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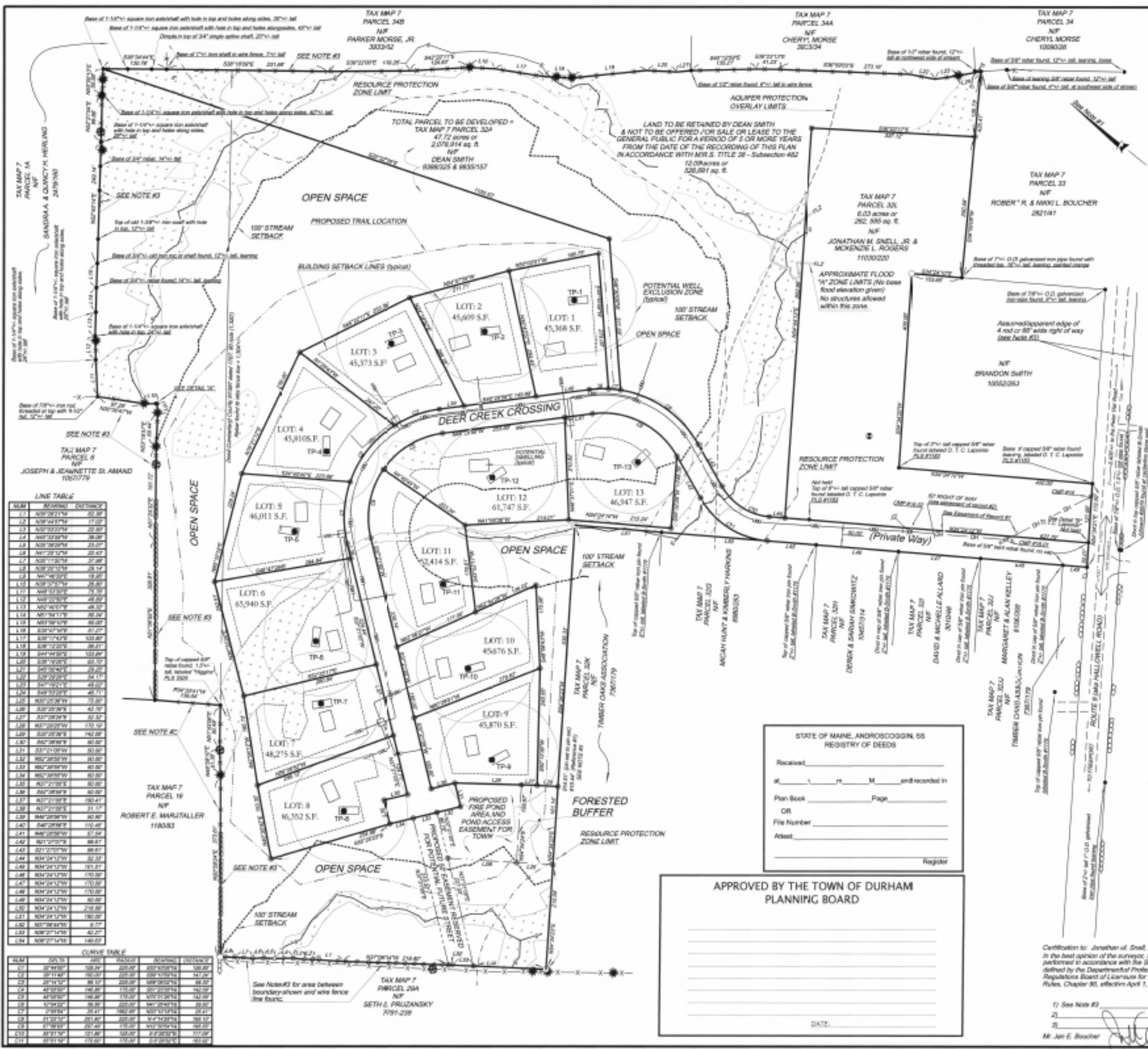
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- REFERENCES**
- Plan of "Boundary Survey prepared for Dean Smith" by Cornerstone Professional Land Surveying, Inc., dated 10/1/2018 & revised through 8/8/2022.
- EASEMENTS OF RECORD**
- Liability assessment as recorded in the Androscoggin County Registry of Deeds in Book 5918, Page 238.
 - Fifty foot wide common right of way over Parcel 32A for access to lot 32L, as recorded in the Androscoggin County Registry of Deeds in Book 9381, Page 213.
- NOTES**
- Bearings are based upon those shown on the plan in Reference #1.
 - Equipment used & to be used: Nikon DTM 51C Total Station; Theodolite & Carlson BR17 RTK GPS.
 - For all information regarding the boundaries of the parcel being subdivided see Boundary Survey in Reference #1.
 - Midland & stream delineation and location was performed by Alex Finamore of Mainly Soils LLC, and soil & septic leachate and locations were made by Stephen Marcotte, then provided to this surveyor in CAD format by the project engineer Charles Burnham.
 - Each numbered lot will be limited to 20,000 square feet of developed area (Area Included).
 - Areas within the side setbacks will remain vegetated. If these areas are cleared during the grading of the lots or road, the same number of trees that were removed will be replanted.
 - Tail construction will be limited to the removal of trees smaller than 3-inches in diameter. Any stream crossing will open the width of the stream bed by a minimum of 7' on either side of the stream.
 - No dug wells are permitted on any part of the property. All lots are to be served by individual wells.
 - There are 10' setbacks from all streams on the property, which will be determined by field measurements prior to construction.
 - Any stone walls moved during the construction of the road or residential lots will need to be relocated on-site.
 - Deer Creek Crossing shall remain private & be served and maintained (along with the Pine Pond & Open Space) by an association.
 - Further subdivision of the Open Space and its use for other than non-commercial recreation, agriculture, or conservation purposes, except for easement for underground utilities, shall be prohibited. Structures and buildings accessory to non-commercial recreational or conservation uses may be erected on common land only with planning board review and approval.
 - None of the dedicated Open Space shall be used for future building lots and shall remain vegetated.
 - During stream construction, the entire right of way shall not be closed unless the clearing is for necessary utilities, drainage or other infrastructure beyond the right of way limits. Following stream construction, the developer or contractor shall conduct thorough clean-up of stumps and other debris that was created from the construction process, from the entire right of way. No on-site stump and/or debris burial area are being proposed.
 - The forested buffer will be marked in the center of each of its exterior boundaries and monumented with capped 5" rebar labeled "Cornerstone PLS 2089" at each of its corners. The buffer markings will comply with the current Maine Department of Environmental Protection standards set forth in their stormwater BMP manual.
 - All driveways will have a 15' HDPE culvert installed in the drainage swale.
 - Tail systems will be completed prior to any certificate of occupancy permits being issued.
 - Setback lines zone boundaries and information, density calculations, stormwater, erosion control, road design, proposed improvements and their locations, site distances, flood boundaries and lot, easement and open space design were provided to this surveyor in CAD format by project engineer Charles Burnham.
 - All lots are to be detached single family residential units.

NET DEVELOPMENT DENSITY CALCULATION:

| | |
|---|----------------|
| TOTAL PARCEL AREA | 1,352,324 S.F. |
| AREAS UNSUITABLE IN NATURAL STATE: | |
| - WETLANDS/ANTHROPOGENIC & FLOODPLAIN | 115,181 S.F. |
| - STEEP SLOPES OVER 20% | 25,125 S.F. |
| AREAS REMOVED FOR: | |
| - ACCESS ROADIN O.M. (15% OF TOTAL PARCEL AS REQUIRED) | 222,834 S.F. |
| - EXISTING EASEMENTS (none outside of proposed access road r.o.w.) | 1,179,100 S.F. |
| REMAINING LAND | 1,179,100 S.F. |
| MINIMUM DWELLING UNIT AREA IN RURAL, RESIDENTIAL, AND AGRICULTURAL ZONE = 80,800 S.F. | |
| NET DEVELOPMENT DENSITY CALCULATION: 1,179,100 S.F. / 80,800 = 15.1 UNITS | |
| PROPOSED UNITS = 13 UNITS | |

ZONING SUMMARY

| APPLICABLE SPACE AND BULK REGULATIONS | MINIMUM | PROVIDED |
|---------------------------------------|----------------------|----------------------|
| LOT AREA | 4,000 S.F. | + 45,000 S.F. |
| STREET FRONTAGE | 100' | 8' - 150' |
| CUL-DE-SAC FRONTAGE | NA | 8' - 150' |
| LOT WIDTH | NA | NA |
| PRINCIPAL STRUCTURE | | |
| FRONT SETBACK | 25 FT. | 25 FT. |
| SIDE SETBACK | 25 FT. | 25 FT. |
| REAR SETBACK | 25 FT. | 25 FT. |
| OPEN SPACE | 7.5, 11.2 S.F. (20%) | 181,325 S.F. (58.1%) |
| OPEN SPACE - 40% WETLANDS | 388,025 S.F. (20%) | 388,025 S.F. (79%) |

- LEGEND**
- IRON PIPE OR PIN FOUND, AS NOTED
 - IRON PIN SET IN 2018 (capped 5" rebar labeled "Cornerstone PLS 2089")
 - IRON PIN TO BE SET (capped 5" rebar labeled "Cornerstone PLS 2089")
 - EXISTING UTILITY POLE FOUND
 - EXISTING GLY ANCHOR FOUND (not all located/shown)
 - CONIFEROUS TREE WITH WIRE FENCE FOUND
 - DECIDUOUS TREE WITH WIRE FENCE FOUND
 - DRIILLED WELL CASE FOUND
 - EXISTING LARGE DIAMETER STONE FOUND
 - REMAINS OF BARBED AND/OR SOX WIRE FENCE FOUND (see Note #3)
 - DH - APPROXIMATE LOCATION EXISTING OVERHEAD UTILITY LINES
 - 2 - APPROXIMATE LOCATION OF MAPPED STREAM
 - NF - NOW OR FORMERLY OF (TYPICAL FORM ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK AND PAGE NUMBER)
 - POTENTIAL UNDERGROUND UTILITY LOCATIONS
 - POTENTIAL TRANSFORMER LOCATIONS
 - POTENTIAL TEST PIT AND SYSTEM LOCATIONS
 - REMAINS OF STONE WALL FOUND
 - APPROXIMATE EDGE OF EXISTING RIVEMENT
 - APPROXIMATE EDGE OF MAPPED WETLAND (see Note #4)

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| 1.1 | N01°21'15"W | 42.30' |
| 1.2 | N01°04'57"W | 17.02' |
| 1.3 | N01°02'23"W | 22.40' |
| 1.4 | N01°02'23"W | 28.08' |
| 1.5 | N01°30'23"W | 21.07' |
| 1.6 | N01°29'12"W | 22.47' |
| 1.7 | N01°11'30"W | 27.28' |
| 1.8 | N01°20'13"W | 23.14' |
| 1.9 | N01°04'32"W | 18.22' |
| 1.10 | N01°02'23"W | 28.08' |
| 1.11 | N01°02'23"W | 28.08' |
| 1.12 | N01°02'23"W | 28.08' |
| 1.13 | N01°02'23"W | 28.08' |
| 1.14 | N01°02'23"W | 28.08' |
| 1.15 | N01°02'23"W | 28.08' |
| 1.16 | N01°02'23"W | 28.08' |
| 1.17 | N01°02'23"W | 28.08' |
| 1.18 | N01°02'23"W | 28.08' |
| 1.19 | N01°02'23"W | 28.08' |
| 1.20 | N01°02'23"W | 28.08' |
| 1.21 | N01°02'23"W | 28.08' |
| 1.22 | N01°02'23"W | 28.08' |
| 1.23 | N01°02'23"W | 28.08' |
| 1.24 | N01°02'23"W | 28.08' |
| 1.25 | N01°02'23"W | 28.08' |
| 1.26 | N01°02'23"W | 28.08' |
| 1.27 | N01°02'23"W | 28.08' |
| 1.28 | N01°02'23"W | 28.08' |
| 1.29 | N01°02'23"W | 28.08' |
| 1.30 | N01°02'23"W | 28.08' |
| 1.31 | N01°02'23"W | 28.08' |
| 1.32 | N01°02'23"W | 28.08' |
| 1.33 | N01°02'23"W | 28.08' |
| 1.34 | N01°02'23"W | 28.08' |
| 1.35 | N01°02'23"W | 28.08' |
| 1.36 | N01°02'23"W | 28.08' |
| 1.37 | N01°02'23"W | 28.08' |
| 1.38 | N01°02'23"W | 28.08' |
| 1.39 | N01°02'23"W | 28.08' |
| 1.40 | N01°02'23"W | 28.08' |
| 1.41 | N01°02'23"W | 28.08' |
| 1.42 | N01°02'23"W | 28.08' |
| 1.43 | N01°02'23"W | 28.08' |
| 1.44 | N01°02'23"W | 28.08' |
| 1.45 | N01°02'23"W | 28.08' |
| 1.46 | N01°02'23"W | 28.08' |
| 1.47 | N01°02'23"W | 28.08' |
| 1.48 | N01°02'23"W | 28.08' |
| 1.49 | N01°02'23"W | 28.08' |
| 1.50 | N01°02'23"W | 28.08' |
| 1.51 | N01°02'23"W | 28.08' |
| 1.52 | N01°02'23"W | 28.08' |
| 1.53 | N01°02'23"W | 28.08' |
| 1.54 | N01°02'23"W | 28.08' |
| 1.55 | N01°02'23"W | 28.08' |
| 1.56 | N01°02'23"W | 28.08' |
| 1.57 | N01°02'23"W | 28.08' |
| 1.58 | N01°02'23"W | 28.08' |
| 1.59 | N01°02'23"W | 28.08' |
| 1.60 | N01°02'23"W | 28.08' |

CURVE TABLE

| LINE | BEARING | ARC | CHORD | AREA | DISTANCE |
|------|-------------|---------|---------|----------|----------|
| 1.1 | N01°21'15"W | 280.0' | 280.0' | 280.0000 | 280.00' |
| 1.2 | N01°14'41"W | 25.00' | 25.00' | 25.0000 | 25.00' |
| 1.3 | N01°11'30"W | 88.10' | 88.10' | 88.1000 | 88.10' |
| 1.4 | N01°02'23"W | 115.50' | 115.50' | 115.5000 | 115.50' |
| 1.5 | N01°02'23"W | 146.80' | 146.80' | 146.8000 | 146.80' |
| 1.6 | N01°29'12"W | 36.50' | 36.50' | 36.5000 | 36.50' |
| 1.7 | N01°11'30"W | 24.21' | 24.21' | 24.2100 | 24.21' |
| 1.8 | N01°20'13"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 1.9 | N01°04'32"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 2.0 | N01°02'23"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 2.1 | N01°02'23"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 2.2 | N01°02'23"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 2.3 | N01°02'23"W | 21.80' | 21.80' | 21.8000 | 21.80' |
| 2.4 | N01°02'23"W | 21.80' | 21.80' | 21.8000 | 21.80' |

STATE OF MAINE, ANDROSCOGGIN SS
REGISTRY OF DEEDS

Received _____

at _____ M. and recorded in _____

Plan Book _____ Page _____

CR _____

File Number _____

Adopt _____

Register _____

APPROVED BY THE TOWN OF DURHAM
PLANNING BOARD

DATE: _____

Certification for Jonathan M. Snell, Jr.
In the best opinion of the surveyor, this survey work has been performed in accordance with the Standards of Practice as defined by the Department of Professional and Financial Regulations Board of Licensure for Professional Land Surveyors Rules, Chapter 80, effective April 1, 2001, except as noted.

1) See Note #3
2) _____
3) _____

Mr. Jan E. Boucher _____ PLS 2089

DEER CREEK CROSSING FINAL SUBDIVISION PLAN

Prepared for
JONATHAN M. SNELL, JR.

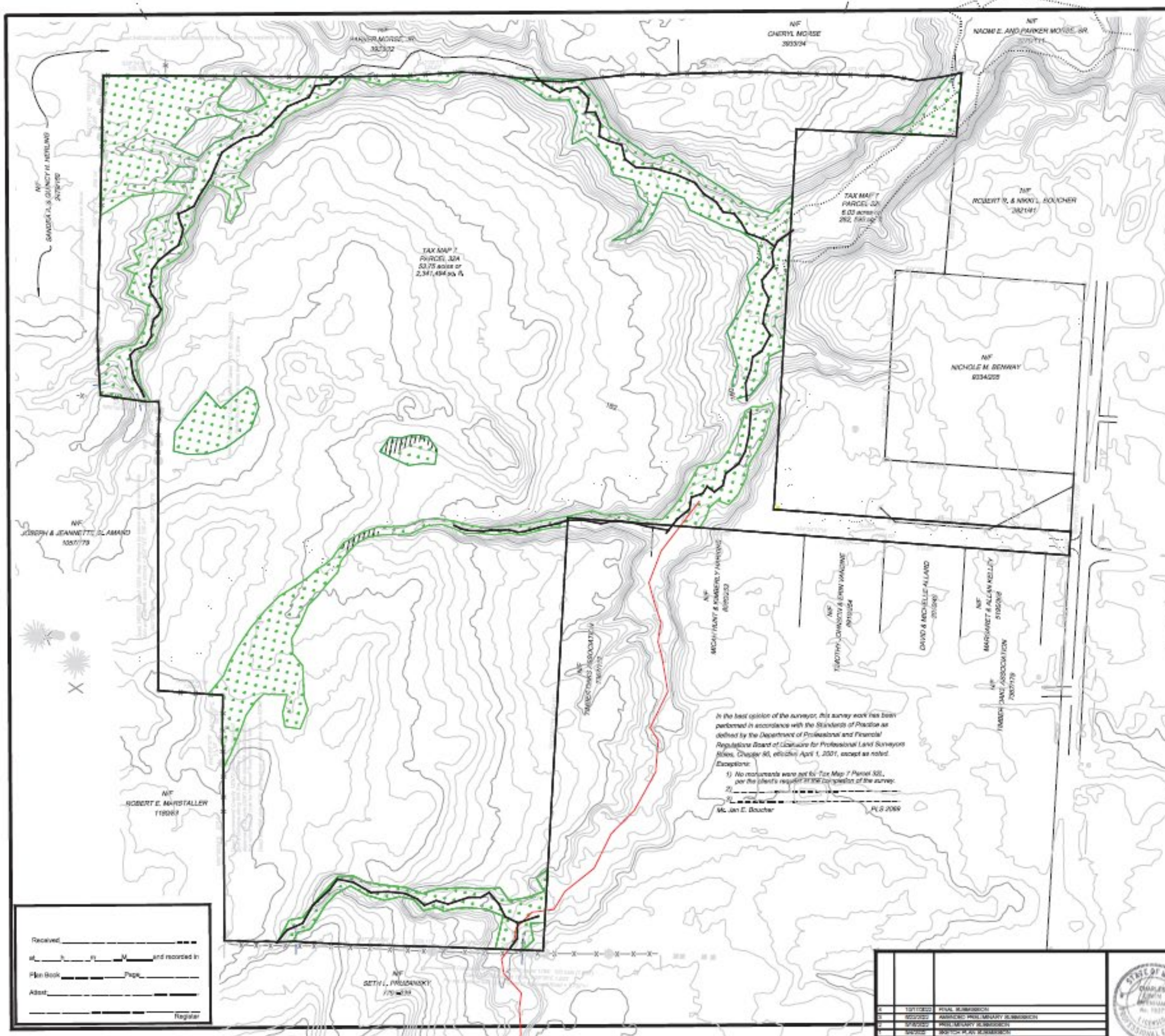
Owner of record of Parcel 32A = Dean Smith per deeds recorded in the Androscoggin County Registry of Deeds in Book 9385, Page 325 & Book 9835, Page 157. Residence Address = 58 Patriot Way, Durham, Maine 04222.

Owner of record of Parcel 32L = Jonathan M. Snell, Jr. & McKenzie L. Rogers per deed recorded in the Androscoggin County Registry of Deeds in Book 11030, Page 220. Residence Address = 735 Hollowell Rd, Durham, Maine 04222.

Project Applicant: Jack Doughty, 231 Flying Point Road, Freeport, Maine 04032.

Project address: Route 9, Durham, Maine 04222.
Date: October 17, 2022 Job #202205, Field Book D-13

Prepared by
CORNERSTONE PROFESSIONAL LAND SURVEYING, INC.
28 CORNERSTONE DRIVE
BOWDOIN, MAINE 04287
Web = www.cornerstoneprofessionallandsurveying.com Tel = 1-207-686-8075



REFERENCES

- Final revised plan of Timber Oaks subdivision made for Dewitt Corp. by Brian Smith Surveying, Inc. dated 7/25/1988 and recorded in the Androscoggin County Registry of Deeds in Plan Book 34, Page 32.
- Plan of property survey made for Russell A. Wing, Sr. et al. by Wright & Pierce, dated 12/19/1982 and recorded in the Androscoggin County Registry of Deeds in Plan Book 16, Page 26.
- Notes plan of Royalborough, dated 5/22/1798, an image of which was found at the United States Library of Congress Division of Maps, with a recording stamp date of 11/10/1935 and with several catalogue numbers including "74-694805," "M01192," and "G13734-D8G45-1705-NE Vault."
- Layout of Route 8 as recorded in the Cumberland County Commissioners records in Volume 2, Page 329 dated 1805 (as width given) and in the Androscoggin County Commissioners Records in Volume 4, Page 575 dated 1809 (varying width).
- Plan of Foxboro Woods subdivision made for Goodell Construction Services and Bowle Home Construction by Brian Smith Surveying, Inc. dated 8/12/2002 and recorded in the Androscoggin County Registry of Deeds in Plan Book 42, Page 89.

EASEMENTS OF RECORD

- Utility easement as recorded in the Androscoggin County Registry of Deeds in Book 2519, Page 338.
- Fifty foot wide common right of way over Parcel 324 for access to lot 325, as recorded in the Androscoggin County Registry of Deeds in Book 3281, Page 315.

NOTES

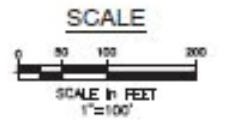
- Bearings are based upon those shown on the plan in Reference #1.
- Equipment used: Nikon DTM 520 Total Station Theodolite and internal data collector.
- The right of way limits of Route 8 shown hereon are based upon those shown on the plan in Reference #1, and the encumbrances found along said way as shown hereon. This surveyor was unable to re-locate the way as it is specifically described in the layout in Reference #4, due in part to a lack of original reconstruction and the poor quality of the descriptions in said layout. The surveyor believes that the remains of the existing old stone walls located along portions of the way are the best existing evidence of the long standing occupied right of way limits in those locations reference is made to M.R.S.A. Title 23, Chapter 301, Subchapter 6, §§ 29(2). The plan in Reference #1 appears to use those walls to define a four foot wide right of way along the frontage of the lots parcel reasonably well, and those limits have been held as an assumed/occupied edge of right of way for the purposes of this survey.
- The area lying between the remains of existing wire fence and the apparent southwestern boundary line of the lots parcel (part of the Timber Oaks subdivision shown on the plan in Reference #1), along land now or formerly of Seth L. Pharesky, shown hereon as being defined by large uncut stones and granite fence posts as they run appears to be an area of questionable title. This surveyor believes that the uncut stones and granite fence posts represent the best evidence of the long standing possession/occupation line. However, the wire fence line running just southwesterly of the stones also appears to represent a potential line of long standing possession/occupation, as evidenced by its use as a boundary line on the plan in Reference #2. This surveyor recommends review by an attorney, and the establishment of this boundary (if possible) by quiet title deed exchange between adjoining property owners and any other relevant parties.
- This surveyor believes that the remains of stone wall and/or wire fence lines as they run along lands now or formerly of Marcellor, St. Amant and Morse, represent physical evidence of long standing lines of possession/occupation, and the best evidence existing today of the location of these boundaries. Courses and distances shown hereon are for area and closure calculations, and to indicate major angle points in the wall and fence remains as located.
- The area lying between the existing wire fence line remains, and the line defined by iron pipes, shafts and pins (of varying descriptions), along land now or formerly of Henley as shown hereon, appears to be an area of questionable title. The wire fence line (which is described in the focus deeds beginning in 1904 in Book 246, Page 202) appears to have been mostly removed, and the surveyor was only able to locate a few short segments of that fence (as shown hereon). It appears likely that the line of iron pipes, shafts and pins was established at some time after 1924, since the deed states that the description was taken from a survey made that day by William Plummer, C.E., and it seems likely that if the pins had existed at the time of this survey, Mr. Plummer would not have found them and noted them as being an evident line of occupation. The line of pipes, shafts and pins appear to be of significant age and to represent the current line of possession/occupation along this boundary. A deed in the Henley chain in Book 2479/160 dated 1929 calls for an "iron" to have been set at each of the corners of Henley that about the focus parcel. Since some of the pins found on the corners here are visible, it is possible that the line of pins and corner pins were set at or near the time of this deed over 30 years ago. For these reasons, the surveyor recommends review by an attorney and the establishment of this boundary (if possible) by quiet title deed exchange between adjoining property owners, and any other relevant parties.
- The deed crossing Tax Map 7 Parcel 325, from Dewitt Corp. to Dewitt Builders, Inc., contains a mistake and inaccurate description that has a relatively large closure error. That parcel as shown hereon, is based in part upon a composite of the courses and distances stated in said deed, a call for a 50' right of way, and unrecorded documents found on file at the Durham Town Office, describing a similar but smaller 5.08 acre parcel surveyed by Daniel T. C. Lapointe. The lines as shown hereon for this parcel are therefore recommended for agreement.

LEGEND

- IRON PIPE OR PIN FOUND, AS NOTED
 - IRON PIN SET (capped 58" near labeled 'Cornerstone PLS 2689')
 - ⊕ EXISTING UTILITY POLE FOUND
 - ⊙ EXISTING GUY ANCHOR FOUND (not all located/shown)
 - CONIFEROUS TREE WITH WIRE FENCE FOUND
 - DECIDUOUS TREE WITH WIRE FENCE FOUND
 - BASE OF TALL, OLD CUT GRANITE FENCE POST FOUND
 - DRILLED WELL CASE FOUND
 - EXISTING LARGE DIAMETER STONE FOUND
 - ⊕ REMAINS OF BARBED AND/OR BOX WIRE FENCE FOUND (see Notes #3, 4, 5, and 6)
 - ⊕ REMAINS OF STONE WALL FOUND
 - APPROXIMATE EDGE OF EXISTING PAVEMENT
 - APPROXIMATE EDGE OF EXISTING GRAVEL DRIVE OR WOODS ROAD/TRAIL
 - APPROXIMATE EDGE OF TRAIL/LINE (not all located or shown)
 - APPROXIMATE LOCATION OVERHEAD UTILITIES (not all located/shown)
 - APPROXIMATE LOCATION OVERHEAD UTILITIES (not all located/shown)
 - N/P NOW OR FORMERLY OF
- 2008229 (TYPICAL FORM) ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK AND PAGE NUMBER.

GENERAL NOTES:

- WETLAND DELINEATION PERFORMED BY ALAN PLAMBERS.
- BOUNDARY SURVEY PROVIDED BY COMMISSIONER PROFESSIONAL SURVEYING.
- TOPOGRAPHIC INFORMATION TAKEN FROM CGS.
- AERIAL PHOTO OBTAINED BY ORANGE ENGINEERING LLC.



In the best opinion of the surveyor, this survey work has been performed in accordance with the Standards of Practice as defined by the Department of Professional and Financial Regulatory Board of Licensure for Professional Land Surveyors Rules, Chapter 90, effective April 1, 2001, except as noted. Exceptions:

- No monuments were set for Tax Map 7 Parcel 325, per the client's request at the completion of the survey.
-

Mr. Jan E. Boucher PLS 2069

Received _____ at _____ and recorded in Plan Book _____ Page _____

Adopted _____

Register _____

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------|------------------|------------------|---|---|-----------|---|---|---------|---|---|---------|---|---|---------|---|---|---------|---|---|---------|---|---|---------|---|---|---------|----|----|---------|--|---|--|
| <table border="1"> <tr><td>1</td><td>TITLE SHEET</td><td>FINAL SUBMISSION</td></tr> <tr><td>2</td><td>2</td><td>REVISIONS</td></tr> <tr><td>3</td><td>3</td><td>REVISED</td></tr> <tr><td>4</td><td>4</td><td>REVISED</td></tr> <tr><td>5</td><td>5</td><td>REVISED</td></tr> <tr><td>6</td><td>6</td><td>REVISED</td></tr> <tr><td>7</td><td>7</td><td>REVISED</td></tr> <tr><td>8</td><td>8</td><td>REVISED</td></tr> <tr><td>9</td><td>9</td><td>REVISED</td></tr> <tr><td>10</td><td>10</td><td>REVISED</td></tr> </table> | 1 | TITLE SHEET | FINAL SUBMISSION | 2 | 2 | REVISIONS | 3 | 3 | REVISED | 4 | 4 | REVISED | 5 | 5 | REVISED | 6 | 6 | REVISED | 7 | 7 | REVISED | 8 | 8 | REVISED | 9 | 9 | REVISED | 10 | 10 | REVISED | | <p>DEER CREEK CROSSING DURHAM, MAINE</p> <p>EXISTING CONDITIONS</p> <p>PLAN</p> <p>Jack Doughty 251 Flying Point Road Forestport, Maine 04832</p> | <p>Grange Engineering LLC 241 Rowe Station Road New Gloucester, ME 04260 Tel: 207.712.6990</p> <p>DRAWN: CB DATE: OCTOBER 18, 2020 DESIGNED: CB SCALE: 1" = 100' CHECKED: CB JOB NO. 1 FILE NAME: SHEET: C-100</p> |
| 1 | TITLE SHEET | FINAL SUBMISSION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2 | REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 3 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 4 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 5 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 6 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 7 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 8 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 9 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 10 | REVISED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



NET DEVELOPMENT DENSITY CALCULATION:

| | |
|---|----------------|
| TOTAL PARCEL AREA | 1,082,132 S.F. |
| AREA UNDEVELOPABLE IN NATURAL STATE | |
| - WETLANDS/STREAMS/COURSES & FLOODPLAIN | 118,181 S.F. |
| - STEEP SLOPE OVER 30% | 25,128 S.F. |
| AREA REMOVED FOR: | |
| - ACCESS ROAD/DRIVE | 202,815 S.F. |
| - EASEMENT | |
| REMAINING LAND | 1,735,908 S.F. |
| MINIMUM OVERLAIN UNIT AREA IN RURAL, RESIDENTIAL, AND AGRICULTURAL ZONE = 80,000 S.F. | |
| NET DEVELOPMENT DENSITY CALCULATION: 1,735,908 / 80,000 = 21.7 UNITS | |
| PROPOSED LOTS = 13 UNITS | |

ZONING SUMMARY:

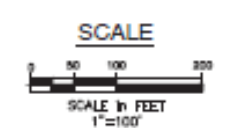
CURRENT USE: UNDEVELOPED
PROPOSED USE: 13 LOT CLUSTERED SUBDIVISION

ZONE: RURAL, RESIDENTIAL, AND AGRICULTURAL, RESOURCE PROTECTION AND AQUIFER PROTECTION OVERLAY

| APPLICABLE SPACE AND BULK REGULATIONS | MINIMUM | PROVIDED |
|---------------------------------------|--------------------|--------------------|
| LOT AREA | 40,000 S.F. | > 40,000 S.F. |
| SETBACK PROVISION | 150' | > 150' |
| CL. ON SAC PROVISION | N/A | N/A |
| LOT WIDTH | N/A | N/A |
| PRINCIPAL STRUCTURE | 30 FT. | 30 FT. |
| FRONT SETBACK | 20 FT. | 20 FT. |
| REAR SETBACK | 20 FT. | 20 FT. |
| OPEN SPACE | 176,351 S.F. (16%) | 184,022 S.F. (17%) |
| OPEN SPACE NOT WETLANDS | 388,025 S.F. (36%) | 388,351 S.F. (36%) |

GENERAL NOTES:

1. WETLAND DELINEATION WAS PERFORMED BY ALICE FRANKS.
2. CONTOURS ARE FROM GIS.
3. EACH LOT WILL BE LIMITED TO 20,000 SQUARE FEET OF DEVELOPED AREA (LAWN INCLUDED).
4. THE REAR SETBACKS WILL REMAIN VEGETATED. IF THE REAR SETBACKS ARE CLEARED DURING THE GRADING OF THE LOTS OR ROAD THE MAXIMUM NUMBER OF TREES THAT WERE REMOVED WILL BE REPLANTED.
5. TRAIL CONSTRUCTION WILL BE LIMITED TO THE REMOVAL OF TREES SMALLER THAN 3 INCHES IN DIAMETER. ANY TREES EXCEEDED WILL SPREAD THE SOUTH OF THE STREAM AND BY A MINIMUM OF 2' ON EITHER SIDE OF THE STREAM.
6. NO DUG WELLS ARE PERMITTED ON ANY PART OF THE PROPERTY.
7. THERE IS A 100' SETBACK FROM ALL STREAMS ON THE PROPERTY.
8. ALL RESIDENTIAL STRUCTURES SHALL HAVE SPRAWLERS IN ACCORDANCE WITH THE MOST RECENT STATE FIRE CODES.
9. ANY STORM WALLS MOVED DURING THE CONSTRUCTION OF THE ROAD OR RESIDENTIAL LOTS WILL NEED TO BE RELOCATED ON SITE.
10. OPEN SPACE SHALL REMAIN VEGETATED.
11. FURTHER SUBDIVISION OF THE OPEN SPACE AND ITS USE FOR THAN NON-COMMERCIAL RECREATION, AGRICULTURE, OR CONSERVATION PURPOSES, EXCEPT FOR SUBDIVISIONS FOR UNDERGROUND UTILITIES, SHALL BE PROHIBITED. STRUCTURES AND BUILDINGS ACCORDING TO NON-COMMERCIAL, RECREATIONAL, OR CONSERVATION USES MAY BE PERMITTED ON COMMON LAND ONLY WITH PLANNING BOARD REVIEW AND APPROVAL.
12. ALL DESIGNATED OPEN SPACE SHALL NOT BE USED FOR FUTURE BUILDING LOTS.
13. DURING STREET CONSTRUCTION, THE WATER RIGHT OF WAY SHALL NOT BE CLEARED UNLESS CLEARED IS NECESSARY FOR UTILITIES, DRAINAGE OR OTHER INFRASTRUCTURE NECESSARY BEYOND THE CLEAR ZONE. FOLLOWING STREET CONSTRUCTION, THE DEVELOPER OR CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP OF STUMPS AND OTHER DEBRIS FROM THE WATER RIGHT OF WAY CREATED DURING THE STREET CONSTRUCTION PROCESS. IF CHAIRS OR DEBRIS OF THE STUMPS AND CHAINS IS PROPOSED, THE SETS SHALL BE INDICATED ON THE PLAN, AND BE SUITABLY COVERED WITH FILL AND TOPSOIL, LAND, FERTILIZED, AND BRANDED.
14. FORESTED BUFFERS WILL BE MARKED IN THE CENTER OF EACH LOT AND POSTED AT THE CORNERS. THE BUFFER MARKINGS WILL COMPLY WITH THE CURRENT MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS SET FORTH IN THEIR STORMWATER BMP MANUAL.
15. ALL DRIVEWAYS WILL HAVE A 5' DRIVE CURBWAY CENTERED IN THE DRAINAGE SWALE.
16. TRAIL SYSTEM WILL BE COMPLETED PRIOR TO ANY CERTIFICATE OF OCCUPANCY PERMITS BEING ISSUED.



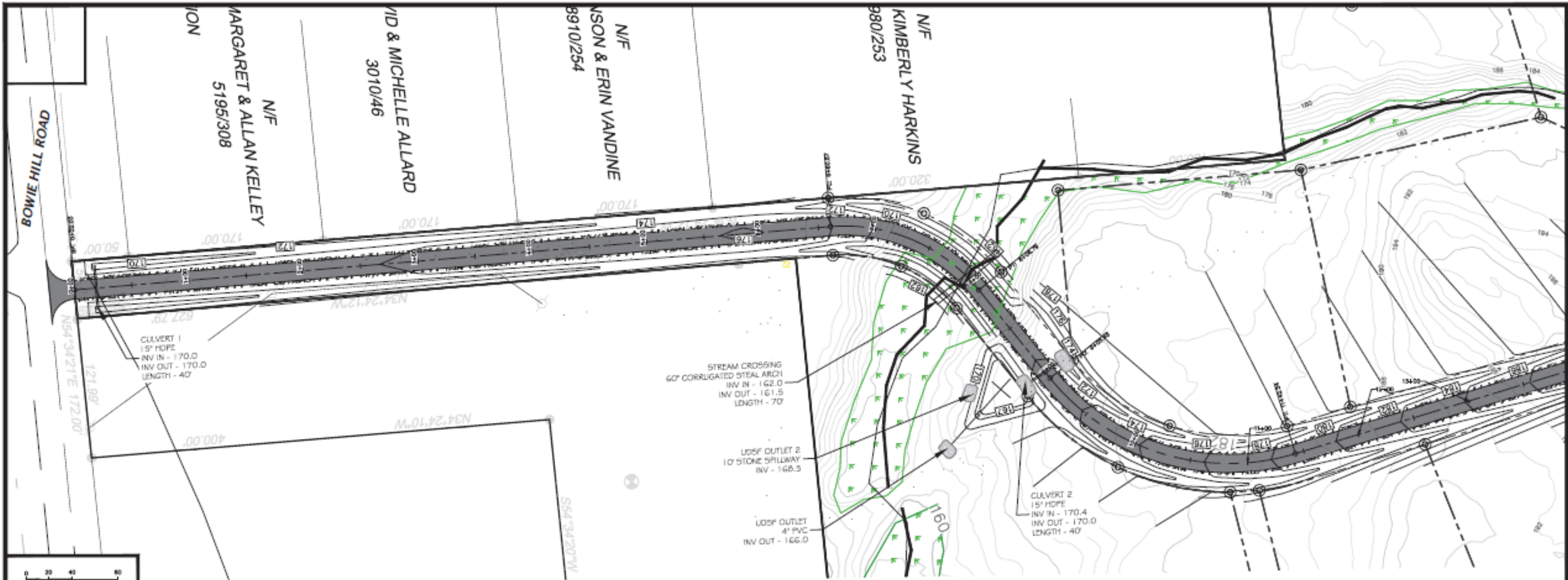
| | |
|------------|---------------------------------|
| 10/11/2020 | FINAL SUBMISSION |
| 09/22/2020 | APPROVED PRELIMINARY SUBMISSION |
| 07/20/2020 | PRELIMINARY SUBMISSION |
| 04/20/2020 | INITIAL PLAN SUBMISSION |
| 04/14/2020 | DATE |
| | DESCRIPTION |
| | REVISION |

DEER CREEK CROSSING
MAP 7 LOT 32A
OVERALL SITE LAYOUT PLAN

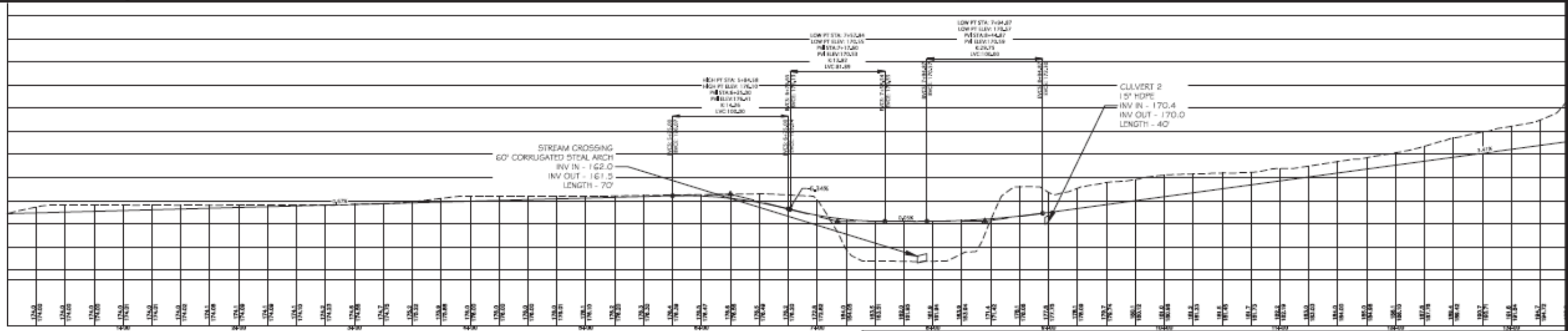
Jack Doughty
231 Flying Point Road
Bangor, Maine 04413

Grange Engineering LLC
241 Rowe Station Road
New Gloucester, ME 04260
Tel: 207.712.6990

DATE: OCTOBER 18, 2020
SCALE: 1" = 100'
JOB NO. 1
SHEET: C-101



ROADWAY PLAN VIEW: STA. 0+00 ~ 13+00



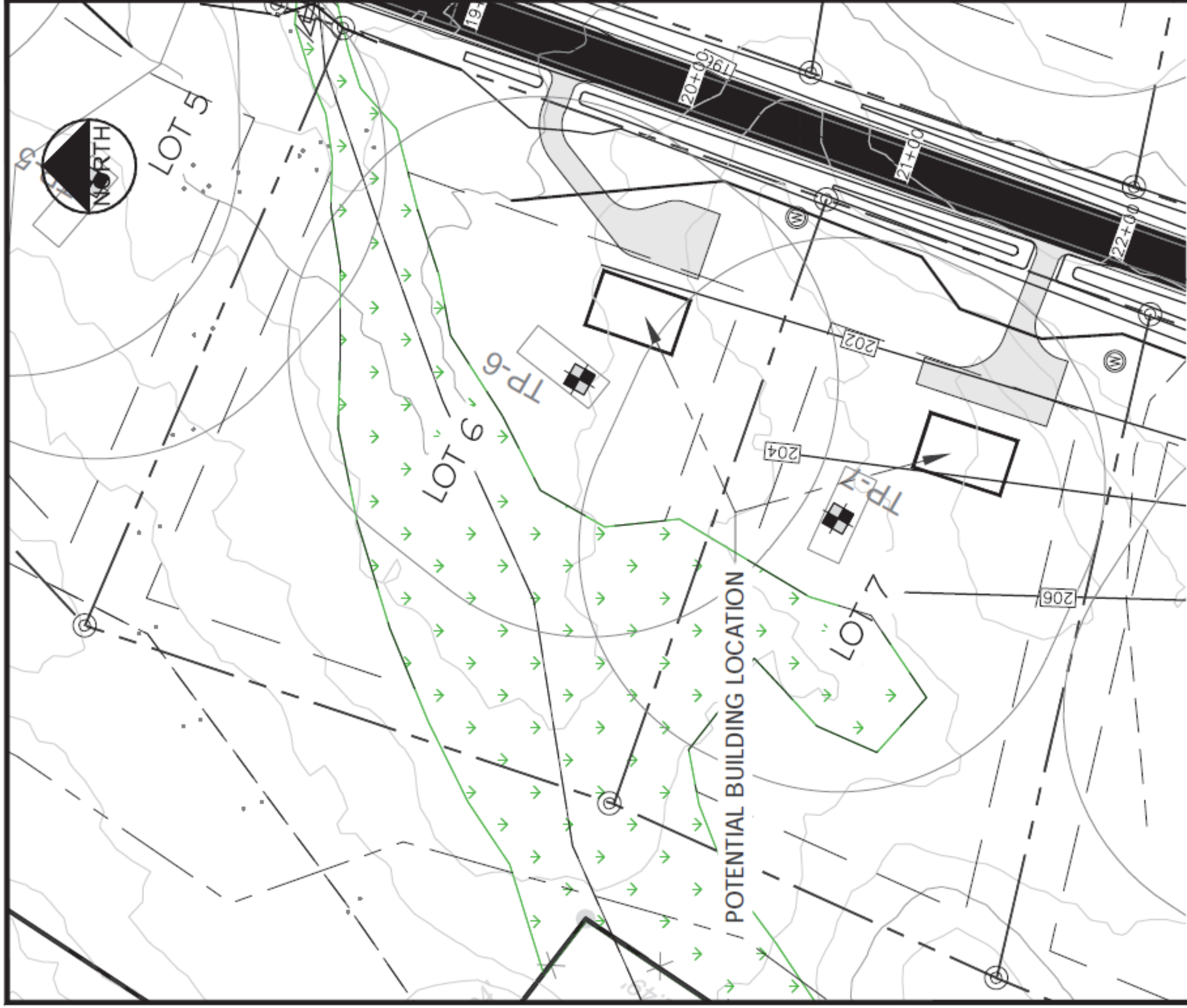
ROADWAY PROFILE VIEW: STA. 0+00 ~ 13+00

SUBMITTED FOR
PRELIMINARY PLAN
REVIEW

SCALE
VERTICAL - 1" = 5'
HORIZONTAL - 1" = 40'

| | | | |
|---|-------|---|--|
| | | DEER CREEK CROSSING DURHAM, MAINE PLAN AND PROFILE | Grange Engineering LLC 241 Rowe Station Road New Gloucester, ME 04260 Tel: 207.712.6990 |
| DESIGNED: PHIL MURPHY CHECKED: BOB WILSON DATE: | DATE: | DRAWN: CB DESIGNED: CB CHECKED: CB FILE NAME: | DATE: MAY 18, 2023 SCALE: JOB NO. 1 SHEET: C-200 |

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DEER CREEK CROSSING
DURHAM, MAINE

LOT 6 AND 7 LAYOUT

| | | |
|-----------------------|------------------|--------|
| DRAWN: CEB | DATE: 10/13/2022 | FIGURE |
| DESIGNED: CEB | SCALE: 1"=60' | 1 |
| CHECKED: CEB | JOB NO. 3 | |
| FILE NAME: LOT LAYOUT | | |