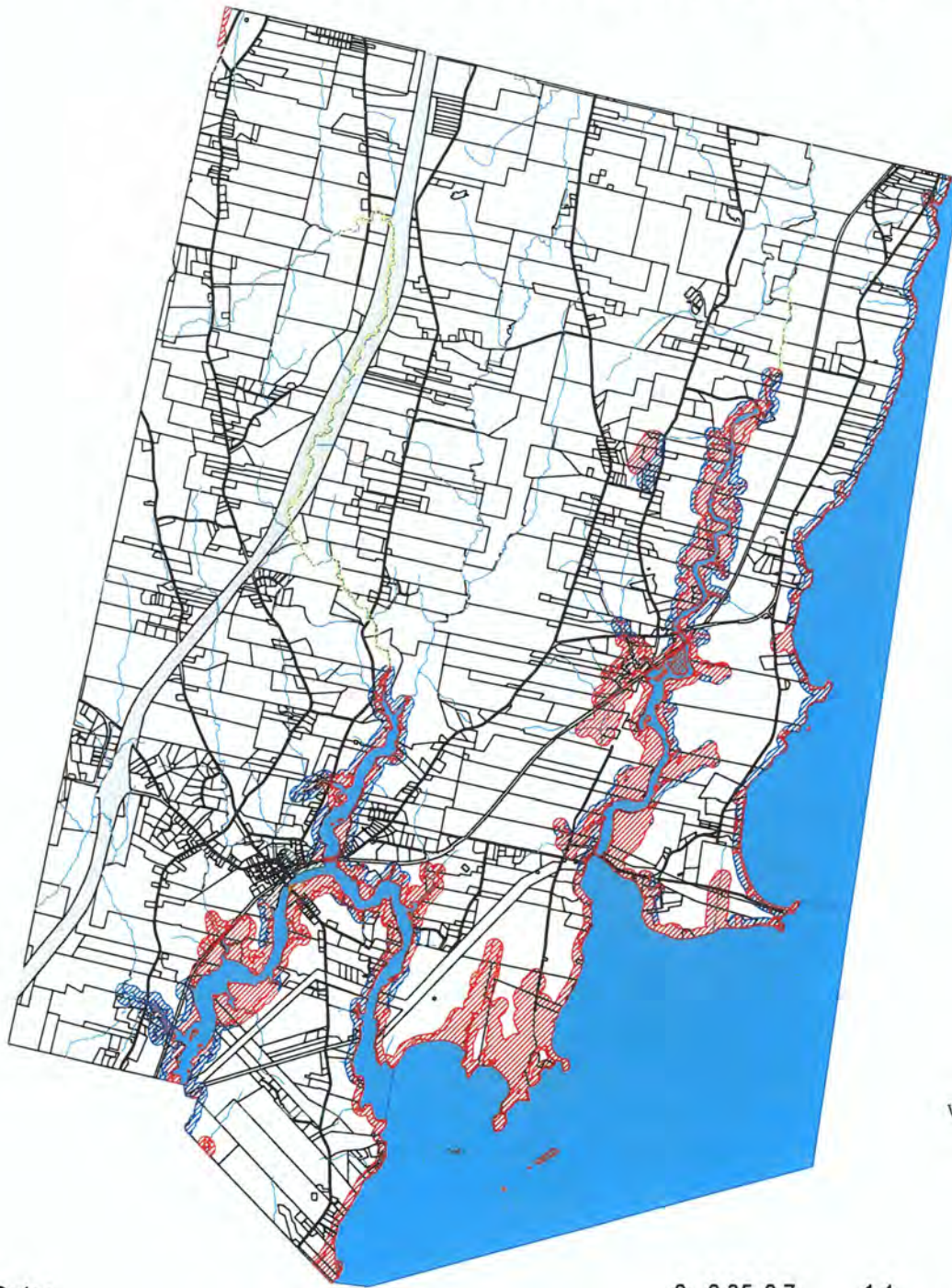
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

69°48'15"W 44°3'43"N







Town of Bowdoinham Official Shoreland Zoning Map



Effective Date: _____
Town Clerk: _____

Notes:

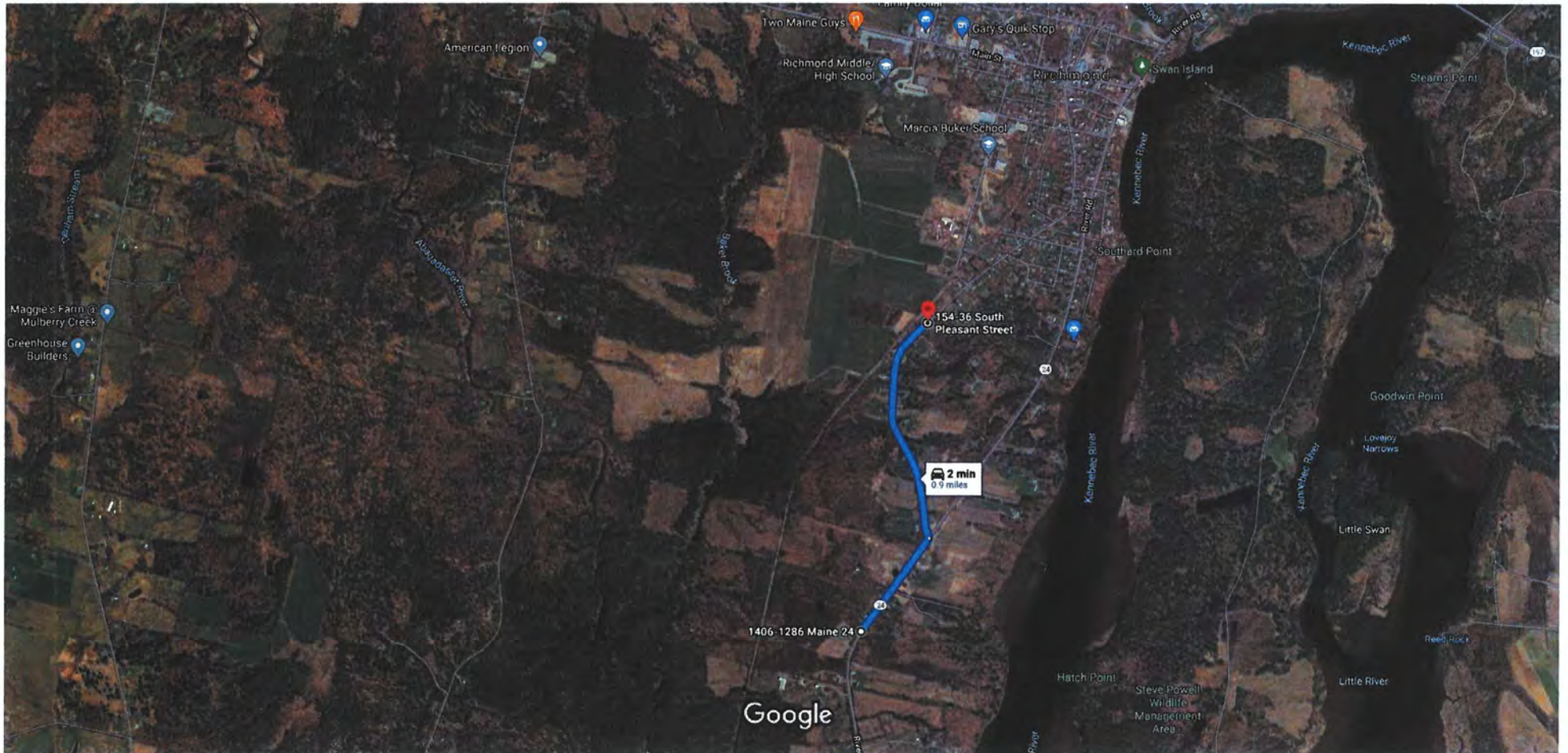
1. The Official Shoreland Zoning Map was adopted pursuant to Shoreland Zoning Amendments at Town Meeting on June 10, 2015.
2. The areas of the Resource Protection District are shown on this Official Shoreland Zoning Map through use of aerial data. The actual, on-the-ground location of the Resource Protection District shall be determined the District's description in the Land Use Ordinance and may be located by a professional surveyor.
3. Areas that are shown as Reource Protection on this Official Shoreland Zoning Map, but are proven not to be Resource Protection based on on-the-ground determination shall be considered to be the Limited Residential District.
4. Wetland areas contiguous with and at the same elevation as the normal high water line of the river and streams are considered part of those waterbodies.

Shoreland Zoning	
Shoreland Zoning District	
Type	
	Commercial Fisheries & Maritime Activities Distric
	General Development I District
	General Development II District
	Limited Commercial District
	Limited Residential District
	Resource Protection District
	Stream Protection District




1406-1286 ME-24, Bowdoinham, ME 04008 to 154-36 S Pleasant St, Bowdoinham, ME 04008

Drive 0.9 mile, 2 min



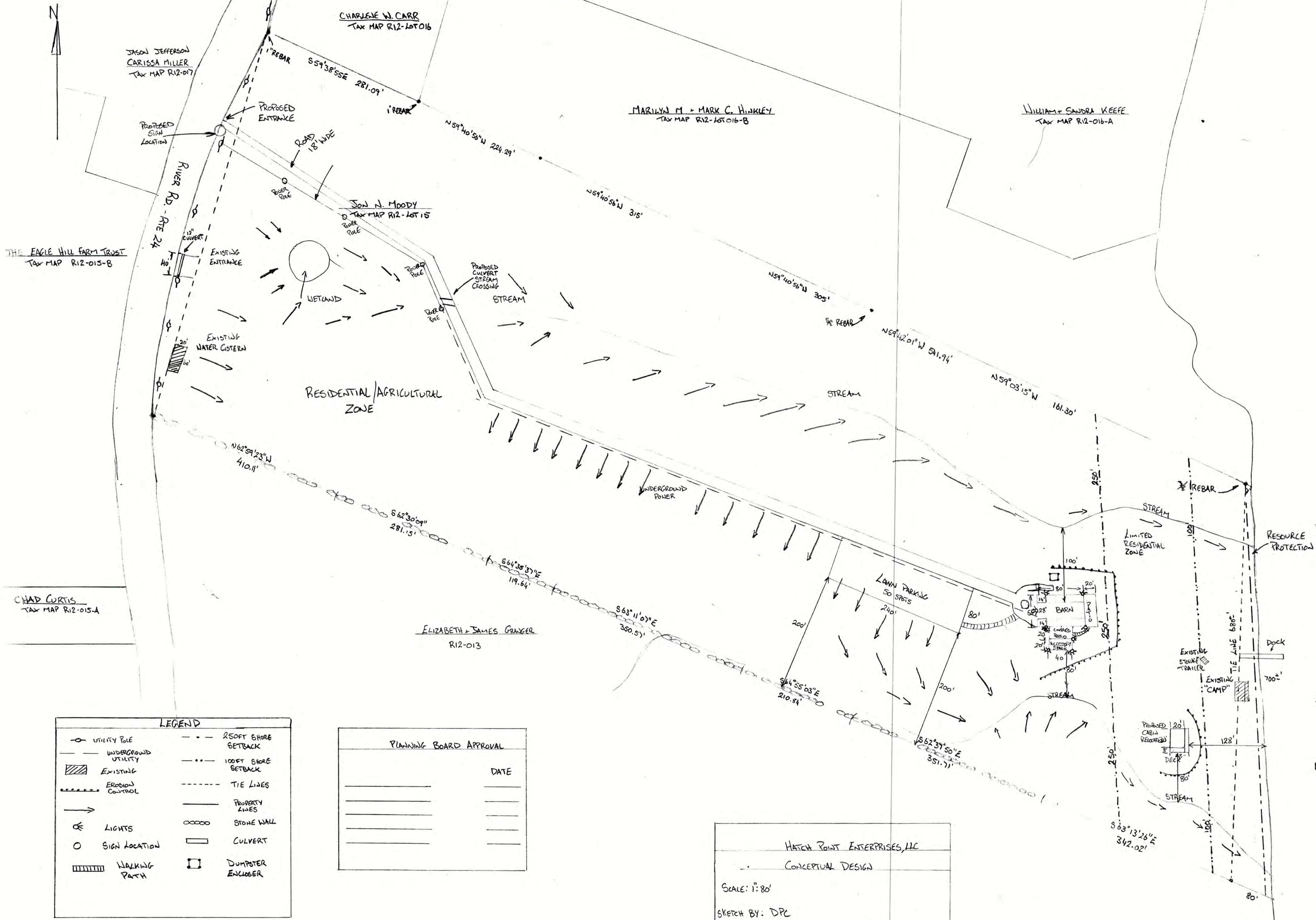
Imagery ©2021 CNES / Airbus, Maine GeoLibrary, Maxar Technologies, USDA Farm Service Agency, Map data ©2021 1000 ft

 via ME-24 N and S Pleasant St 2 min
Fastest route 0.9 mile

Explore 154-36 S Pleasant St







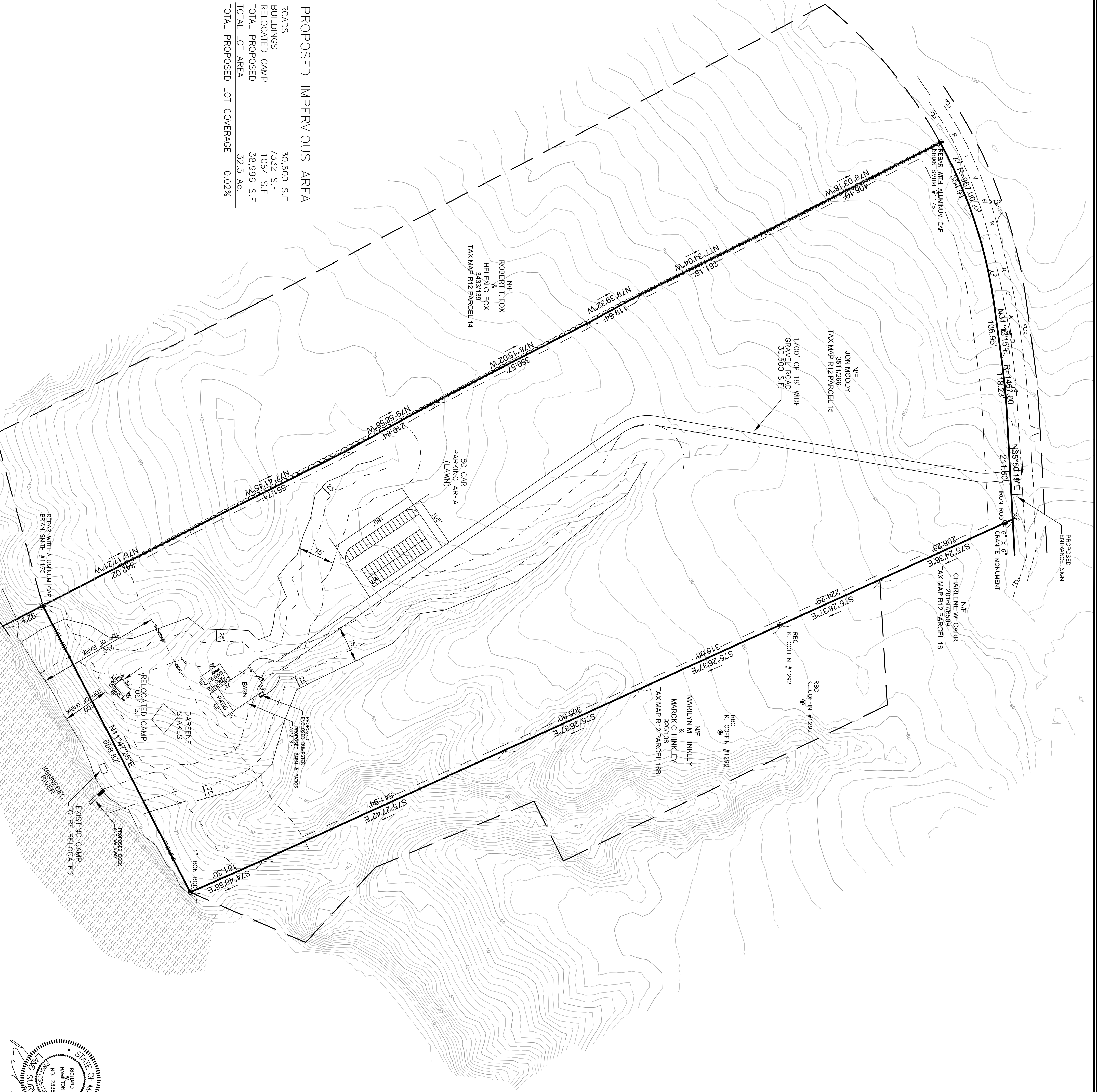
LEGEND

	UTILITY POLE		250FT SHORE SETBACK
	UNDERGROUND UTILITY		100FT SHORE SETBACK
	EXISTING		TIE LINES
	EROSION CONTROL		PROPERTY LINES
	LIGHTS		STONE WALL
	SIGN LOCATION		CULVERT
	WALKING PATH		DUMPSTER ENCLOSURE

PLANNING BOARD APPROVAL

	DATE
_____	_____
_____	_____
_____	_____
_____	_____

HATCH POINT ENTERPRISES, LLC
 CONCEPTUAL DESIGN
 SCALE: 1"=80'
 SKETCH BY: DPC
 DATE: 8-5-2021



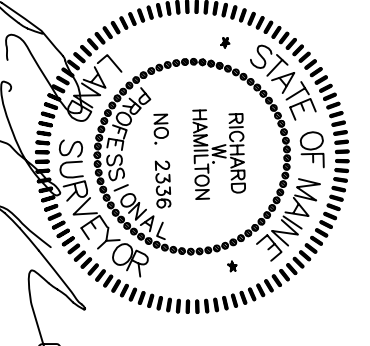
PROPOSED IMPERVIOUS AREA

ROADS	30,600 S.F.
BUILDINGS	7,332 S.F.
RELOCATED CAMP	1064 S.F.
TOTAL PROPOSED	38,996 S.F.
TOTAL LOT AREA	32.5 Ac.
TOTAL PROPOSED LOT COVERAGE	0.02%

- ### LEGEND
- SET #9 REBAR WITH PLASTIC CAP STAMPED BEST 2336
 - FOUND #9 REBAR (STAMPING AS NOTED)
 - FOUND IRON PIPE (SIZE AS NOTED)
 - UTILITY POLE
 - TREE DECIDUOUS W/ BARG WIRE FENCE (BWF)
 - TREE CONIFEROUS W/ BARG WIRE FENCE (BWF)
 - PARENTHESES DENOTE RECORD DATA
 - STONE WALL
 - BARG WIRE FENCE (BWF)
 - ABUTTER OR RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - NOW OR FORMERLY OWNED BY
 - PARCELED WH/ UTILITY LINE
 - DEED BOOK AND PAGE (S280)
 - 1234/567
 - 45-6-78 TAX MAP-BLOCK-LOT

NOTES

1. DATUMS:
HORIZONTAL- MAINE STATE PLANE WEST AS ESTABLISHED WITH STATIC GPS AND POST PROCESSING.
VERTICAL- NAVD 88 AS ESTABLISHED BY STATIC GPS AND POST PROCESSING.
2. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE DEED OF THE ESTATE OF PAGE 289 AT THE SAGADAHOC COUNTY REGISTRY OF DEEDS.
3. PLAN REFERENCES:
a. PLAN ENTITLED BOUNDARY SURVEY LAND OF ROBERT T. FOX JR. AND HELEN G. FOX 1986 OF BOWDOINHAM, MAINE. DATED JUNE 19, 2013. PREPARED BY BRIAN SMITH CO-SITENES, PA.
b. PLAN ENTITLED BOUNDARY SURVEY FOR MARILYN M. & MARK C. HINKLEY DIVISION OF LAND 7 HATCH POINT LANE BOWDOINHAM, SAGADAHOC MAINE. DATED MAY 28, 2021. PREPARED BY E.S. COFFIN ENGINEERING AND SURVEYING.
4. PROPERTY LINES AS SHOWN ARE BASED UPON PLANS REFERENCED IN NOTE 3a, & 3b AND FOUND MONUMENTATION.
5. CONTOURS BASED UPON INFORMATION OBTAINED FROM THE MAINE GIS SYSTEM.
6. THE PROPERTY IS IDENTIFIED ON THE TOWN OF BOWDOINHAMS TAX ASSESSORS MAP R12 PARCEL 15.
7. THE PARCEL IS LOCATED WITHIN THE AGRICULTURE / RESIDENTIAL ZONE. THE PARCELS ARE SHOWN WITH AGRICULTURE AND RESIDENTIAL ZONE AS DEFINED BY THE TOWN OF BOWDOINHAMS ZONING MAP.
8. BULK AND SPACE REQUIREMENTS FOR THE AGRICULTURE / RESIDENTIAL ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE 1 ACRE
MINIMUM ROAD FRONTAGE 150'
SETBACKS
FRONT 50'
SIDE 10'
REAR 10'
- 9.



CONCEPTUAL PLAN
RIVER ROAD
IN
BOWDOINHAM
SAGADAHOC COUNTY
MAINE

SCALE: 1" = 100'

SEPTEMBER 10, 2021

BOUNDARY ENGINEERING SURVEY TECHNOLOGY

PREPARED FOR:
HATCH POINT ENTERPRISES LLC
FRONT MAIN ROAD
FRENCHVILLE MAINE 04842

25 TUBBOGS LANE
BUXTON, MAINE 04093
TELEPHONE 229-9837
FAX 229-9837

JOB NUMBER: 021-029 DRAWING FILE: CONCEPT

