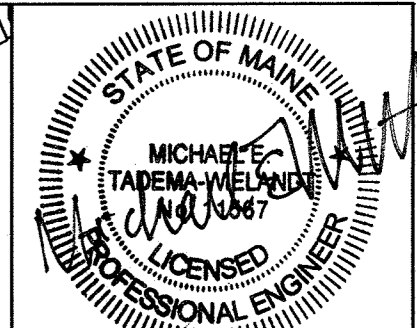
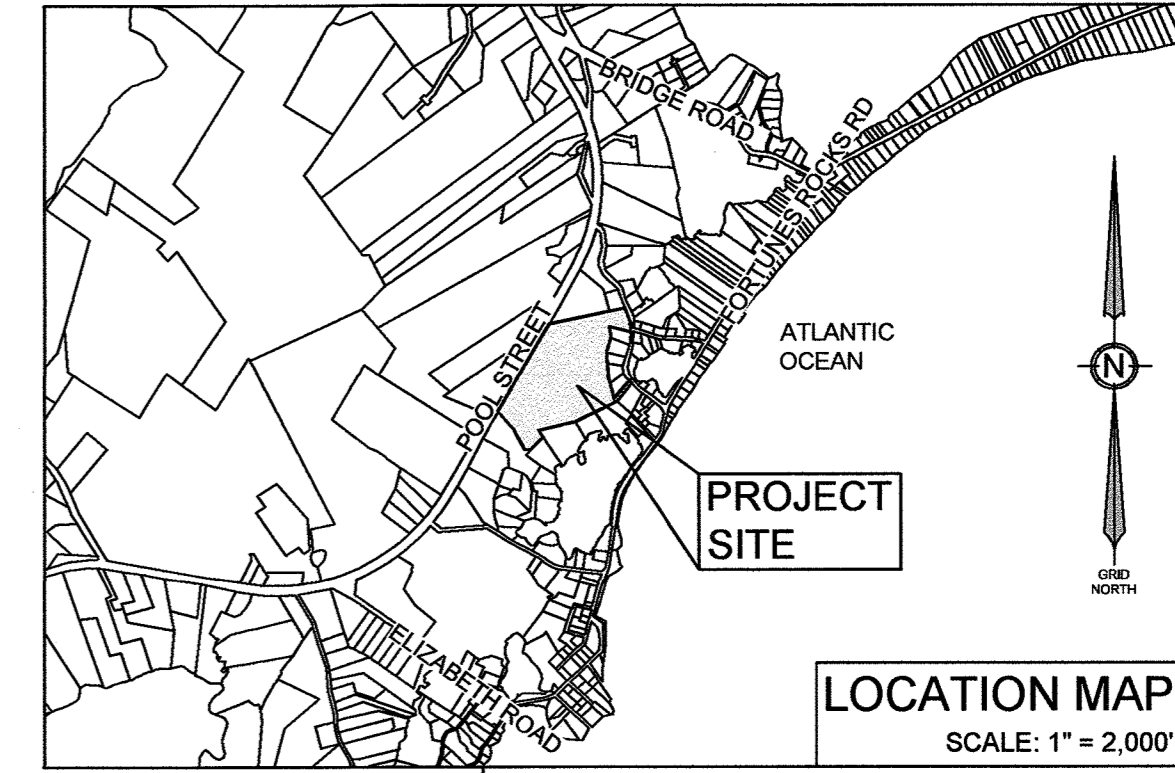
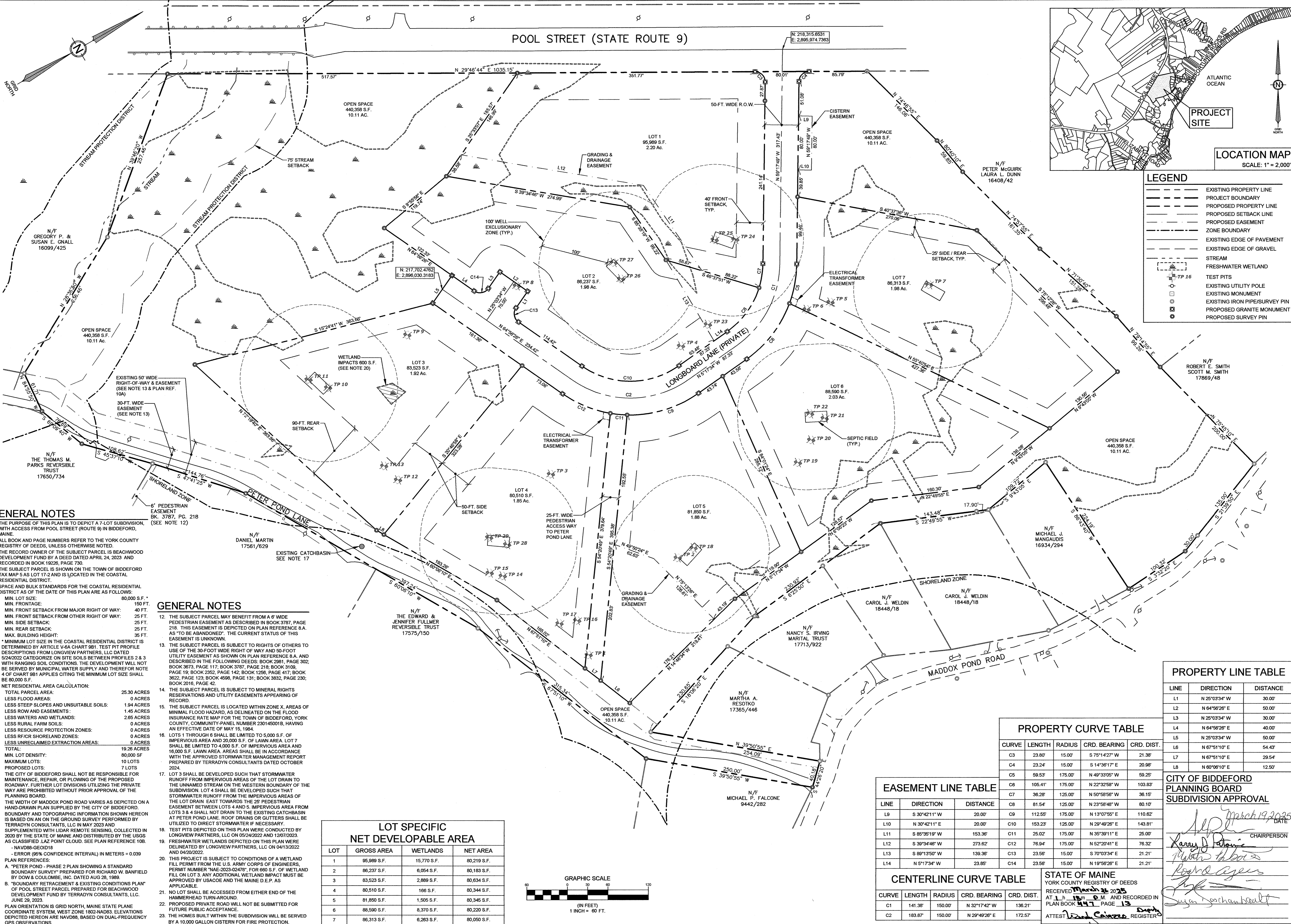
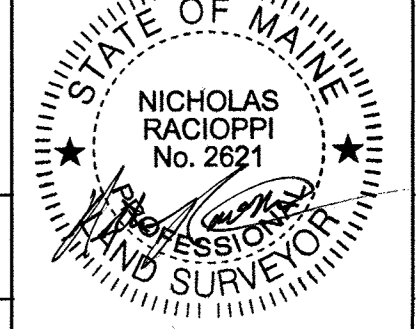


POOL STREET (STATE ROUTE 9)



DATE: 3-12-2025



DATE: 3-12-2025

**LEGEND**

- EXISTING PROPERTY LINE
- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- ZONE BOUNDARY
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- STREAM
- FRESHWATER WETLAND
- TEST PITS
- EXISTING UTILITY POLE
- EXISTING MONUMENT
- EXISTING IRON PIPE/SURVEY PIN
- PROPOSED GRANITE MONUMENT
- PROPOSED SURVEY PIN

**GENERAL NOTES**

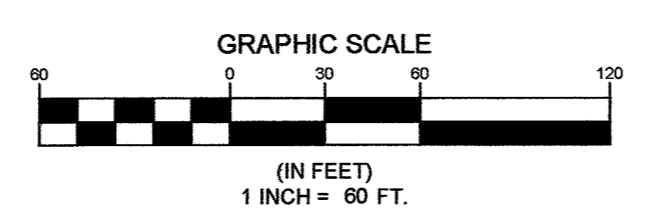
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A 7-LOT SUBDIVISION, WITH ACCESS FROM POOL STREET (ROUTE 9) IN BIDDEFORD, MAINE.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
3. THE RECORD OWNER OF THE SUBJECT PARCEL IS BEACHWOOD DEVELOPMENT FUND BY A DEED DATED APRIL 24, 2023 AND RECORDED IN BOOK 18928, PAGE 730.
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF BIDDEFORD TAX MAP 5 AS LOT 17-2 AND IS LOCATED IN THE COASTAL RESIDENTIAL DISTRICT.
5. SPACE AND BULK STANDARDS FOR THE COASTAL RESIDENTIAL DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
  - MIN. LOT SIZE: 80,000 S.F.
  - MIN. FRONTAGE: 150 FT.
  - MIN. FRONT SETBACK FROM MAJOR RIGHT OF WAY: 40 FT.
  - MIN. FRONT SETBACK FROM OTHER RIGHT OF WAY: 25 FT.
  - MIN. SIDE SETBACK: 25 FT.
  - MIN. REAR SETBACK: 25 FT.
  - MAX. BUILDING HEIGHT: 35 FT.
6. NET RESIDENTIAL AREA CALCULATION:
  - TOTAL PARCEL AREA: 25.30 ACRES
  - LESS FLOOD AREAS: 0 ACRES
  - LESS STEEP SLOPES AND UNSUITABLE SOILS: 1.94 ACRES
  - LESS ROW AND EASEMENTS: 1.45 ACRES
  - LESS WATERS AND WETLANDS: 2.65 ACRES
  - LESS RURAL FARM SOILS: 0 ACRES
  - LESS RESOURCE PROTECTION ZONES: 0 ACRES
  - LESS RF/CR SHORELAND ZONES: 0 ACRES
  - LESS UNRECLAIMED EXTRACTION AREAS: 0 ACRES
  - TOTAL: 19.26 ACRES
  - MIN. LOT DENSITY: 80,000 SF
  - MAXIMUM LOTS: 10 LOTS
  - PROPOSED LOTS: 7 LOTS
7. THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR, OR PLOWING OF THE PROPOSED ROADWAY. FURTHER, LOT DRAINAGE TO THE CITY OF BIDDEFORD WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.
8. THE WIDTH OF MADDOX POND ROAD VARIES AS DEPICTED ON A HAND-DRAWN PLAN SUPPLIED BY THE CITY OF BIDDEFORD.
9. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN MAY 2023 AND IS SUPPLEMENTED WITH LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED LAZ POINT CLOUD. SEE PLAN REFERENCE 108. -NAV088-GE01018 - ERROR (95% CONFIDENCE INTERVAL) IN METERS = 0.039
10. PLAN REFERENCES:
  - A. "PETER POND - PHASE 2 PLAN SHOWING A STANDARD BOUNDARY SURVEY" PREPARED FOR RICHARD W. BANFIELD BY DOW & COULOMBE, INC. DATED AUG 28, 1989
  - B. "BOUNDARY RETRACEMENT & EXISTING CONDITIONS PLAN" OF POOL STREET PARCEL PREPARED FOR BEACHWOOD DEVELOPMENT FUND BY TERRADYN CONSULTANTS, LLC, JUNE 29, 2023.
11. PLAN ORIENTATION IS GRID NORTH, MAINE STATE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAV088, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

**GENERAL NOTES**

12. THE SUBJECT PARCEL MAY BENEFIT FROM A 6' WIDE PEDESTRIAN EASEMENT AS DESCRIBED IN BOOK 3787, PAGE 218. THIS EASEMENT IS DEPICTED ON PLAN REFERENCE 8.A, AS "TO BE ABANDONED". THE CURRENT STATUS OF THIS EASEMENT IS UNKNOWN.
13. THE SUBJECT PARCEL IS SUBJECT TO RIGHTS OF OTHERS TO USE OF THE 30-FOOT WIDE RIGHT OF WAY AND 50-FOOT UTILITY EASEMENT AS SHOWN ON PLAN REFERENCE 8.A, AND DESCRIBED IN THE FOLLOWING DEEDS: BOOK 2981, PAGE 302; BOOK 3673, PAGE 117; BOOK 3787, PAGE 218; BOOK 3109, PAGE 18; BOOK 2362, PAGE 142; BOOK 1256, PAGE 417; BOOK 3622, PAGE 123; BOOK 4589, PAGE 131; BOOK 3632, PAGE 230; BOOK 2016, PAGE 42.
14. THE SUBJECT PARCEL IS SUBJECT TO MINERAL RIGHTS RESERVATIONS AND UTILITY EASEMENTS APPEARING OF RECORD.
15. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BIDDEFORD, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301460018, HAVING AN EFFECTIVE DATE OF MAY 15, 1984.
16. LOTS 1 THROUGH 6 SHALL BE LIMITED TO 5,000 S.F. OF IMPERVIOUS AREA AND 20,000 S.F. OF LAWN AREA. LOT 7 SHALL BE LIMITED TO 4,000 S.F. OF IMPERVIOUS AREA AND 16,000 S.F. LAWN AREA. AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT PREPARED BY TERRADYN CONSULTANTS DATED OCTOBER 2024.
17. LOT 3 SHALL BE DEVELOPED SUCH THAT STORMWATER RUNOFF FROM IMPERVIOUS AREAS OF THE LOT DRAIN TO THE UNNAMED STREAM ON THE WESTERN BOUNDARY OF THE SUBDIVISION. LOT 4 SHALL BE DEVELOPED SUCH THAT STORMWATER RUNOFF FROM THE IMPERVIOUS AREAS OF THE LOT DRAIN EAST TOWARDS THE 25' PEDESTRIAN EASEMENT BETWEEN LOTS 4 AND 5. IMPERVIOUS AREA FROM LOTS 3 & 4 SHALL NOT DRAIN TO THE EXISTING CATCHBASIN AT PETER POND LANE. ROOF DRAINS OR GUTTERS SHALL BE UTILIZED TO DIRECT STORMWATER IF NECESSARY.
18. TEST PITS DEPICTED ON THIS PLAN WERE CONDUCTED BY LONGVIEW PARTNERS, LLC ON 05/24/2022 AND 12/07/2023.
19. FRESHWATER WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY LONGVIEW PARTNERS, LLC ON 04/13/2022 AND 04/20/2022.
20. THIS PROJECT IS SUBJECT TO CONDITIONS OF A WETLAND FILL PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS, PERMIT NUMBER "WAS-2023-0247R" FOR 660 S.F. OF WETLAND FILL ON LOT 3. ANY ADDITIONAL WETLAND IMPACT MUST BE APPROVED BY USACE AND THE MAINE D.E.P. AS APPLICABLE.
21. NO LOT SHALL BE ACCESSED FROM EITHER END OF THE HAMMERHEAD TURN-AROUND.
22. PROPOSED PRIVATE ROAD WILL NOT BE SUBMITTED FOR FUTURE PUBLIC ACCEPTANCE.
23. THE HOMES BUILT WITHIN THE SUBDIVISION WILL BE SERVED BY A 10,000 GALLON CISTERN FOR FIRE PROTECTION.

**LOT SPECIFIC NET DEVELOPABLE AREA**

| LOT | GROSS AREA  | WETLANDS    | NET AREA    |
|-----|-------------|-------------|-------------|
| 1   | 95,989 S.F. | 15,770 S.F. | 80,219 S.F. |
| 2   | 86,237 S.F. | 6,054 S.F.  | 80,183 S.F. |
| 3   | 83,523 S.F. | 2,889 S.F.  | 80,634 S.F. |
| 4   | 80,510 S.F. | 166 S.F.    | 80,344 S.F. |
| 5   | 81,850 S.F. | 1,505 S.F.  | 80,345 S.F. |
| 6   | 88,590 S.F. | 8,370 S.F.  | 80,220 S.F. |
| 7   | 86,313 S.F. | 6,283 S.F.  | 80,050 S.F. |



**PROPERTY LINE TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 25°03'44" W | 30.00'   |
| L2   | N 64°56'28" E | 50.00'   |
| L3   | N 25°03'34" W | 30.00'   |
| L4   | N 64°56'28" E | 40.00'   |
| L5   | N 25°03'34" W | 50.00'   |
| L6   | N 67°51'10" E | 54.43'   |
| L7   | N 67°51'10" E | 29.54'   |
| L8   | N 60°06'10" E | 12.50'   |

**PROPERTY CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | CRD. BEARING  | CRD. DIST. |
|-------|---------|---------|---------------|------------|
| C3    | 23.80'  | 15.00'  | S 75°14'27" W | 21.38'     |
| C4    | 23.24'  | 15.00'  | S 14°36'17" E | 20.98'     |
| C5    | 59.53'  | 175.00' | N 49°33'05" W | 59.25'     |
| C6    | 105.41' | 175.00' | N 22°32'58" W | 103.63'    |
| C7    | 36.28'  | 125.00' | N 50°58'58" W | 36.15'     |
| C8    | 81.54'  | 125.00' | N 23°58'48" W | 80.10'     |
| C9    | 112.55' | 175.00' | N 13°07'55" E | 110.62'    |
| C10   | 153.23' | 125.00' | N 28°49'28" E | 143.81'    |
| C11   | 25.02'  | 175.00' | N 35°39'11" E | 25.00'     |
| C12   | 76.84'  | 175.00' | N 52°20'41" E | 76.32'     |
| C13   | 23.58'  | 15.00'  | S 70°03'34" E | 21.21'     |
| C14   | 23.58'  | 15.00'  | N 19°58'28" E | 21.21'     |

**EASEMENT LINE TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L9   | S 30°42'11" W | 20.00'   |
| L10  | N 30°42'11" E | 20.00'   |
| L11  | S 85°35'19" W | 153.36'  |
| L12  | S 39°34'48" W | 273.62'  |
| L13  | S 88°13'00" W | 139.36'  |
| L14  | N 5°17'34" W  | 23.85'   |

**CENTERLINE CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | CRD. BEARING  | CRD. DIST. |
|-------|---------|---------|---------------|------------|
| C1    | 141.38' | 150.00' | N 32°17'42" W | 136.21'    |
| C2    | 183.87' | 150.00' | N 29°49'28" E | 172.57'    |

**CITY OF BIDDEFORD PLANNING BOARD SUBDIVISION APPROVAL**

DATE: March 19, 2025

CHAIRPERSON: [Signature]

MEMBERS: [Signatures]

STATE OF MAINE  
YORK COUNTY REGISTRY OF DEEDS  
RECEIVED March 21, 2025  
AT L 11 m. o. m. AND RECORDED IN  
PLAN BOOK 1447 PAGE 13  
ATTEST: [Signature] DEPUTY REGISTER

REVISIONS

| NO. | DATE       | REVISIONS                                                    |
|-----|------------|--------------------------------------------------------------|
| 10  | 03/12/2025 | REVISED IN RESPONSE TO FIRE DEPARTMENT COMMENTS              |
| 9   | 02/12/2025 | ISSUED FOR PLANNING BOARD SIGNATURE                          |
| 8   | 01/08/2025 | SUBMITTED IN RESPONSE TO STAFF COMMENTS                      |
| 7   | 11/14/2024 | SUBMITTED FOR LOT SIZE ADJUSTMENTS FOR SUBDIVISION AMENDMENT |
| 6   | 10/16/2024 | SUBMITTED FOR SUBDIVISION AMENDMENT                          |
| 5   | 08/02/2024 | ISSUED FOR PLANNING BOARD SIGNATURE                          |
| 4   | 04/10/2024 | REVISED IN RESPONSE TO STAFF REVIEW COMMENTS                 |
| 3   | 03/17/2024 | REVISED IN RESPONSE TO STAFF REVIEW COMMENTS                 |
| 2   | 01/17/2024 | SUBMITTED FOR FINAL SUBDIVISION APPROVAL                     |

ADDRESS: 201 POOL STREET, BIDDEFORD, ME 04830  
PHONE: (207) 926-8111  
WEB SITE: www.terradynconsultants.com

**TERRADYN CONSULTANTS, LLC**  
Civil Engineering | Land Surveying | Geomatics  
Stormwater Design | Land Planning | Environmental Permitting

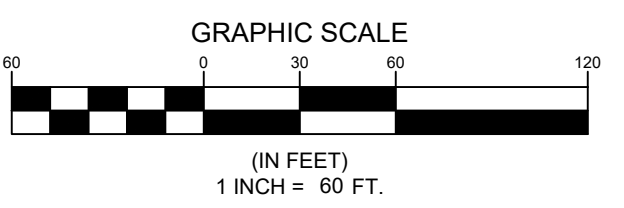
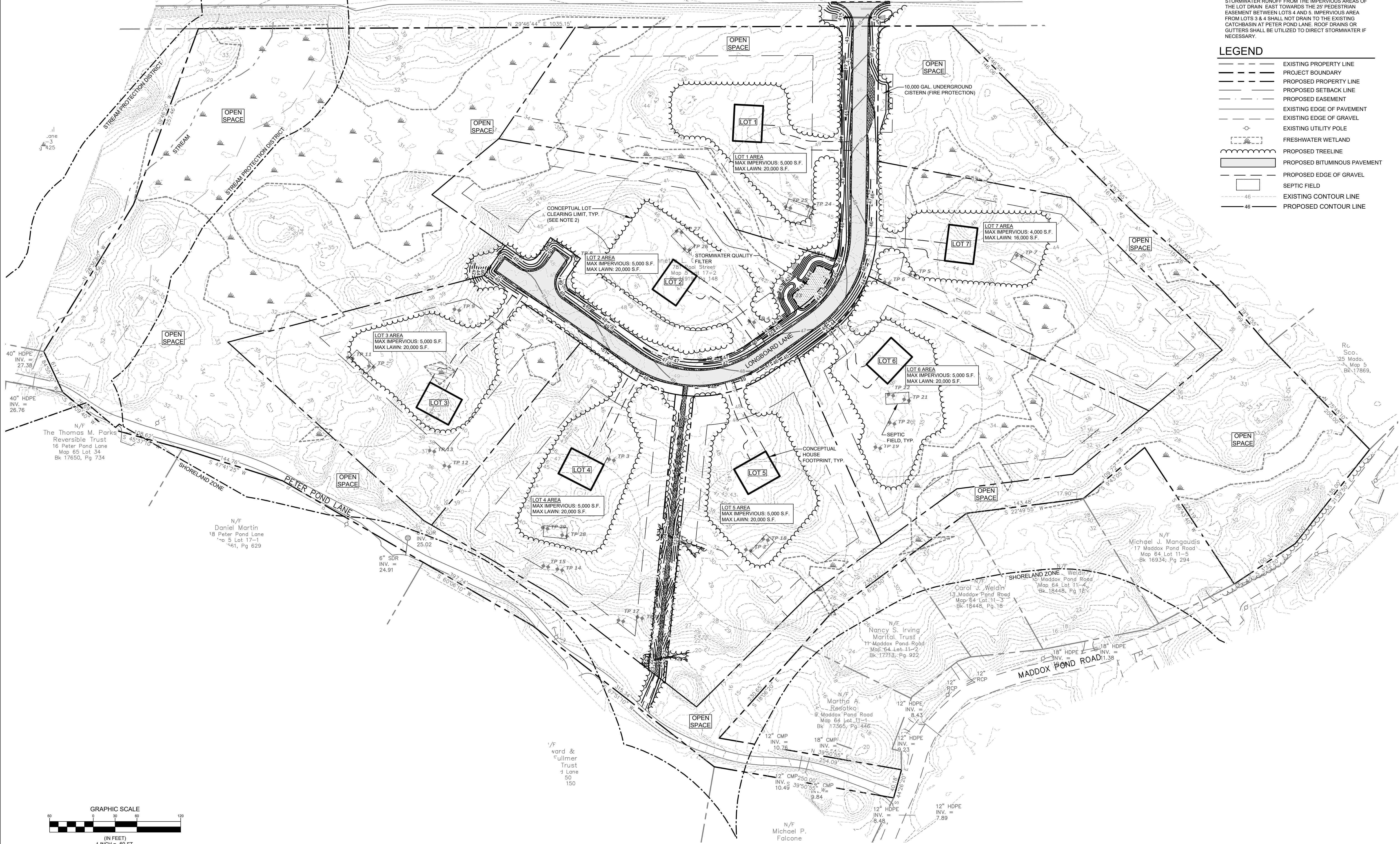
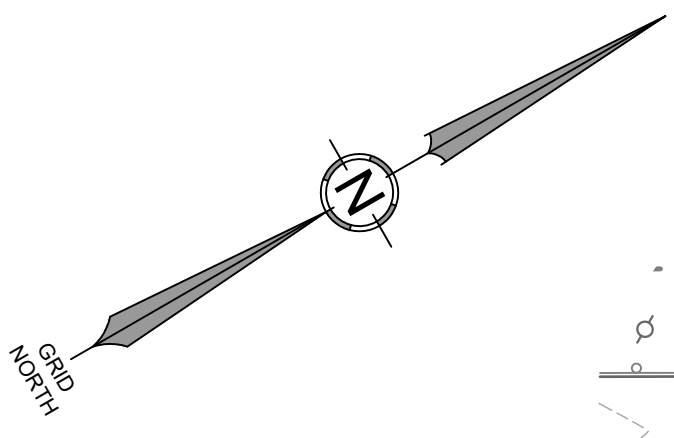
PERMIT DRAWING NOT FOR CONSTRUCTION

PROJECT: LONGBOARD RIDGE SUBDIVISION  
701 POOL STREET, BIDDEFORD, ME

SHEET TITLE: SUBDIVISION PLAN

RECORD OWNER: BEACHWOOD DEVELOPMENT FUND  
92 YORK STREET  
KENNEBUNK, ME 04043

DATE: 3/10/2023  
SCALE: 1" = 60'  
JOB NO: 23-023  
SHEET: C-2.0

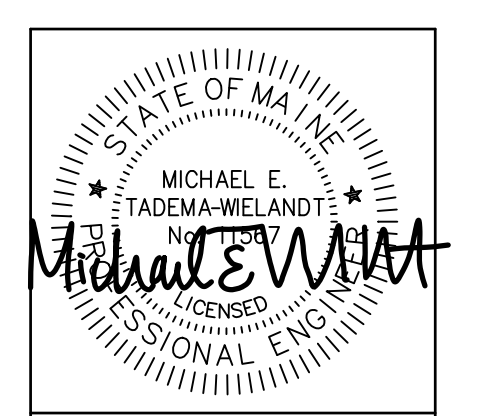


**GENERAL NOTES**

- CLEARING LIMITS, HOUSE FOOTPRINTS AND DRIVEWAY LOCATIONS SHOWN ON THIS PLAN ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY INDIVIDUAL LOT OWNERS.
- LOTS 1 THROUGH 6 SHALL BE LIMITED TO 5,000 S.F. OF IMPERVIOUS AREA AND 20,000 S.F. OF LAWN AREA. LOT 7 SHALL BE LIMITED TO 4,000 S.F. OF IMPERVIOUS AREA AND 16,000 S.F. LAWN AREA. AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT PREPARED BY TERRADYN CONSULTANTS DATED OCTOBER 2024.
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**LEGEND**

- EXISTING PROPERTY LINE
- - - PROJECT BOUNDARY
- - - PROPOSED PROPERTY LINE
- - - PROPOSED SETBACK LINE
- - - PROPOSED EASEMENT
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EDGE OF GRAVEL
- - - EXISTING UTILITY POLE
- - - FRESHWATER WETLAND
- - - PROPOSED TRELINE
- - - PROPOSED BITUMINOUS PAVEMENT
- - - PROPOSED EDGE OF GRAVEL
- - - SEPTIC FIELD
- - - EXISTING CONTOUR LINE
- - - PROPOSED CONTOUR LINE



DATE: 01/08/2025

| NO. | DATE       | REVISIONS                                                    |
|-----|------------|--------------------------------------------------------------|
| 1   | 08/16/2023 | SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL               |
| 2   | 01/17/2024 | SUBMITTED FOR FINAL SUBDIVISION APPROVAL                     |
| 3   | 03/11/2024 | REVISED IN RESPONSE TO PEER REVIEW COMMENTS                  |
| 4   | 04/10/2024 | REVISED IN RESPONSE TO STAFF PEER REVIEW COMMENTS            |
| 5   | 06/04/2024 | ISSUED FOR PLANNING BOARD SIGNATURE                          |
| 6   | 10/16/2024 | SUBMITTED FOR SUBDIVISION AMENDMENT                          |
| 7   | 11/14/2024 | SUBMITTED FOR LOT SIZE ADJUSTMENTS FOR SUBDIVISION AMENDMENT |
| 8   | 01/08/2025 | SUBMITTED IN RESPONSE TO STAFF COMMENTS                      |

ADDRESS: 41 CAMPUS DRIVE, SUITE 301  
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Civil Engineering | Land Surveying | Geomatics  
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: LONGBOARD RIDGE SUBDIVISION  
781 POOL STREET, BIDDEFORD, ME

SHEET TITLE: OVERALL DEVELOPMENT PLAN

RECORD OWNER: BEACHWOOD DEVELOPMENT FUND  
82 YORK STREET  
KENNEBUNK, ME 04943

DATE: 3/10/2023

SCALE: 1" = 60'

JOB NO: 23-023

SHEET: C-3.3