

TEMPORARY BENCHMARKS

- TBM 12 NAIL FOUND 1.2' ABOVE GRADE IN THE NORTH SIDE OF POLE #6
ELEVATION = 8.9 (NAVD88)
- TBM 21 NAIL FOUND 0.8' ABOVE GRADE IN THE WEST SIDE OF POLE #
ELEVATION = 10.4 (NAVD88)

SITE TABULATION

VILLAGE I DISTRICT	
MINIMUM LOT SIZE - 20,000 SQ. FT.	EXISTING - ±23,000 SQ. FT.
MINIMUM ROAD FRONTAGE - 75'	EXISTING - 198'
MINIMUM SETBACKS - FRONT 20'	PROPOSED - 58'
SIDE & REAR 10'	PROPOSED - 12'

SHORELAND OVERLAY - LIMITED COMMERCIAL DISTRICT	
MINIMUM SHORE SETBACK - 25'	PROPOSED - 25'

TOTAL LOT AREA ±23,000 SQ FT	PROPOSED - ±9000 SQ. FT.
IMPERVIOUS AREA ±14,600 SQ FT	PROPOSED - 39%
IMPERVIOUS % 63%	

PROPOSED SITE PLAN NOTES

- DOMESTIC WATER TO BE PROVIDED BY THE BOWDOINHAM WATER DISTRICT. A PRIVATE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS IS PROPOSED.
- a) A PORTION OF THE PROPERTY IS IN A FLOOD HAZARD AREA PER FEMA FIRM 23023C 0094 F DATED JULY 16, 2015. THE FLOOD INSURANCE STUDY PAGE 11P IS A PROFILE FOR DENHAM STREAM, INDICATING THE 100 YEAR FLOOD ELEVATION FOR BACKWATER TO MERRYMEETING BAY = 8.8' (NAVD88). THE ZONING ORDINANCE ART. 8 FLOOD PLAN MANAGEMENT, REQUIRES NONRESIDENTIAL STRUCTURE FINISHED FLOOR TO BE 3' ABOVE THE BASE FLOOD ELEVATION.
- SOIL TEST & SEPTIC DESIGN BY ALBERT FRICK ASSOCIATES. DESIGN FLOW IS A MAXIMUM OF 600 GALLONS PER DAY.
- A SIGN WILL BE INSTALLED ON THE BUILDING WALL FACING THE RIVER ROAD. PRIOR TO INSTALLATION, THE PROPOSED SIGN DESIGN WILL BE SUBMITTED TO THE CEO FOR REVIEW AND CONFIRMATION IT MEETS THE BOWDOINHAM SIGN ORDINANCE.
- A SUBURBAN CONVENIENCE MARKET WITHOUT GAS PUMPS COULD GENERATE APPROXIMATELY 450 TRIPS PER DAY, AND 60 TRIPS PER PM PEAK HOUR. THE MAJORITY OF THESE TRIPS ARE EXPECTED TO BE ALREADY PASSING BY ON NEARBY ROADS. ANTICIPATED PEAK HOURS OF OPERATION ARE 4-6 PM.

CONDITIONS OF APPROVAL

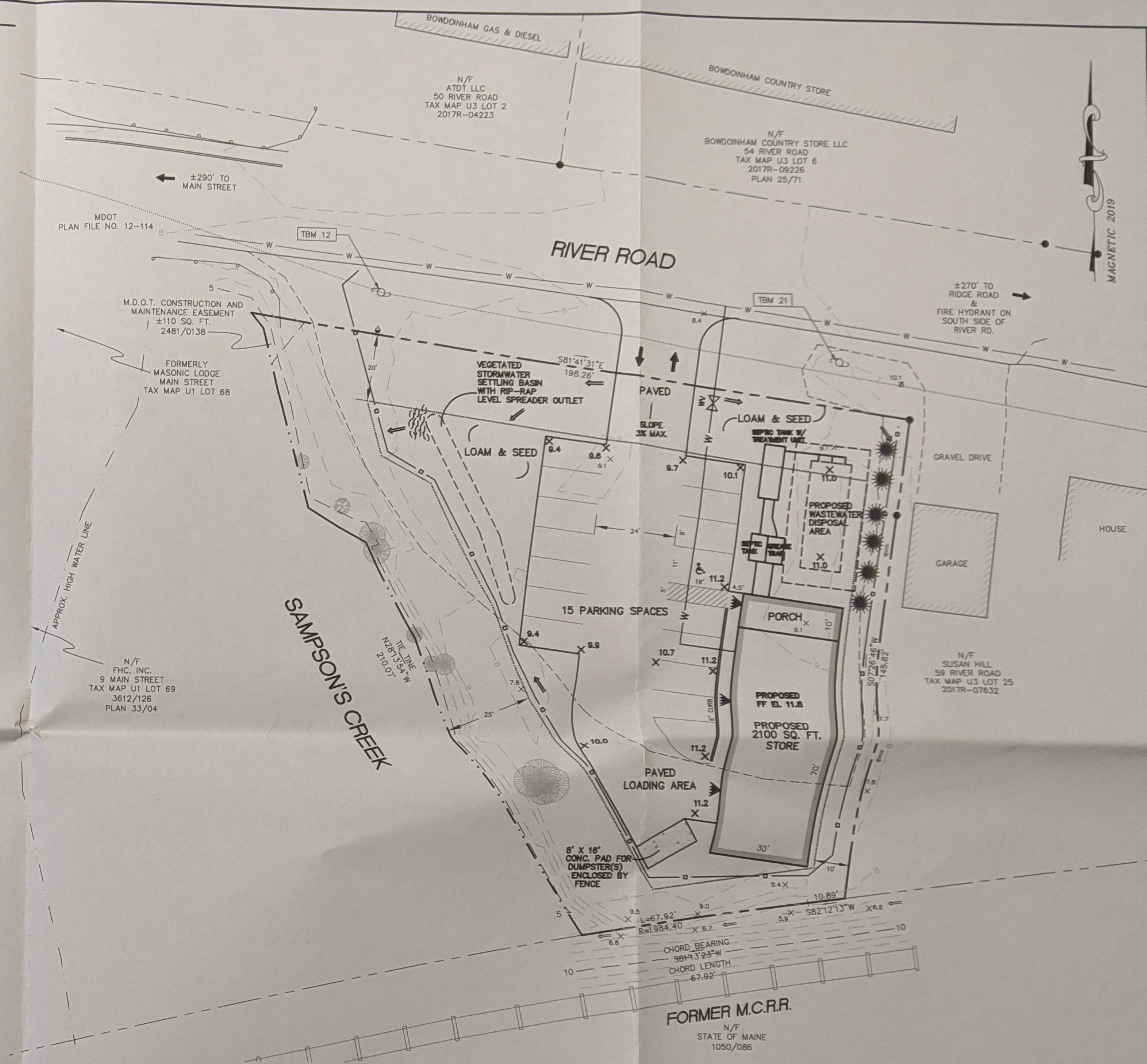
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THE BOWDOINHAM ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.
- 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.

LEGEND

EXISTING	LEGEND	PROPOSED
---	EDGE OF GRAVEL	---
---	EDGE OF PAVEMENT	---
---	PROPERTY LINE	---
---	BUILDING SETBACK LINE	---
---	DEED LINE	---
---	OVERHEAD UTILITIES	---
---	APPROX. HIGH TIDE LINE	---
▭	BUILDING	▭
•	SPOT ELEVATION	X 0.4
←	SURFACE WATER DRAINAGE	→
---	SILT FENCE	---
---	LIGHT-CUTOFF LUMINAIRE	▲
W	WATER LINE	W
W	WATER VALVE	W
○	UTILITY POLE	○
●	IRON PIPE/ROD FOUND	●
N/F	NOW OR FORMERLY	
3132/227	BOOK/PAGE AT REGISTRY OF DEEDS	
R/W	RIGHT OF WAY	
⊗	SOIL TEST SITE LSE #352	
⊗	ASH TREE	
⊗	OAK TREE	
⊗	WILLOW TREE	
⊗	CEDAR/ARBORVITAE	⊗

SURVEY NOTES

- ALL BEARINGS REFER TO MAGNETIC NORTH 2017 AS OBSERVED WITH A HAND COMPASS BETWEEN SURVEY CONTROL POINTS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE SAGADAHOC COUNTY REGISTRY OF DEEDS (SCRD) UNLESS OTHERWISE NOTED.
- THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY HARTY & HARTY IN SEPTEMBER, 2019.
- OWNER OF RECORD TAX MAP U3 LOT 26:** ATDT LLC - SEE DEED FROM GEORGE GLIBA DATED JUNE 20, 2017, RECORDED IN BOOK/PAGE 2017R-04223.
- THE RIVER ROAD R/W IS 4 RODS WIDE PER THE MDOT PLAN REFERENCE BELOW. WE HELD LOCAL MONUMENTS FOUND AND THE EXISTING TRAVELLED WAY FOR THE RIGHT OF WAY SHOWN.
- PLANS REVIEWED DURING THIS SURVEY:
 - a) STANDARD BOUNDARY SURVEY OF GEORGE GLIBA PROPERTY RIVER ROAD & SAMPSON'S CREEK, BOWDOINHAM, MAINE BY B. SMITH SURVEYING, DATED AUG. 01, 2001.
 - b) STATE OF MAINE DEPT. OF TRANSPORTATION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 1 (RTE. 24), BOWDOINHAM, SAGADAHOC COUNTY D.O.T. FILE NO. 12-114, DATED JULY 2004
 - c) PROPERTY SURVEY FOR RONALD BAGLEY, BOWDOINHAM COUNTRY STORE, MAIN STREET, BOWDOINHAM, MAINE BY M. HASKELL ASSOC. DATED 06/13/86, RECORDED IN PLAN BOOK 25/71.
 - d) RIGHT OF WAY AND TRACK MAP, MAINE CENTRAL RAILROAD DATED 06/30/1916, SHEET V.1/31, ON FILE AT MDDT.
- CONTOURS ARE FROM A FIELD SURVEY ON SEPTEMBER 20, 2019. THE CONTOUR INTERVAL IS ONE FOOT, AND THE VERTICAL DATUM IS NAVD88.
- THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR'S RULES, CHAPTER 90: STANDARDS OF PRACTICE, PART 2: TECHNICAL STANDARDS.

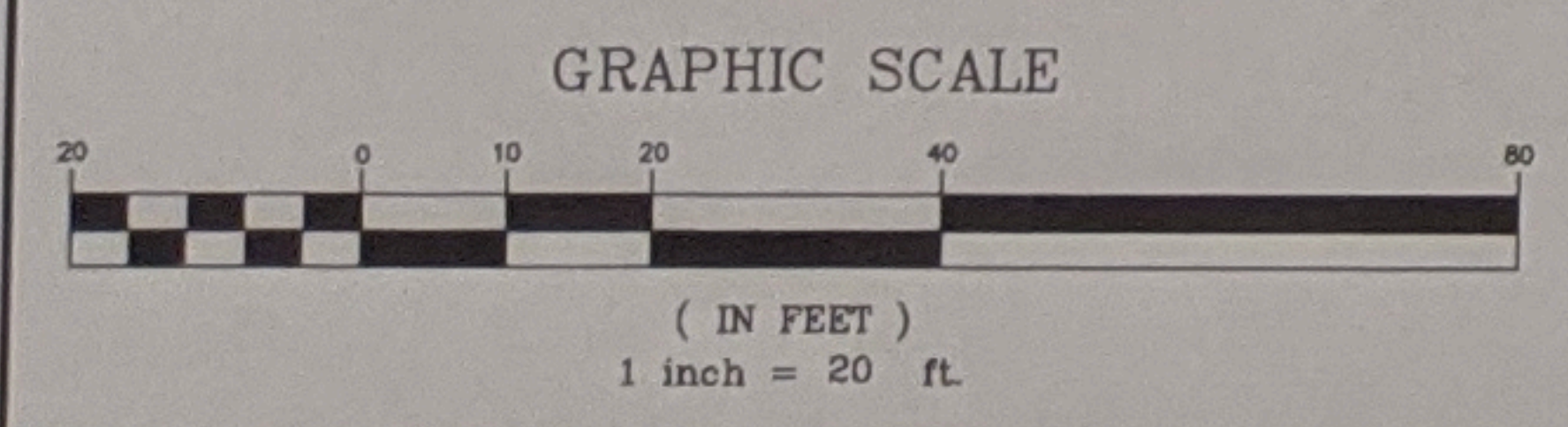


PROPOSED SITE PLAN

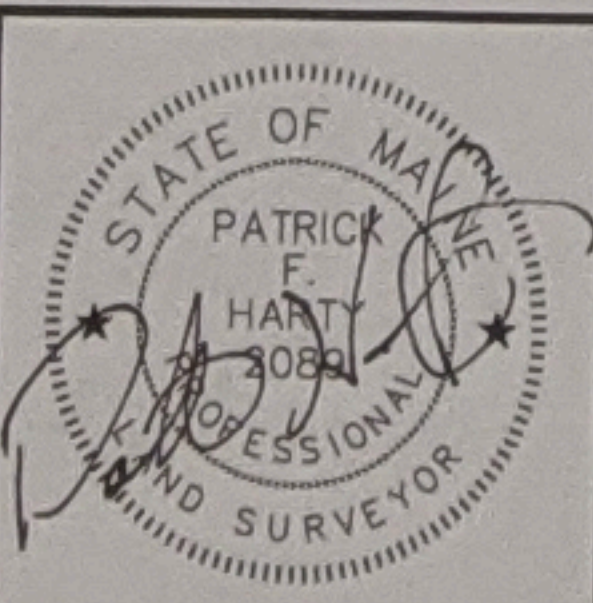
APPROVED: TOWN OF BOWDOINHAM PLANNING BOARD

CHAIRMAN _____ DATE _____

PROGRESS PLOT
DATE: 10/28/19



REV	DATE	STATUS	BY	CHKD	APPD



DESIGNED BY:	-
DRAWN BY:	PFH
CHECKED BY:	MJH
APPROVED BY:	PFH
DATE:	10/28/19

Harty & Harty
Professional Land Surveyors
540 Bay Road
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Tel/FAX : (207) 729-4571

CLIENT
ANN & DOUG TOURTELOTTE
369 MILLAY ROAD
BOWDOINHAM, MAINE 04008

PROJECT	RIVER ROAD & SAMPSON'S CREEK BOWDOINHAM, MAINE	SCALE HORIZ. 1"=20'
TITLE	PROPOSED SITE PLAN	PROJECT NO. #19181
		DRAWING NO. RIVER50
		SHT. 1 of 1 REV. -