

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS ARE BASED UPON A PLAN ENTITLED "CONCEPTUAL PLAN - RIVER ROAD IN BOUDOINHAM" REVISED THROUGH NOVEMBER 17, 2021, PREPARED BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY.
- TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE MAINE OFFICE OF GIS.
- OWNER OF RECORD - JUSTIN M. FLETCHER, INC.  
DEED REFERENCE - BOOK 2023, PAGE 846  
TAX MAP R12, LOT 15
- THE PARCEL IS LOCATED IN THE AGRICULTURE/RESIDENTIAL ZONING DISTRICT AND ALSO THE RESOURCE PROTECTION AND SHORELAND ZONE.
- A PORTION OF THE PARCEL IS LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 23023C0108F, DATED JULY 16, 2015.

**LEGEND**

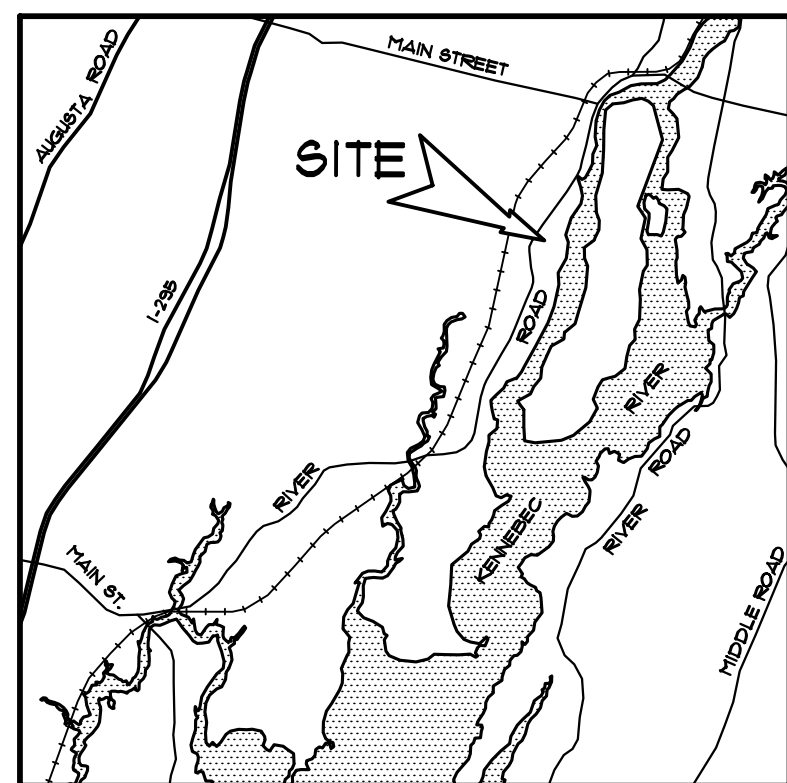
- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING UTILITY POLE
- EXISTING STRING LIGHTS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING GRAVEL

**PHASE 2 MASTER PLAN**

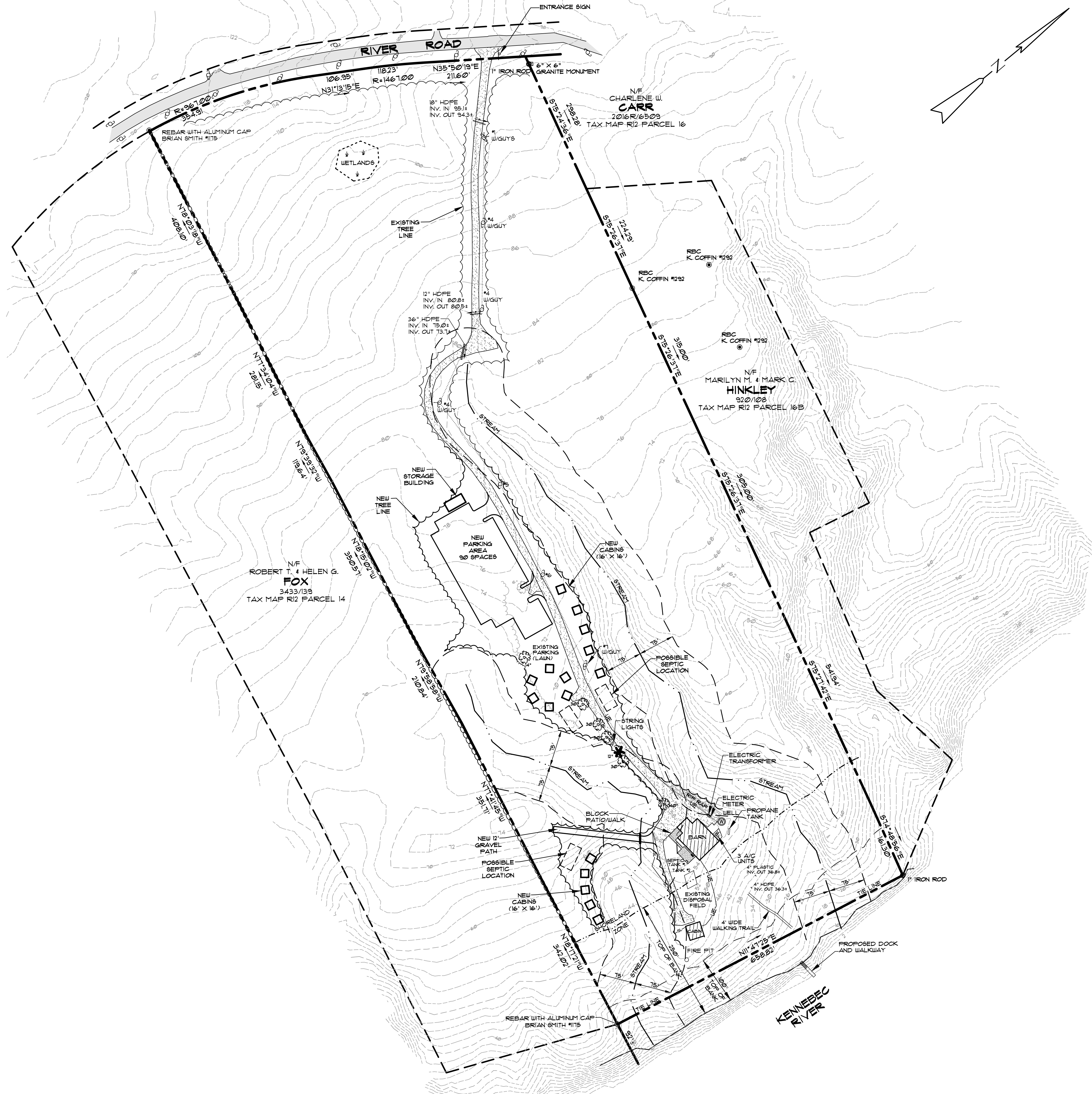
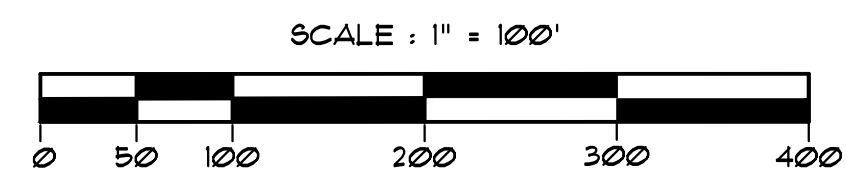
TOTAL PARCEL AREA = 32.5 ACRES

PROPOSED INFERVIOUS

BUILDINGS	= 4,896 sf
PARKING	= 33,919 sf
TOTAL	= 38,815 sf



LOCATION MAP



REV.	BY:	DATE:	CHANGES:
2	BRJ	3/19/24	ADD STORAGE BUILDING, MOVE PARKING LOT
1	BRJ	7/8/24	UPDATE EXISTING UTILITIES

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

**SJR ENGINEERING, INC.**  
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**PHASE 2 - MASTER PLAN**  
BARN AT HATCH POINT  
1411 RIVER ROAD, BOUDOINHAM  
PREPARED FOR  
JUSTIN M. FLETCHER, INC.  
108 WINN ROAD - FALMOUTH, ME 04105

DATE	PROJECT
NOV. 2023	2023-010
DRAWN BY	SCALE
BRJ	1" = 100'