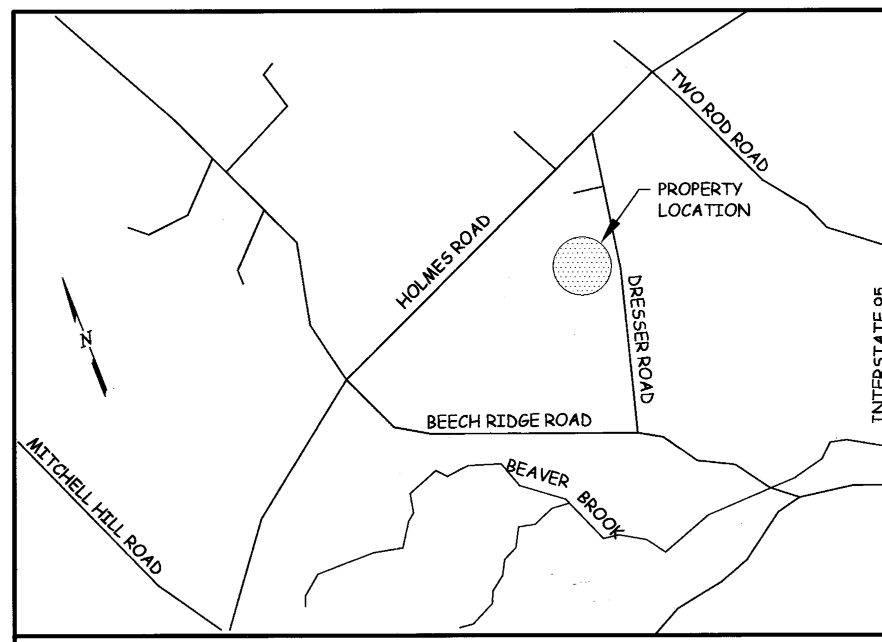


LOCUS MAP — NOT TO SCALE

TOWN OF SCARBOROUGH NOTES:

1) THE SCARBOROUGH ENGINEERING DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THE PLANS AS UNFORESEEN FIELD CONDITIONS REQUIRE. ANY CHANGES MADE DURING CONSTRUCTION SHALL BE COORDINATED WITH AND APPROVED BY THE SCARBOROUGH ENGINEERING DEPARTMENT.

2) THE PERFORMANCE GUARANTEE REQUIRED BY SECTION 9:1 OF THE TOWN OF SCARBOROUGH SUBDIVISION ORDINANCE SHALL BE FURNISHED SEPARATELY FOR EACH PHASE. NO LOTS WITHIN ANY PHASE SHALL BE SOLD, LEASED OR OFFERED FOR SALE OR BUILT UPON UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND IN A FORM ACCEPTABLE TO AND APPROVED BY THE PLANNING BOARD AND TOWN TREASURER, HAS BEEN TENDERED BY THE SUBDIVIDER.

3) 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 PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED SUBDIVISION PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

4) NO LOAM OR TOPSOIL SHALL BE REMOVED FROM THE SUBDIVISION WITHOUT AN APPROVAL PLAN FOR SUCH REMOVAL UNDER THE TOWN OF SCARBOROUGH EXTRACTIVE INDUSTRY, WASTE CONTROL, LANDFILL AND LAND RECLAMATION ORDINANCE, EXCEPT FOR:
   A. REMOVAL OF EXCESS MATERIAL NECESSARY FOR THE CONSTRUCTION OF THE ROADS, UTILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE SHOWN ON THE APPROVED PLANS FOR THE SUBDIVISION; OR
   B. REMOVAL OF EXCESS MATERIAL NECESSARY TO CONSTRUCT A BUILDING OR BUILDINGS ON A LOT WITHIN THE SUBDIVISION WHEN APPROVED BY THE CODE ENFORCEMENT OFFICER IN CONNECTION WITH THE ISSUANCE OF A BUILDING PERMIT.

5) A PRECONSTRUCTION MEETING IS REQUIRED BEFORE START OF CONSTRUCTION. THE MEETING SHALL INCLUDE APPROPRIATE TOWN STAFF, THE DEVELOPER AND HIS CONTRACTOR, AND UTILITY COMPANY REPRESENTATIVES. ANY PLAN REVISIONS REQUIRED AS A RESULT OF THE MEETING SHALL BE PROVIDED TO ALL PARTIES ASSOCIATED WITH THE PROJECT.

6) ALL SUMMER AND WINTER MAINTENANCE OF THE PROPOSED ROAD(S) AND STORMWATER INFRASTRUCTURE IN THIS SUBDIVISION SHALL REMAIN THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE ROAD(S) ARE ACCEPTED BY THE TOWN COUNCIL UNDER THE REQUIREMENTS OF THE STREET ACCEPTANCE ORDINANCE AND ANY EASEMENTS REQUIRED FOR THE STORMWATER INFRASTRUCTURE HAVE BEEN GRANTED TO THE TOWN. IF REQUESTED BY THE SUBDIVIDER, THE TOWN OF SCARBOROUGH WILL PROVIDE MAINTENANCE OF THE ROAD(S) AND STORMWATER INFRASTRUCTURE PENDING THEIR ACCEPTANCE, UNDER THE TERMS OF A MAINTENANCE AGREEMENT BETWEEN THE TOWN OF SCARBOROUGH AND THE SUBDIVIDER, AT THE SUBDIVIDER'S EXPENSE.

7) THE NO DISTURB BUFFERS SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION EXCEPT FOR REQUIRED DRIVEWAY ACCESS. NO ALTERATION OF THESE BUFFERS SHALL OCCUR EXCEPT FOR THE REMOVAL OF DEAD OR DYING TREES AND BRUSH WITHOUT THE PRIOR APPROVAL OF THE TOWN ENGINEER AND THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS RESTRICTION DOES NOT PRECLUDE THE TOWN OF SCARBOROUGH FROM PERFORMING REQUIRED DRAINAGE AND ROADWAY REPAIR AND MAINTENANCE WITHIN THEIR IDENTIFIED EASEMENTS.

8) THE BOUNDARY LINE FOR THE NO DISTURB BUFFERS SHALL BE DELINEATED BY PERMANENT MARKERS LOCATED AND SET BY A STATE OF MAINE REGISTERED PROFESSIONAL LAND SURVEYOR. PERMANENT MARKERS SHALL CONSIST OF 3'-0" X 3/8"DIA REINFORCING BARS INSTALLED WITH A 9"-12" PROJECTION ABOVE GRADE. THE IRON SHALL BE FITTED WITH RED PLASTIC CAPS INSCRIBED WITH THE WORDS, "NO DISTURB BUFFER". MARKERS SHALL BE LOCATED AT ALL ANGLE POINTS AS WELL AS EQUIDISTANT POINTS AT A MAXIMUM SPACING OF 50FT. ADDITIONALLY, A SPLIT RAIL FENCE, OR SOME EQUIVALENT HARD LANDSCAPE FEATURE, MAY BE REQUIRED BY THE PLANNING DEPARTMENT AS PART OF THE REVIEW OF A BUILDING PERMIT APPLICATION BY THE TOWN OF SCARBOROUGH PLANNING DEPARTMENT STAFF. THE BUILDING PERMIT APPLICATION SHALL INCLUDE A DETAILED SITE SPECIFIC DEVELOPMENT PLAN AT A SCALE OF 1INCH=20FT. THE SITE PLAN SHALL INCLUDE THE PROPERTY LINES, PROPOSED AND EXISTING EASEMENTS, BUILDING WINDOW, EXISTING AND PROPOSED GRADING, EXISTING AND PROPOSED TREE CLEARING LIMIT, LOCATION OF THE NO DISTURB BUFFER AND MARKERS, THE HOUSE AND DRIVEWAY, AND SEWER, WATER, ELECTRICAL AND TELEPHONE SERVICES, AND ANY OTHER SITE IMPROVEMENT. THE APPROVED SITE PLAN SHALL BE RECORDED IN THE REGISTRY OF DEEDS AND REFERENCED IN THE INDIVIDUAL LOT DEEDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9) THE LOT GRADING AND BUILDING FOUNDATION ELEVATIONS FOR A RESIDENTIAL HOUSE ON A LOT SHALL MEET ALL OF THE FOLLOWING:
   A. THE ELEVATION OF THE FILL LINE AT THE FOUNDATION SHALL BE GRADED TO PROVIDE A MINIMUM OF 3% OR SLOPE TO DRAIN AWAY FROM THE FOUNDATION. THIS 3% MINIMUM SLOPE SHALL BE PROVIDED FOR A DISTANCE OF AT LEAST 50 FEET FROM THE FOUNDATION.
   B. THE FOUNDATION REVEAL FOR A FULL HEIGHT FOUNDATION WALL SHALL BE A MINIMUM OF 18INCHES ABOVE THE FILL LINE.
   C. THE BOTTOM OF THE FOOTING ELEVATIONS SHALL BE SET TO MAINTAIN A MINIMUM SLOPE OF 1/8INCH PER FOOT ALONG THE FOUNDATION DRAIN TO EITHER:
      1. THE UNDERDRAIN SYSTEM WITHIN THE STREET AT THE POINT OF CONNECTION (IF AVAILABLE). OR:
      2. A FREE FLOWING OUTLET LOCATED WITHIN THE LIMITS OF THE LOT OR WITHIN AN EASEMENT PROVIDED ON AN ADJACENT LOT.

10) THE SEPTIC DISPOSAL SYSTEM AND POTABLE WELL LOCATIONS AS SHOWN ON THE PLAN AND WITHIN THE APPLICATION MATERIALS INDICATE POSSIBLE LOCATIONS WHICH CAN MEET APPLICABLE LOCAL AND STATE STANDARDS. THE ACTUAL LOCATION OF THE SEPTIC DISPOSAL SYSTEM AND POTABLE WELL FOR A LOT MAY BE ADJUSTED PROVIDED THE LOCATION IS REVIEWED AND APPROVED BY THE CODE ENFORCEMENT OFFICER AND ASSISTANT PLANNER WITH SUPPORTING DOCUMENTATION BY A CERTIFIED GEOLOGIST.

WAIVERS:

1) THE SCARBOROUGH PLANNING BOARD HAS WAIVED THE ROADWAY WIDTH FOR A RURAL RESIDENTIAL ACCESS ROAD ESTABLISHED IN TABLE D-1 OF THE SCARBOROUGH STREET ACCEPTANCE ORDINANCE FROM 24 FEET TO 20 FEET.

APPROVED BY THE TOWN OF SCARBOROUGH PLANNING BOARD

SIGNED: Susan Auglis / Millard Bud Hansen / Quille E Callahan / Un Shuh

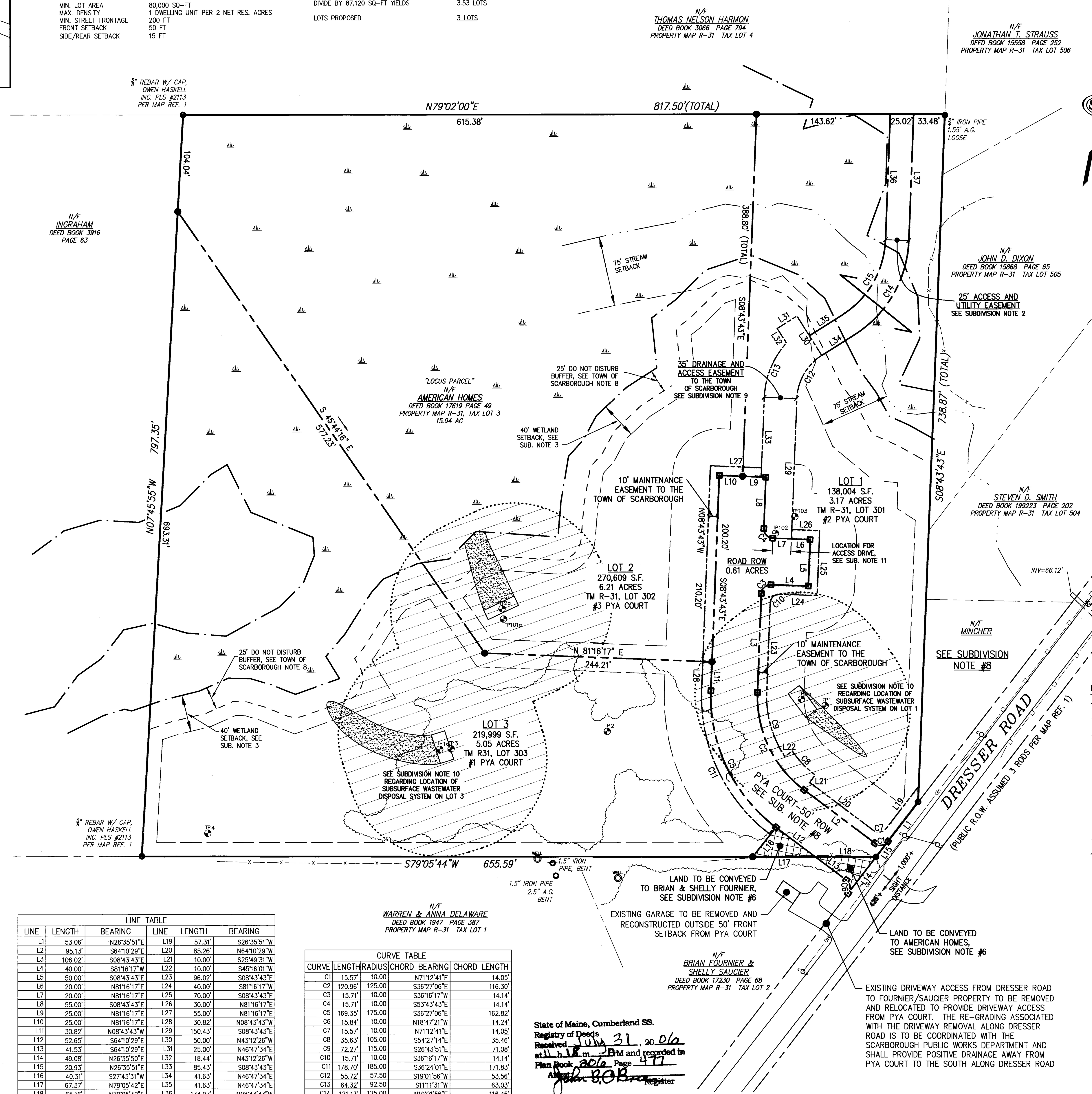
DATED: 6-26-06

PROPERTY INFORMATION:

RECORD OWNER:	AMERICAN HOMES
TAX MAP/LOT:	R-31/3
DEED BOOK/PAGE:	17619/49
ENGINEER/SURVEYOR:	SGC ENGINEERING, LLC JOHN M. RIORDAN, P.E. TIMOTHY A. PATCH, P.L.S.
CURRENT ZONING:	RURAL RESIDENCE AND FARMING DISTRICT
SPACE AND BULK STANDARDS:	
MIN. LOT AREA	80,000 SQ-FT
MAX. DENSITY	1 DWELLING UNIT PER 2 NET RES. ACRES
MIN. STREET FRONTAGE	200 FT
FRONT SETBACK	50 FT
SIDE/REAR SETBACK	15 FT

NET RESIDENTIAL DENSITY:

TOTAL AREA OF PARCEL	15.04 AC
SUBTRACT AREA OF WETLANDS	6.70 AC
STORMWATER EASEMENT	0.18 AC
25' FUTURE ACCESS	0.32 AC
YIELDS DEVELOPABLE AREA	7.84 AC
SUBTRACT 10% FOR ROADWAYS	0.78 AC
YIELDS NET RESIDENTIAL AREA	7.06 AC
DIVIDE BY 87,120 SQ-FT YIELDS	3.53 LOTS
LOTS PROPOSED	3 LOTS



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	53.06'	N26°35'51"E	L19	57.31'	S26°35'51"W
L2	95.13'	S64°10'29"E	L20	85.26'	N64°10'29"W
L3	106.02'	S08°43'43"E	L21	10.00'	S25°49'31"W
L4	40.00'	S81°16'17"W	L22	10.00'	S45°16'01"W
L5	50.00'	S08°43'43"E	L23	96.02'	S08°43'43"E
L6	20.00'	N81°16'17"E	L24	40.00'	S81°16'17"W
L7	20.00'	N81°16'17"E	L25	70.00'	S08°43'43"E
L8	55.00'	S08°43'43"E	L26	30.00'	N81°16'17"E
L9	25.00'	N81°16'17"E	L27	55.00'	N81°16'17"E
L10	25.00'	N81°16'17"E	L28	30.82'	N08°43'43"W
L11	30.82'	N08°43'43"W	L29	150.43'	S08°43'43"E
L12	52.65'	S64°10'29"E	L30	50.00'	N43°12'26"W
L13	41.53'	S64°10'29"E	L31	25.00'	N46°47'34"E
L14	49.08'	N26°35'50"E	L32	18.44'	N43°12'26"W
L15	20.93'	N26°35'51"E	L33	85.43'	S08°43'43"E
L16	40.31'	S27°43'31"W	L34	41.63'	N46°47'34"E
L17	67.37'	N79°05'42"E	L35	41.63'	N46°47'34"E
L18	65.16'	N79°05'42"E	L36	134.97'	N08°43'43"W
			L37	135.95'	N08°43'43"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	15.57'	10.00	N71°12'41"E	14.05'
C2	120.96'	125.00	S36°27'06"E	116.30'
C3	15.71'	10.00	S36°16'17"W	14.14'
C4	15.71'	10.00	S53°43'43"E	14.14'
C5	169.35'	175.00	S36°27'06"E	162.82'
C6	15.84'	10.00	N18°47'21"W	14.24'
C7	15.57'	10.00	N71°12'41"E	14.05'
C8	35.63'	105.00	S54°27'14"E	35.46'
C9	72.27'	115.00	S26°43'51"E	71.08'
C10	15.71'	10.00	S36°16'17"W	14.14'
C11	178.70'	185.00	S36°24'01"E	171.83'
C12	55.72'	57.50	S19°01'56"W	53.56'
C13	64.32'	92.50	S11°11'31"W	63.03'
C14	121.13'	125.00	N19°01'56"E	116.45'
C15	96.90'	100.00	N19°01'56"E	93.16'

State of Maine, Cumberland SS.
Registry of Deeds
Received July 31, 2006
at 11 h 18 m PM and recorded in
Plan Book 206 Page 477
Attest: John B. O'Brien Register

GENERAL NOTES:

1) THIS PLAN AND ALL ASSOCIATED WORK HAS BEEN PREPARED PER AN AGREEMENT BETWEEN SGC ENGINEERING, LLC AND AMERICAN HOMES DATED MAY 11, 2004.

2) NORTH AS SHOWN HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE WEST PER MAP REFERENCE 1.

3) ALL TOPOGRAPHIC AND SURFACE FEATURES AS SHOWN ARE THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY SGC ENGINEERING, LLC BETWEEN JUNE 3RD AND 11TH, 2004.

4) THE PERIMETER BOUNDARY FOR THE LOCUS PARCEL AS SHOWN HAS BEEN COMPILED EXCLUSIVELY FROM MAP REFERENCE 1. NO BOUNDARY LINE RESEARCH HAS BEEN PERFORMED BY SGC ENGINEERING, LLC TO VERIFY THE LOCATION OF THE PERIMETER BOUNDARY LINES AS DEPICTED ON MAP REFERENCE 1.

5) VERTICAL DATUM IS REFERENCED TO NGVD29 PER MAP REFERENCE 2.

6) WETLANDS AS SHOWN HAVE BEEN DELINEATED BY RICHARD SWEET OF SWEET ASSOCIATES.

7) TEST PITS, WASTEWATER DISPOSAL DESIGN, AND NITRATE PLUME EVALUATION HAS BEEN PERFORMED BY SWEET ASSOCIATES.

MAP REFERENCES:

1) A PLAN ENTITLED: "PLAN OF LAND ON DRESSER ROAD, SCARBOROUGH, MAINE" MADE FOR RECORD OWNER: AMERICAN HOMES, PREPARED BY OWEN HASKELL, INC, DATED 09/17/04 AS REVISED. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 685.

2) A PLAN ENTITLED: "SUBDIVISION PLAN OF NOTTINGHAM WOODS SUBDIVISION" PREPARED FOR A.L.C. DEVELOPMENT CORP., PREPARED BY SEBAGO TECHNICS DATED 7-10-98 AS REVISED.

SUBDIVISION NOTES:

1) THERE SHALL BE NO FURTHER DIVISION OF ANY LOT ON THE SUBDIVISION PLAN WITHOUT FURTHER PLANNING BOARD APPROVAL.

2) THE 25-FOOT ACCESS AND UTILITY EASEMENT IS FOR POTENTIAL FUTURE ACCESS TO THE LANDS SHOWN AS NOW OR FORMERLY OF HARMON TO THE NORTH. THE APPLICANT, AMERICAN HOMES, WILL RETAIN RIGHT OF ENTRY TO THE EASEMENT AS SHOWN ON THIS PLAN.

3) A 40-FOOT WETLAND SETBACK HAS BEEN PRESERVED. NO BUILDING CONSTRUCTION IS TO OCCUR WITHIN THIS 40-FOOT SETBACK. THE WETLAND SETBACK IS TO BE UNDISTURBED WITHIN 25 FEET. LAWNS, GARDENS, AND OTHER LANDSCAPING IS PERMITTED BETWEEN THE 25-FOOT NO DISTURBANCE ZONE AND THE 40-FOOT STRUCTURAL SETBACK.

4) NO CONSTRUCTION OR FILLING OF WETLANDS BY INDIVIDUAL LOT OWNERS IS ALLOWED WITHOUT PROPER APPROVALS OBTAINED FROM THE MAINE DEP.

5) WATER SUPPLY WELLS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM THE NEAREST WASTEWATER DISPOSAL FIELD AND OUTSIDE OF THE ESTIMATED NITRATE PLUMES AS SHOWN.

6) RECORDING DOCUMENTS FOR THE LAND CONVEYANCE BETWEEN AMERICAN HOMES AND BRIAN & SHELLY FOURNIER ARE TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THESE PROPOSED CONVEYANCES BECOME NULL AND VOID IN THE ABSENCE OF THESE DOCUMENTS.

7) PYA COURT (ROAD) HAS BEEN DESIGNED PER SCARBOROUGH STREET DESIGN REQUIREMENTS AND IS PROPOSED FOR TOWN ACCEPTANCE.

8) THERE IS A RIGHT OF WAY OF UNKNOWN LOCATION OVER THE LAND NOW OR FORMERLY OF MINCHER BENEFITTING THE AMERICAN HOMES PARCEL PER MAP REFERENCE #1 (SEE DEED BOOK 1464 PAGE 110). THIS RIGHT OF WAY WILL BE TRANSFERED TO THE FUTURE OWNERS OF LOT #1 UPON SALE OF LOT #1.

9) THE 35-FOOT DRAINAGE AND ACCESS EASEMENT IS FOR MAINTENANCE OF STORMWATER DRAINAGE FACILITIES BY THE TOWN AND POTENTIAL FUTURE ACCESS TO THE LANDS SHOWN AS NOW OR FORMERLY OF HARMON TO THE NORTH. THE APPLICANT, AMERICAN HOMES, WILL RETAIN RIGHT OF ENTRY TO THE EASEMENT AS SHOWN ON THIS PLAN IN ADDITION TO THE TOWN OF SCARBOROUGH.

10) THE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS ON LOT #1 AND LOT #3 ARE TO BE LOCATED AT LEAST 100 FEET AWAY FROM THE WATER WELLS ON ADJACENT PROPERTIES.

11) CONSTRUCTION OF AN ACCESS DRIVE WILL BE PERMITTED WITHIN THE 35-FOOT DRAINAGE AND ACCESS EASEMENT WITH THE CONNECTION TO PYA COURT LIMITED TO A 20-FOOT SECTION ON THE SHORT LEG OF THE HAMMERHEAD TURNAROUND MEASURED FROM THE RIGHT-OF-WAY MONUMENT AT THE TANGENT POINT ON THE RIGHT-OF-WAY FLARE THENCE 20 FEET ALONG THE SHORT LEG OF THE HAMMERHEAD AS SHOWN ON THIS PLAN.

12) AMERICAN HOMES GRANTS A BLANKET EASEMENT OVER THE PROPERTY TO CENTRAL MAINE POWER COMPANY FOR THE SOLE PURPOSE OF INSTALLING, MAINTAINING, AND PROVIDING UNDERGROUND ELECTRICAL SERVICE TO LOTS 1-3 AS SHOWN ON THIS PLAN.

LEGEND:

EXISTING		PROPOSED
	EDGE OF WETLAND	
	STREAM CENTERLINE	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	BUILDING	
	PAVED SURFACE	
	BOX WIRE FENCE	
	GUARDRAIL	
— OH —	OVERHEAD WIRES	
	TREELINE	
WELL	WELL	
	CAPPED REBAR	
	IRON PIPE OR ROD	
	GRANITE BOUND	
TP	TEST PIT	
	CULVERT	
ABOVE GRADE	A.G.	
NOW OR FORMERLY	N/F	
RIGHT OF WAY	R.O.W.	
	UTILITY POLE	
	WETLAND SYMBOL	
	DISPOSAL FIELD W/ NITRATE PLUME	
	WELL EXCLUSION ZONE	
	LAND SWAP AREA	

REVISIONS:

NO.	DATE	
1	05-20-05	PRELIMINARY PLAN SUBMISSION
2	06-10-05	REVISED PRELIMINARY PLAN
3	09-06-05	REVISED PRELIMINARY PLAN
4	10-17-05	FINAL PLAN SUBMITTAL
5	10-26-05	REVISED FINAL PLAN
6	05-26-06	REVISED 25' ACCESS & UTILITY EASEMENT

SGC ENGINEERING, LLC
• Civil Design & Survey Engineering
• Environmental & Regulatory Permitting
• Electrical Power Systems Engineering
SERVING OUR CLIENTS IN THE U.S.A. & CANADA
501 County Road, Westbrook, Maine 04092, Tel: 207-347-8100, Fax: 207-347-8101
Target Technology Center, 20 Godfrey Drive, Suite 200, Orono, Maine 04473, Tel: 207-866-6571, Fax: 207-866-6501

6.6.2006

ONLY VALID WITH ORIGINAL STAMP

RECORD OWNER:
MR. ADAM MACK
AMERICAN HOMES
DB 17619, PG 49
34 PREBLE STREET
PORTLAND, MAINE 04101

DATE: 05-03-05 | DRAWN: NRP | JOB NO.: 35100202
COMP/DESIGN: NRP | CHECK: JMR | DWG NO.: PRE_351001.DWG

TITLE:
SUBDIVISION RECORDING PLAT
PYA COURT
DRESSER ROAD
CUMBERLAND COUNTY
SCARBOROUGH, MAINE

SCALE: 1" =60'

SHEET: 1.0