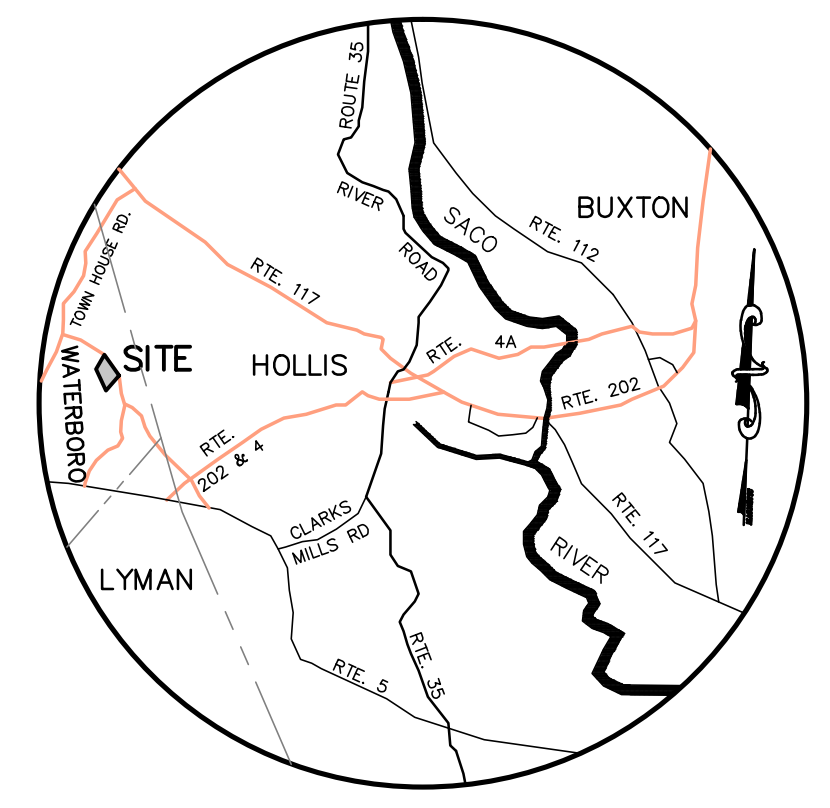
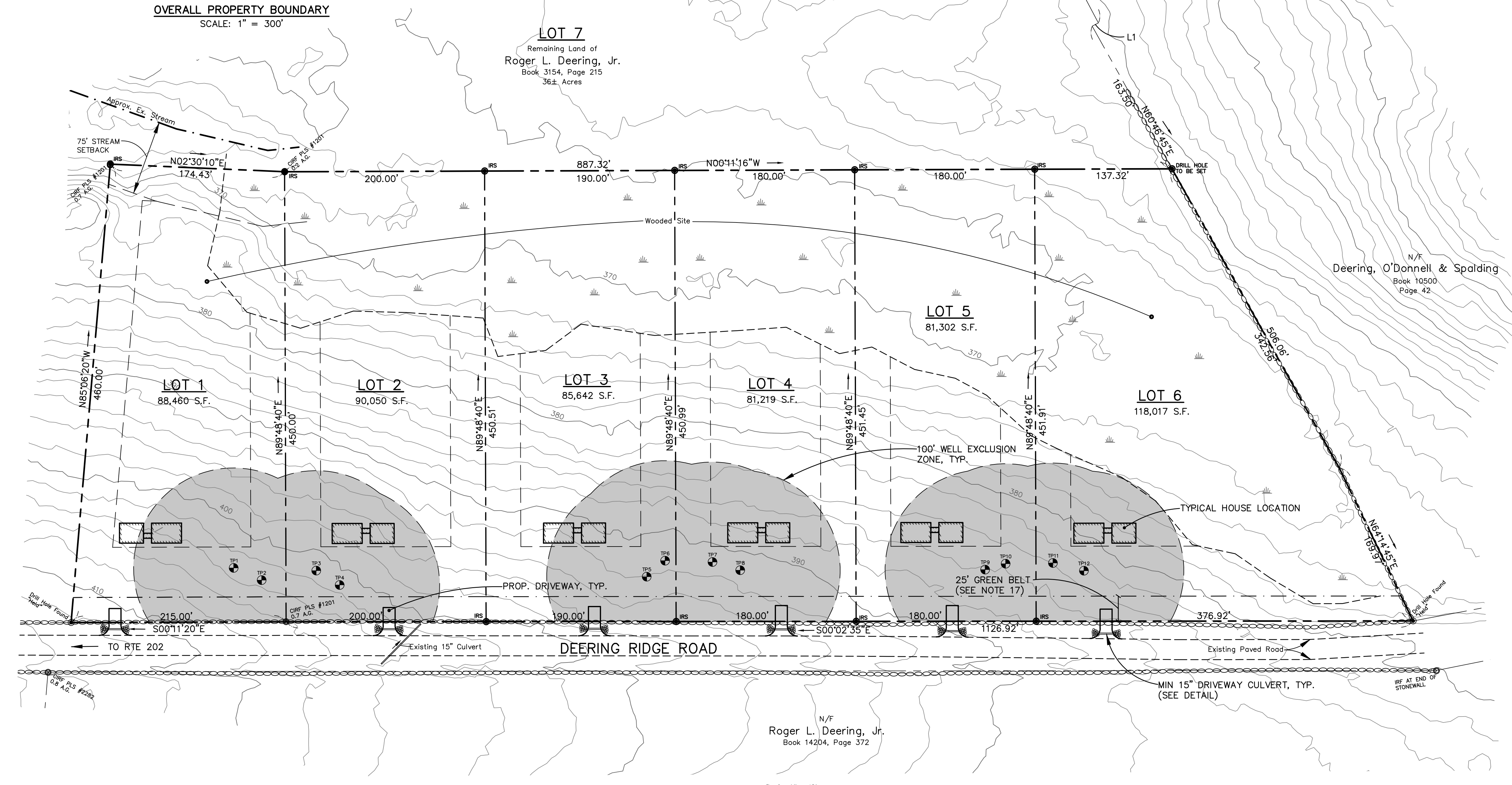


LINE DATA
L1 - S27°20'45"E, 7.00'



NOTES:

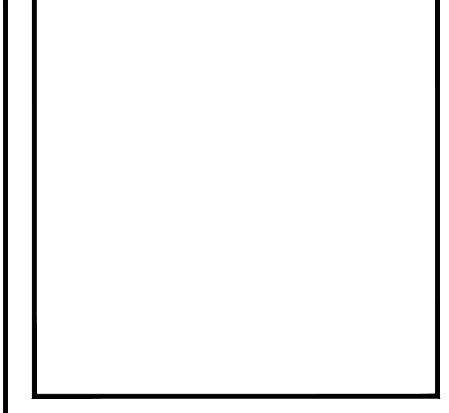
- OWNER/ APPLICANT: VAN HERTEL, JR.
5 SHADY CREEK LANE
SCARBOROUGH, ME 04074
- ENGINEER: STEVE BLAKE, PE #11695
BH2M
28 STATE STREET
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
- WETLANDS & TEST PITS: MARK HAMPTON
MARK HAMPTON ASSOCIATES
PORTLAND, MAINE
- DEED REFERENCE: BK. 17347, PG. 701-703
- TAX MAP REFERENCE: MAP 8, LOT 52A
- ZONING: AR AGRICULTURE & RESIDENTIAL
- PROJECT AREA: 12.47 ACRES
- PROPOSED USE: 6 LOT SUBDIVISION
- MINIMUM STANDARDS: LOT SIZE - 80,000 S.F.
FRONTAGE - 150'
SETBACKS - 75' FRONT,
35' SIDE AND REAR
- WATER SERVICE: DRILLED WELLS
- SEWER SERVICE: SUBSURFACE DISPOSAL SYSTEM
- ELECTRIC/TELEPHONE: OVERHEAD FROM DEERING RIDGE ROAD
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
- PLAN REFERENCE: A. PLAN SHOWING LAND SURVEYING FOR THE DEERING PARTITION, WATERBORO & HOLLIS, MAINE, DATED AUGUST 15, 1982, LAST REVISED OCTOBER 23, 1989, BY DOW & COULOMBE, INC..
B. PLAN SHOWING A BOUNDARY SURVEY MADE FOR ROGER L. DEERING, JR., DEERING RIDGE ROAD, WATERBORO, MAINE, DATED JANUARY 12, 2011, BY DOW & COULOMBE, INC..
- LIDAR TOPO SHOWN TAKEN FROM MAINE STATE OFFICE OF GIS.
- A GREENBELT OF 25' WIDE SHOWN ON THIS PLAN SHALL BE LEFT IN ITS NATURAL STATE WITH THE EXCEPTION OF REMOVING DEAD OR DISEASED TREES AND CONSTRUCTION OF A DRIVEWAY. THIS GREEN STRIP ALONG THE FRONT OF EACH LOT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- ANY WETLAND ALTERATIONS BEYOND 4,300 S.F. SHALL REQUIRE A NRPA WETLAND ALTERATION PERMIT FROM THE MAINE DEP. NO WETLAND ALTERATIONS ARE PROPOSED AND PART OF THIS APPROVAL.



LEGEND

SYMBOL	DESCRIPTION
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
⊖	EXISTING STONEWALL
---	PROPERTY LINE
---	BUILDING SETBACK
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
⊙	TEST PIT LOCATION

NO.	DATE	REVISION DESCRIPTION



SUBDIVISION PLAN
PTARMIGAN RIDGE
ESTATES
DEERING RIDGE ROAD
WATERBORO, MAINE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
PLS #2190

DESIGNED S. Blake	DATE Oct. 2016
DRAWN Dept.	SCALE 1" = 60'
CHECKED R. Libby Jr.	JOB NO. 16161

SHEET
1

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