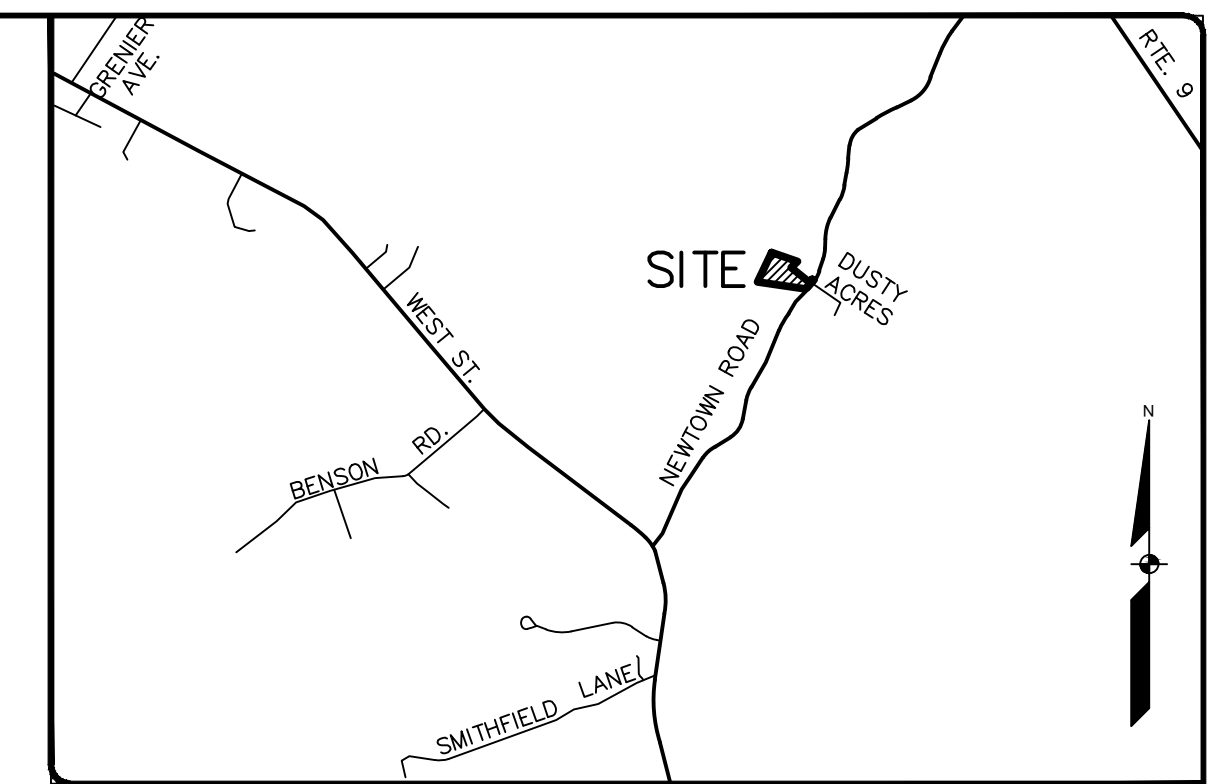


NF  
BROOKS & McCAIN  
10485/97

NF  
CITY OF BIDDEFORD  
16732/369

NF  
NOELLE E. GUAY  
16585/831

NF  
BROOKS & McCAIN  
10485/97



LOCATION MAP N.T.S.

NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL PARCEL AREA:	314,618 SF
TOTAL UNUSABLE LAND:	84,745 SF
BUILDABLE AREA:	229,873 SF
NET RESIDENTIAL DENSITY:	20,000 SF/UNIT
MAX ALLOWABLE DENSITY:	11.49 UNITS
MAX UNITS ALLOWED:	11 UNITS

NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS
A	CAB	03/09/2022	ISSUED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

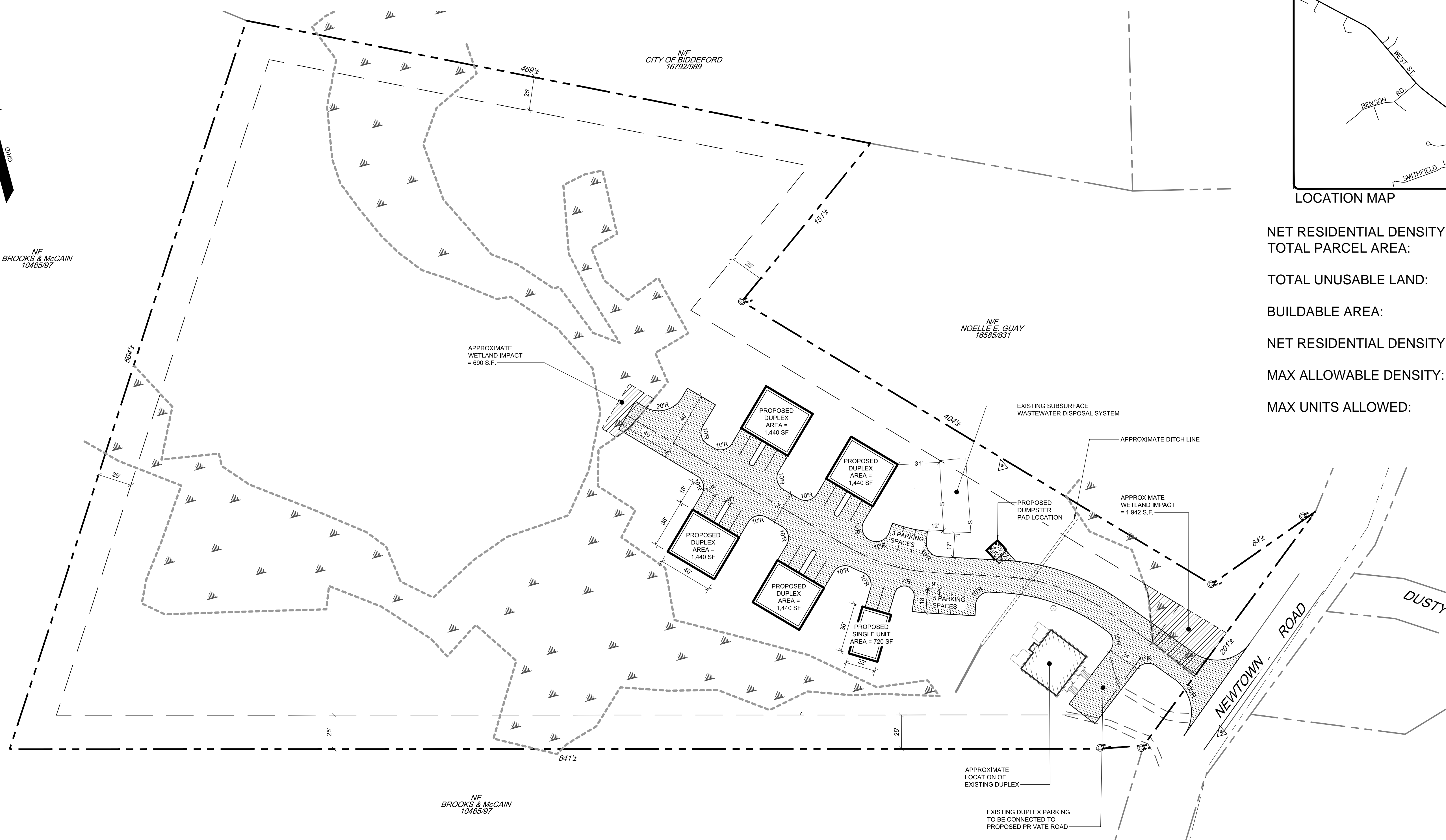
**SEBAGO**  
TECHNICS  
75 John Roberts Rd.  
Sullivan, IA  
South Portland, ME 04106  
Tel. 207-290-2100

SUBDIVISION PLAN  
OF:  
NEWTOWN ROAD SUBDIVISION  
37 NEWTOWN ROAD  
BIDDEFORD, MAINE

FOR:  
COASTAL OAKS, LLC  
198 SACO AVENUE  
OLD ORCHARD BEACH, ME 04064

DESIGNED	BAM/TFG
DRAWN	MRS/TFG
CHECKED	CAB
DATE	07/25/2022
SCALE	1" = 40'
PROJECT	20023

SHEET 2 OF XX



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BIDDEFORD HOUSING AUTHORITY BY DEED DATED SEPTEMBER 6, 2011 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 16163, PAGE 533.
- THE PROPERTY IS SHOWN AS LOT 22-6 ON THE CITY OF BIDDEFORD TAX MAP 4 AND IS LOCATED IN RF (RURAL FARM) ZONE.
- SPACE AND BULK CRITERIA FOR RURAL FARM (RF) ZONING DISTRICT:  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.  
MINIMUM PROPERTY LINE SETBACK 25 FT
- PARCEL INFORMATION SHOWN HEREON IS BASED UPON CITY OF BIDDEFORD TAX MAP PARCELS DATED APRIL, 2020.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON LIDAR REMOTE SENSING, COLLECTED IN 2011 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS A CLASSIFIED LAZ POINT CLOUD. GROUND CLASSIFICATION INTERPOLATED AT A 10 FOOT GRID, SHOWN AT 2 FOOT CONTOURS. GROUND TRUTHING NOT PERFORMED.
- PLAN REFERENCES:  
A. UNRECORDED SURVEY OF PROPERTY PERFORMED BY PAUL P. GADBOIS, PLS 2104.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE ON MAY 11, 2022 BY MARK HAMPTON ASSOCIATES, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- A VERNAL POOL STUDY WAS PERFORMED ON MAY 11, 2022 BY MARK HAMPTON ASSOCIATES, INC. NO SIGNIFICANT VERNAL POOLS WERE MAPPED.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS, PRIVATE WELLS AND OVERHEAD ELECTRIC AND TELEPHONE. COORDINATED WITH CENTRAL MAINE POWER AND/OR OTHER LOCAL UTILITY COMPANY.
- ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- PROJECT SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CLIMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, OCTOBER 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG-SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY

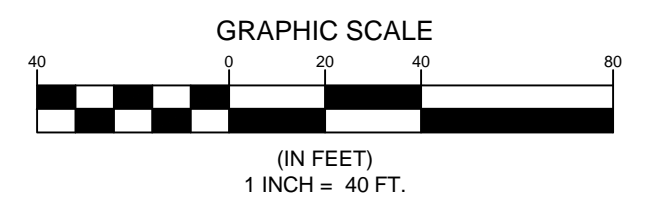
RELOCATION:

- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- BEFORE THE FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING OR SIMILAR SERVICES FOR THE PRIVATE WAY. FUTURE LOT DIVISIONS MAY BE PROHIBITED.
- NEW LOT TO BE SERVED BY ONSITE INDIVIDUAL WELL AND SEPTIC TO BE COORDINATED WITH BUILDING PERMIT.

APPROVAL-  
CITY OF BIDDEFORD  
PLANNING BOARD

STATE OF MAINE

\_\_\_\_ COUNTY SS REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_ h \_\_\_\_ m \_\_\_\_ M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR



2022 S.dwg, TAB 2 SUBDIVISION PLAN