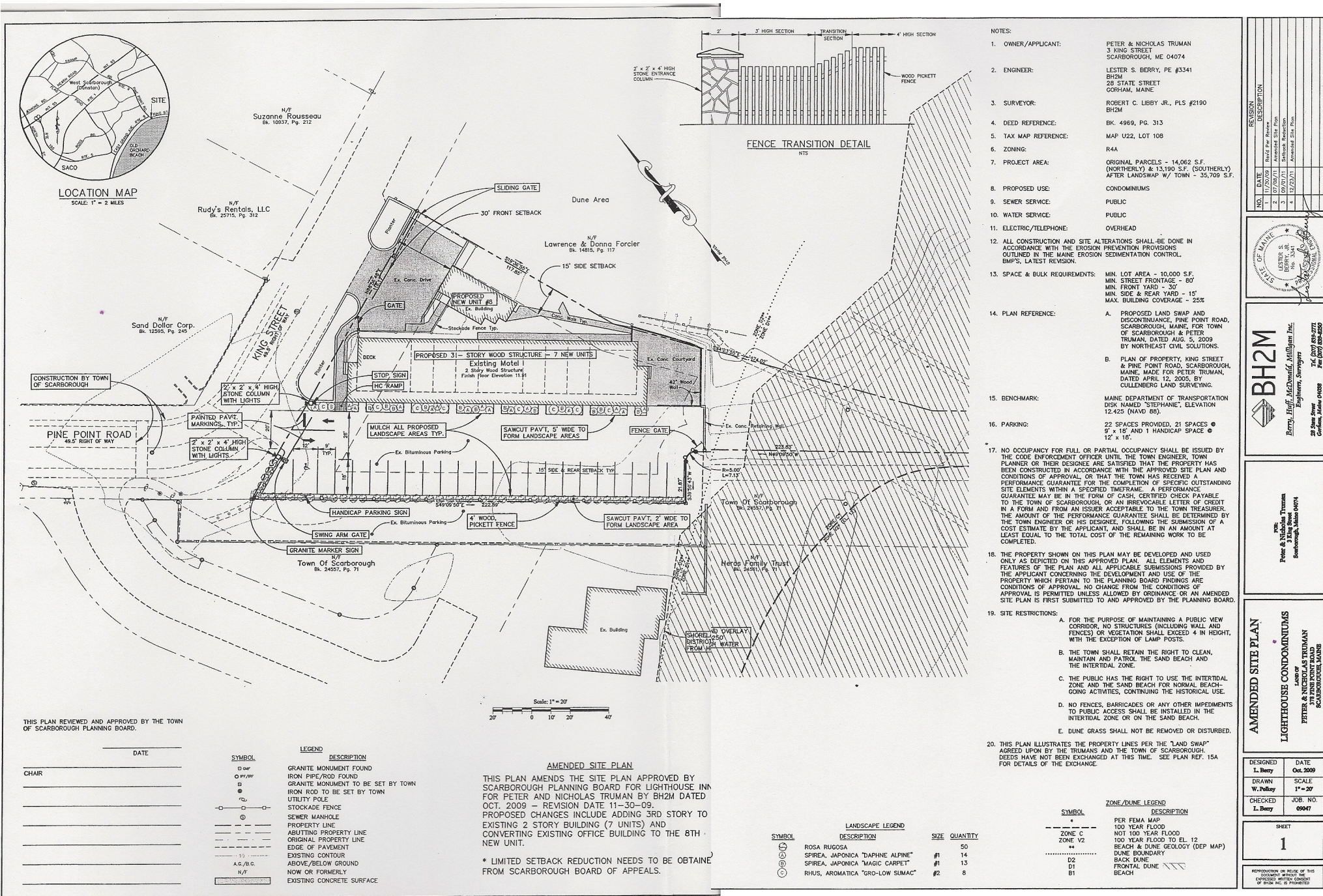


# Site Plan for Planning Board January 30, 2012





# Site Plan Enlarged Section

## LOCATION MAP

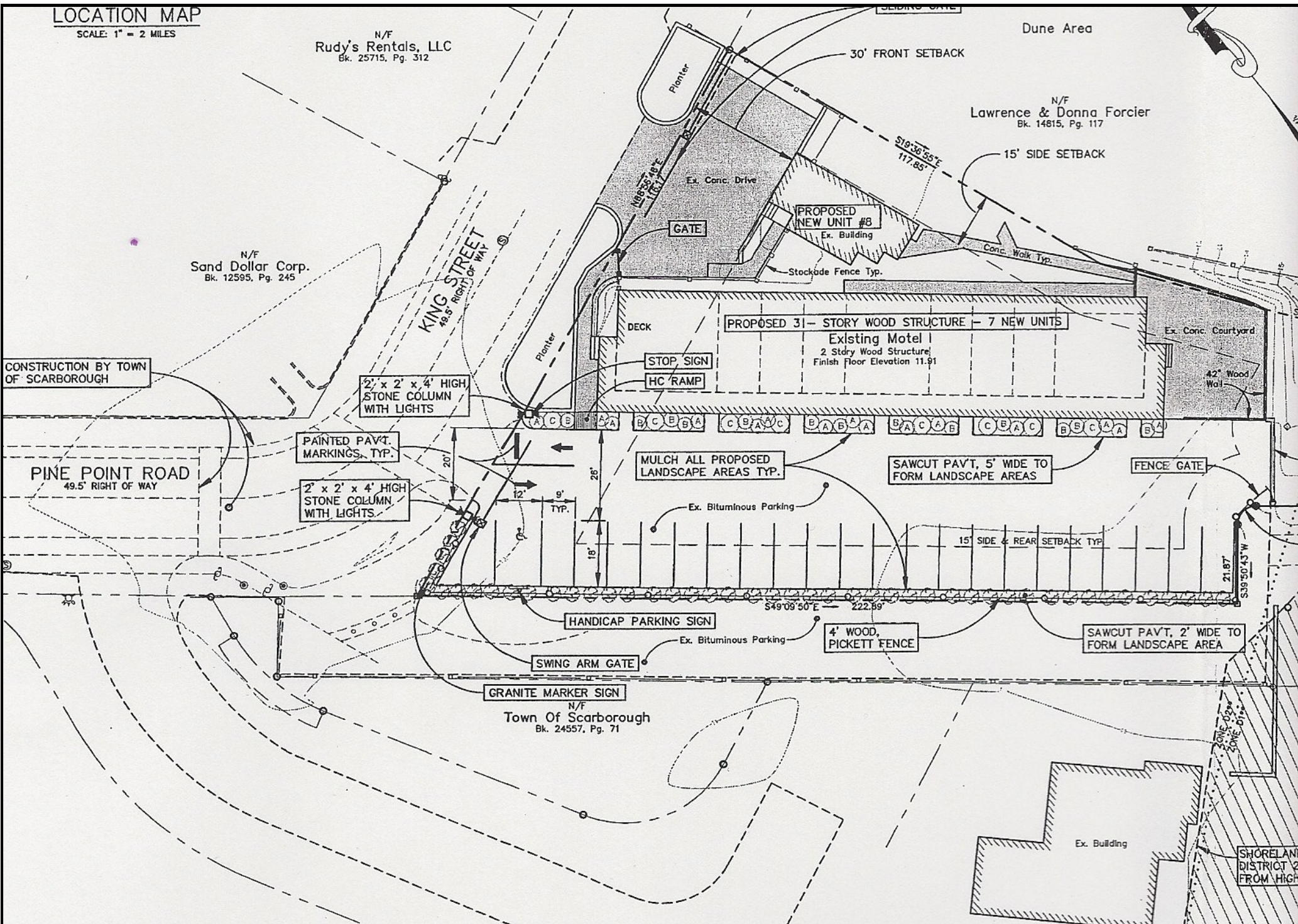
SCALE: 1" = 2 MILES

N/F  
Rudy's Rentals, LLC  
Bk. 25715, Pg. 312

N/F  
Sand Dollar Corp.  
Bk. 12595, Pg. 245

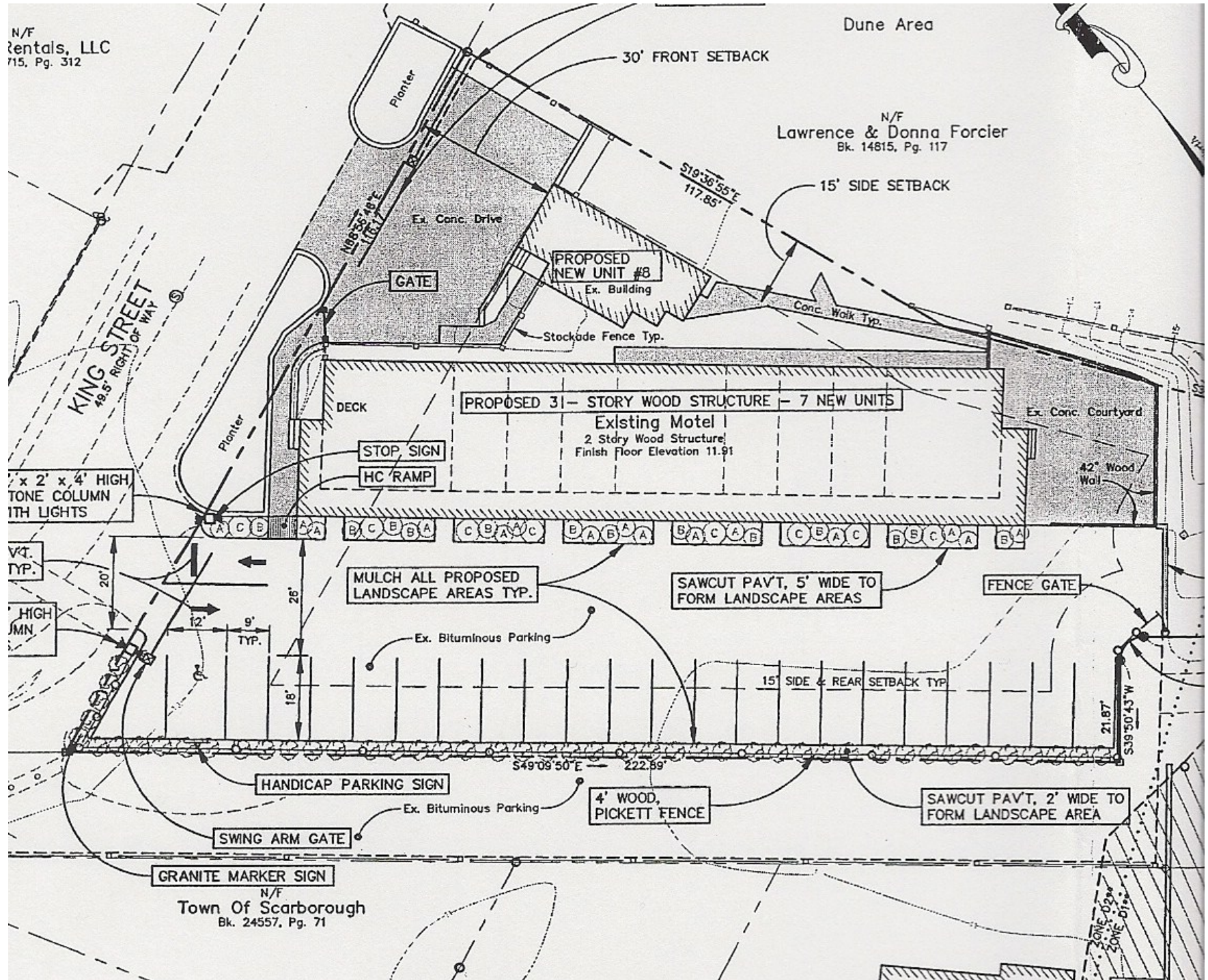
N/F  
Lawrence & Donna Forcier  
Bk. 14815, Pg. 117

N/F  
Town Of Scarborough  
Bk. 24557, Pg. 71



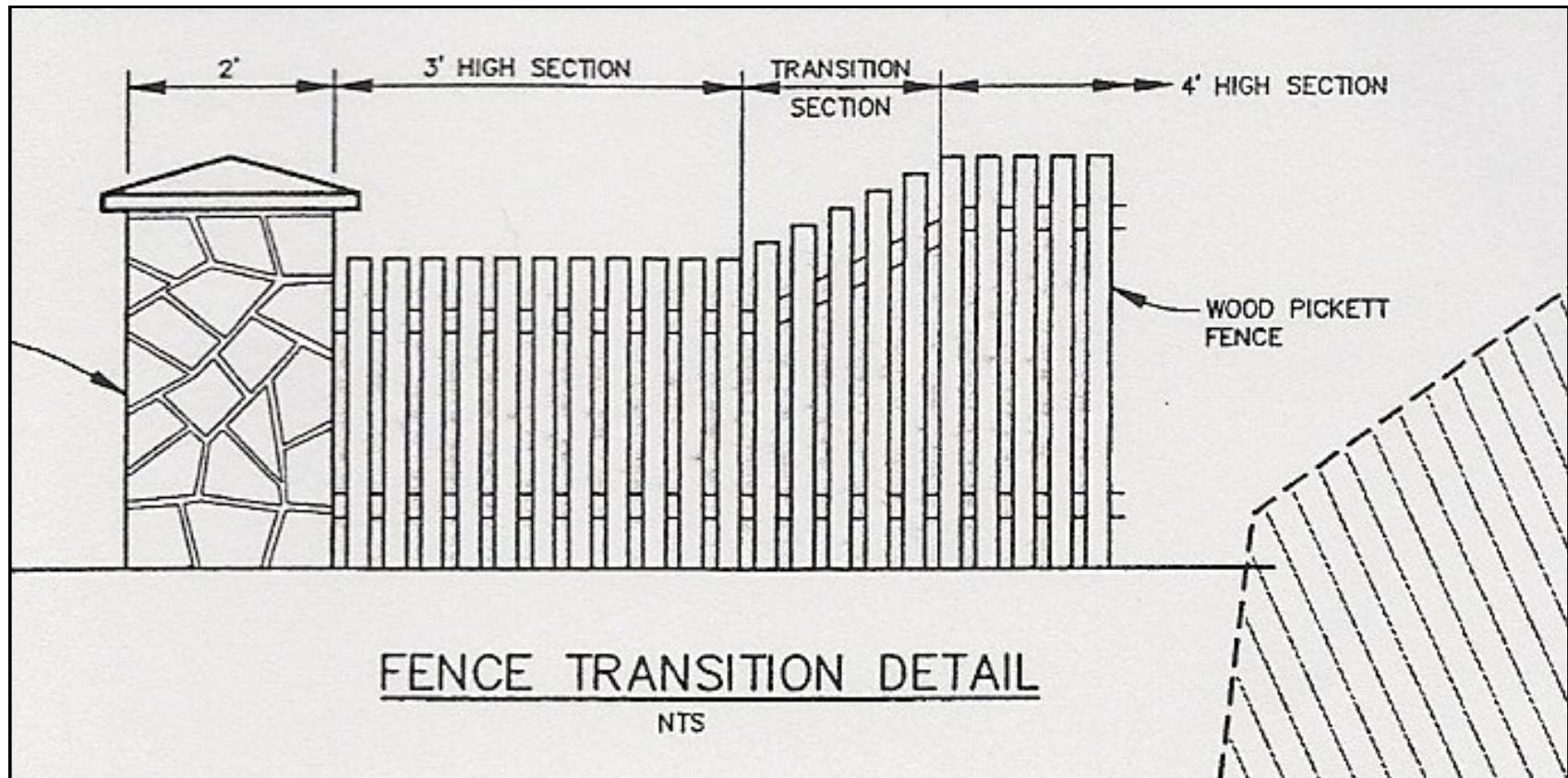


# Site Plan Enlarged Section





## Fence Plan



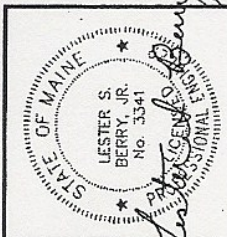


# Site Plan Notes Enlarged

## NOTES:

1. OWNER/APPLICANT: PETER & NICHOLAS TRUMAN  
3 KING STREET  
SCARBOROUGH, ME 04074
2. ENGINEER: LESTER S. BERRY, PE #3341  
BH2M  
28 STATE STREET  
GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
4. DEED REFERENCE: BK. 4969, PG. 313
5. TAX MAP REFERENCE: MAP U22, LOT 108
6. ZONING: R4A
7. PROJECT AREA: ORIGINAL PARCELS - 14,062 S.F.  
(NORTHERLY) & 13,190 S.F. (SOUTHERLY)  
AFTER LANDSWAP W/ TOWN - 35,709 S.F.
8. PROPOSED USE: CONDOMINIUMS
9. SEWER SERVICE: PUBLIC
10. WATER SERVICE: PUBLIC
11. ELECTRIC/TELEPHONE: OVERHEAD
12. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
13. SPACE & BULK REQUIREMENTS: MIN. LOT AREA - 10,000 S.F.  
MIN. STREET FRONTAGE - 80'  
MIN. FRONT YARD - 30'  
MIN. SIDE & REAR YARD - 15'  
MAX. BUILDING COVERAGE - 25%
14. PLAN REFERENCE: A. PROPOSED LAND SWAP AND DISCONTINUANCE, PINE POINT ROAD, SCARBOROUGH, MAINE, FOR TOWN OF SCARBOROUGH & PETER TRUMAN, DATED AUG. 5, 2009 BY NORTHEAST CIVIL SOLUTIONS.  
B. PLAN OF PROPERTY, KING STREET & PINE POINT ROAD, SCARBOROUGH, MAINE, MADE FOR PETER TRUMAN, DATED APRIL 12, 2005, BY CULLENBERG LAND SURVEYING.
15. BENCHMARK: MAINE DEPARTMENT OF TRANSPORTATION DISK NAMED "STEPHANIE", ELEVATION 12.425 (NAVD 88).
16. PARKING: 22 SPACES PROVIDED, 21 SPACES @ 9' x 18' AND 1 HANDICAP SPACE @ 12' x 18'.

NO.	DATE	DESCRIPTION
1	11/30/09	Rev'd Per Review
2	07/08/11	Amended Site Plan
3	09/01/11	Setback Reduction
4	12/23/11	Amended Site Plan



**BH2M**

**Berry, Huff, McDonald, Milligan Inc.**  
Engineers, Surveyors

28 State Street  
Gorham, Maine 04038

Tel. (207) 839-2771  
Fax (207) 839-9250

17. NO OCCUPANCY FOR FULL OR PARTIAL OCCUPANCY SHALL BE ISSUED BY THE CODE ENFORCEMENT OFFICER UNTIL THE TOWN ENGINEER, TOWN PLANNER OR THEIR DESIGNEE ARE SATISFIED THAT THE PROPERTY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND CONDITIONS OF APPROVAL, OR THAT THE TOWN HAS RECEIVED A PERFORMANCE GUARANTEE FOR THE COMPLETION OF SPECIFIC OUTSTANDING SITE ELEMENTS WITHIN A SPECIFIED TIMEFRAME. A PERFORMANCE GUARANTEE MAY BE IN THE FORM OF CASH, CERTIFIED CHECK PAYABLE TO THE TOWN OF SCARBOROUGH, OR AN IRREVOCABLE LETTER OF CREDIT IN A FORM AND FROM AN ISSUER ACCEPTABLE TO THE TOWN TREASURER. THE AMOUNT OF THE PERFORMANCE GUARANTEE SHALL BE DETERMINED BY THE TOWN ENGINEER OR HIS DESIGNEE, FOLLOWING THE SUBMISSION OF A COST ESTIMATE BY THE APPLICANT, AND SHALL BE IN AN AMOUNT AT LEAST EQUAL TO THE TOTAL COST OF THE REMAINING WORK TO BE COMPLETED.
18. 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 APPLICABLE SUBMISSIONS PROVIDED BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH PERTAIN TO THE PLANNING BOARD FINDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS ALLOWED BY ORDINANCE OR AN AMENDED SITE PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.
19. SITE RESTRICTIONS:
  - A. FOR THE PURPOSE OF MAINTAINING A PUBLIC VIEW CORRIDOR, NO STRUCTURES (INCLUDING WALL AND FENCES) OR VEGETATION SHALL EXCEED 4 IN HEIGHT, WITH THE EXCEPTION OF LAMP POSTS.
  - B. THE TOWN SHALL RETAIN THE RIGHT TO CLEAN, MAINTAIN AND PATROL THE SAND BEACH AND THE INTERTIDAL ZONE.
  - C. THE PUBLIC HAS THE RIGHT TO USE THE INTERTIDAL ZONE AND THE SAND BEACH FOR NORMAL BEACH-GOING ACTIVITIES, CONTINUING THE HISTORICAL USE.
  - D. NO FENCES, BARRICADES OR ANY OTHER IMPEDIMENTS TO PUBLIC ACCESS SHALL BE INSTALLED IN THE INTERTIDAL ZONE OR ON THE SAND BEACH.
  - E. DUNE GRASS SHALL NOT BE REMOVED OR DISTURBED.
20. THIS PLAN ILLUSTRATES THE PROPERTY LINES PER THE "LAND SWAP" AGREED UPON BY THE TRUMANS AND THE TOWN OF SCARBOROUGH. DEEDS HAVE NOT BEEN EXCHANGED AT THIS TIME. SEE PLAN REF. 15A FOR DETAILS OF THE EXCHANGE.

SYMBOL	ZONE/DUNE LEGEND	DESCRIPTION
---	PER FEMA MAP	
+	100 YEAR FLOOD	
ZONE C	NOT 100 YEAR FLOOD	
ZONE V2	100 YEAR FLOOD TO EL. 12	
**	BEACH & DUNE GEOLOGY (DEP MAP)	
.....	DUNE BOUNDARY	
D2	BACK DUNE	
D1	FRONTAL DUNE	
B1	BEACH	

FOR:  
Peter & Nicholas Truman  
3 King Street  
Scarborough, Maine 04074

AMENDED SITE PLAN

LIGHTHOUSE CONDOMINIUMS

LAND OF  
PETER & NICHOLAS TRUMAN  
378 PINE POINT ROAD  
SCARBOROUGH, MAINE

DESIGNED L. Berry	DATE Oct. 2009
DRAWN W. Pelkey	SCALE 1" = 20'
CHECKED L. Berry	JOB. NO. 09047

SHEET

1

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