



## **AGENDA**

*Scarborough  
Planning Board*

Regular Meeting – 6:30 PM

Monday, August 8, 2022

**TO VIEW AUGUST 8 PLANNING BOARD MEETING (YouTube – VIEW ONLY):**

<https://www.youtube.com/channel/UCD5Y8CFy5HpXMftV3xX73aw/videos>

**TO ATTEND AUGUST 8 PLANNING BOARD MEETING (ZOOM):**

<https://scarboroughmaine.zoom.us/j/81247232623>

This meeting of the Scarborough Planning Board will be conducted as a hybrid virtual meeting. Applicants and Board members should attend in person, members of the public are encouraged to attend virtually.

1. Call to Order (6:30 P.M.)
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes (July 18, 2022)
5. Consent Item: Crossroads Holdings, LLC requests a final subdivision review for Haigis District Subdivision, Haigis Parkway, Assessor's Map R052, Lot 4.\*
6. Patriot Realty-Saco, LLC requests a site plan amendment review for a proposed 20,855 sq. ft. automobile dealership and service facility located at 285 Payne Road, Assessor's Map R52, Lot 2.\*
7. Sprague Corporation requests site plan review for proposed off street parking area for Scarborough Beach State Park. The property is further identified as 395 Black Point Road, Assessor's Map R103, Lot 17. \*
8. Jake Brown HVAC requests a site plan review for development of a contractor business retail space at 754 U.S. Route 1, Assessor's Map U29, Lot 2.\*

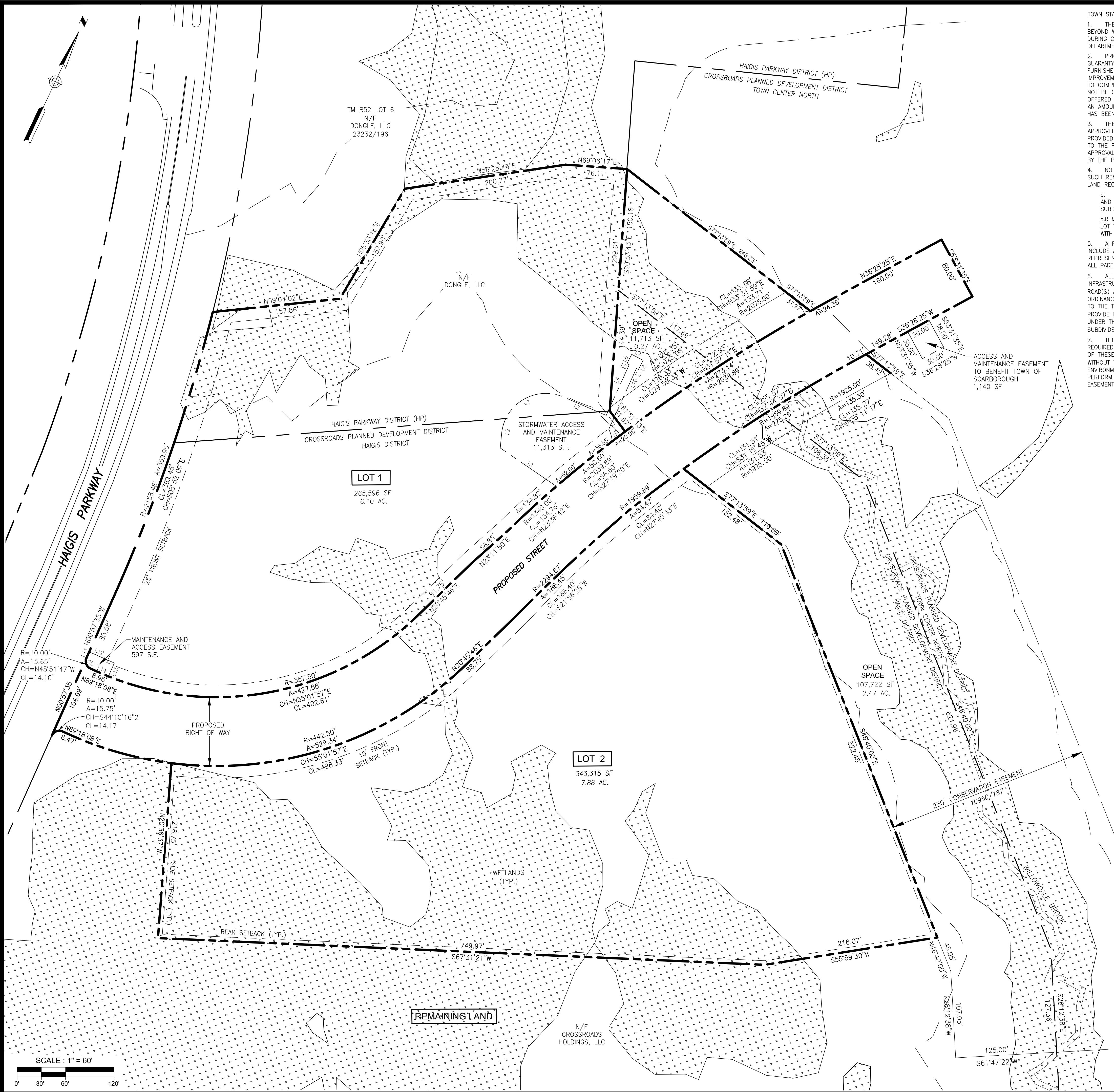
- 9.** Euphoria, LLC is requesting a site plan amendment review for parking, loading, and storage changes for the site plan of Mainely Tubs located at 24 Immersion Drive, Assessor's Map U53, Lot 46\*.
- 10.** Evergreen Credit Union is requesting site plan approval of a 3,156 sq. ft. credit union located at 617 U.S. Route 1, Assessor's Map U31, Lot 43.\*
- 11.** Hannaford Bros. Co., LLC requests a site plan review for a 41,474 sq. ft. E-Commerce Order Fulfillment Facility located at 145 Pleasant Hill Road, Assessor's Map R078, Lot 65.\*
- 12.** Crystal Spring, MHP, LLC is requesting final subdivision approval for creation of a 27-unit age restricted retirement community. The property is located on Crystal Lane and further identified as Tax Map R3, Lot 6A.\*
- 13.** AR Building requests a site plan review to establish 10 multifamily structures on a 57 acre parcel located at 35 Mussey Road, Assessor's Map R38, Lot 1\*.
- 14.** Crossroads Holdings, LLC is requesting a subdivision amendment review for the 5<sup>th</sup> amended subdivision of the Town Center Residential District to include a drainage easement and 8 single family homes on Lot 35. The property is further identified as Assessor's Map U55, Lot 35.\*
- 15.** Atlantic Federal Credit Union requests a site plan review to construct a 2,760 sq. ft. credit union with three drive thru lanes at 2 Ginn Road, Assessor's Map R40, Lot 12C.\*
- 16.** Staff Report
- 17.** Administrative Amendment Report
- 18.** Minor Development Reviews (Staff Review)
- 19.** Correspondence
- 20.** Planning Board Comments
- 21.** Adjournment

\*Public comment will be allowed on this item.

***NO NEW ITEMS SHALL BE TAKEN UP AFTER 10:00 PM***

**Item #5**

Crossroads Holdings, LLC is proposing to subdivide a property that is part of the approved Master Plan of the Town Center North (TCN) and Haigis District at Scarborough Downs. The Master Plan calls for a mix of commercial development with office, restaurant, light retail, and/or hotel uses on this portion of the Downs property. This proposal consists of subdividing a lot into two parcels and construction of a new public street that will intersect Haigis Parkway and eventually connect to Scarborough Downs Road. This application also serves to allow the applicant to begin construction of the road and build a stream crossing in state permitted months (July-September) later this year. That road will dead end until a TCN subdivision is proposed and can connect the two districts and entire Downs property. The subdivision was approved by the Planning Board in April, and is being requested to be re-approved so the plans can be recorded at the Cumberland County Registry of Deeds within 90 days of approval as is required by the Town's Subdivision Ordinance.



**TOWN STANDARD NOTES**

- THE SCARBOROUGH ENGINEERING DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK BEYOND WHAT IS SHOWN ON THE PLANS. UNFORESEEN FIELD CONDITIONS REQUIRE ANY CHANGES MADE DURING CONSTRUCTION SHALL BE COORDINATED WITH AND APPROVED BY THE SCARBOROUGH ENGINEERING DEPARTMENT.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION OF EACH PHASE OF THE SUBDIVISION, A PERFORMANCE GUARANTEE REQUIRED BY SECTION VIII OF THIS ORDINANCE SHALL BE FURNISHED FOR THE IMPROVEMENTS IN THAT PHASE. THE PERFORMANCE GUARANTEE MAY BE IMPROVEMENTS IN OTHER PHASES WHICH ARE NECESSARY IN ORDER FOR THE PHASE BEING CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING BOARD APPROVAL SHOULD SUBSEQUENT PHASES NOT BE CONSTRUCTED. NO LOT WITHIN ANY PHASE OF THE SUBDIVISION SHALL BE SOLD, LEASED, OFFERED FOR SALE OR LEASE, OR BUILT UPON UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND FORM ACCEPTABLE TO AND APPROVED BY THE TOWN ENGINEER AND TOWN TREASURER, AS PROVIDED BY THE SUBDIVIDER.
- 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 AN AMENDED SUBDIVISION PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.
- 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:
  - 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
  - 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.
- 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.
- 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.
- THE NO DISTURB BUFFERS SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION EXCEPT FOR REQUIRED DRIVEWAY ACCESS, ROAD CONNECTIONS, TRAILS AND ASSOCIATED IMPROVEMENTS. 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/OR 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.

**STORMWATER NOTE:**

THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF SCARBOROUGH POST-CONSTRUCTION STORMWATER INFRASTRUCTURE MANAGEMENT ORDINANCE, AND COMPLIANCE WITH A POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN IS A CONDITION OF APPROVAL. ANY PERSON OWNING, OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED POST-CONSTRUCTION STORMWATER INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN ON OR BY JUNE 1ST OF EACH YEAR.

STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

AT \_\_\_\_ hr. \_\_\_\_ min. \_\_\_\_ m AND RECORDED

IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTER

APPROVED BY THE  
TOWN OF SCARBOROUGH PLANNING BOARD

DATE

#### PLAN REFERENCES

1. "ALTA/NSPS LAND TITLE SURVEY, 1 SCARBOROUGH DOWNS ROAD, SCARBOROUGH, CUMBERLAND COUNTY, MAINE MADE FOR CROSSROADS HOLDINGS, LLC" BY OWEN HASKELL, INC. DATED NOVEMBER 27, 2017, REVISED MARCH 17, 2020.

2. "SUBDIVISION PLAN, TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD CROSSROADS HOLDINGS, LLC" JUNE 20, 2020 BY OWEN HASKELL, INC. AND RECORDED JULY 6, 2020 IN THE C.C.R.D.

#### GENERAL NOTES

1. OWNER OF RECORD: CROSSROADS HOLDINGS, LLC  
P.O. BOX 485, SCARBOROUGH, ME 04070  
C.C.R.D. BOOK 34573 PAGE 150

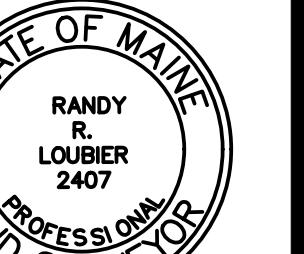
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE NAD 83.

3. CENTER STREET RIGHT OF WAY AND WILLOWDALE BROOK CULVERT CROSSING IS PERMITTED AND APPROVED UNDER A MAINE DEP SLDA LEVEL II PERMIT (L-27956-TG-L-N).

#### CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON-GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

Randy R. Louber, PLS #2407  
03/16/2022



#### SUBDIVISION PLAN HAIGIS DISTRICT SUBDIVISION LOTS 1 & 2

HAIGIS PARKWAY  
SCARBOROUGH, MAINE  
MADE FOR OWNER OF RECORDS

CROSSROADS HOLDINGS, LLC  
P.O. BOX 485, SCARBOROUGH, MAINE

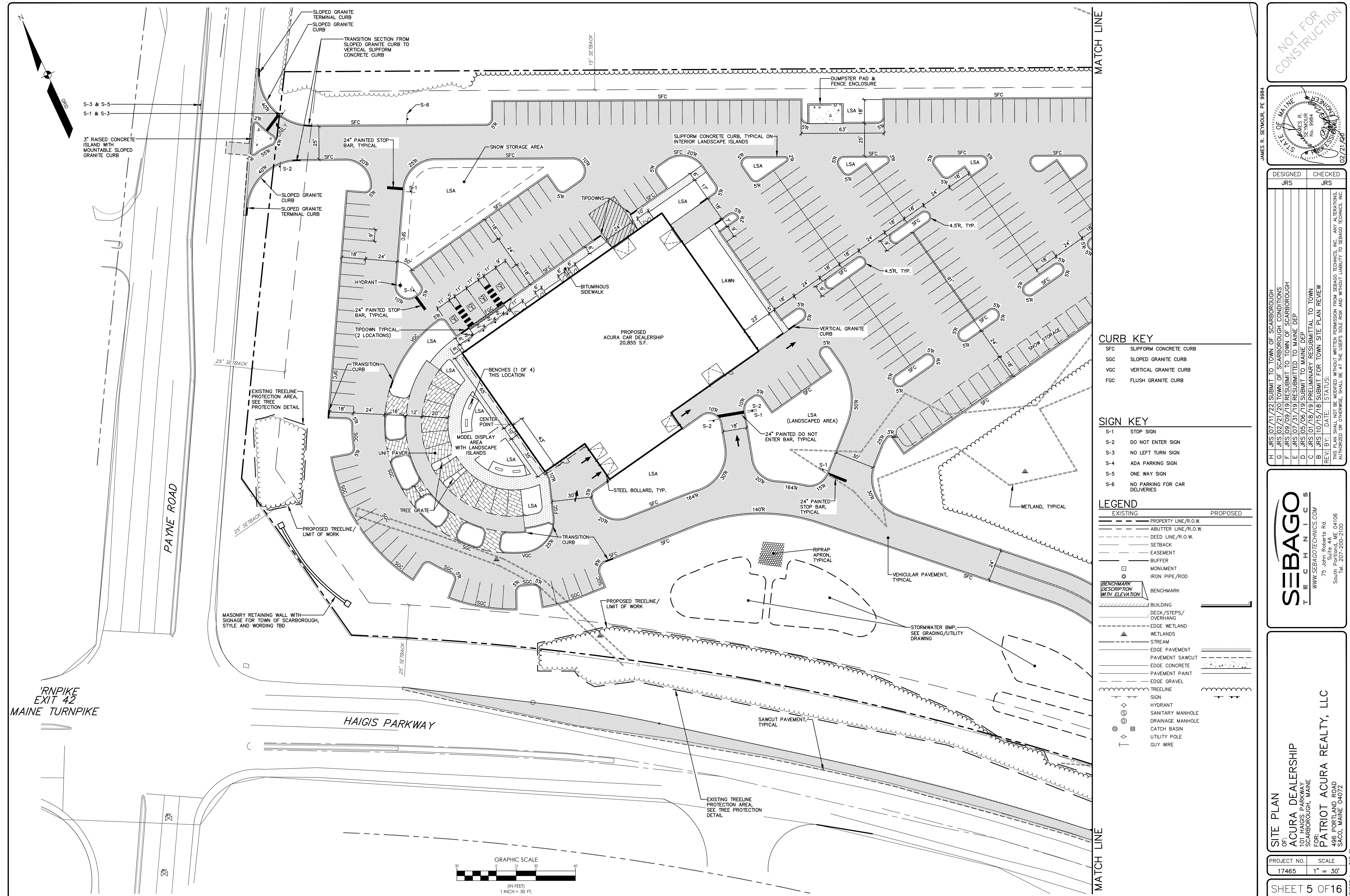
OWEN HASKELL, INC.  
PROFESSIONAL LAND SURVEYORS  
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW DATE: MARCH 16, 2022 JOB NO.: 2018-225 SC

CHECKED BY: RRL SCALE: 1" = 60' DRWG. NO. HD 1-2

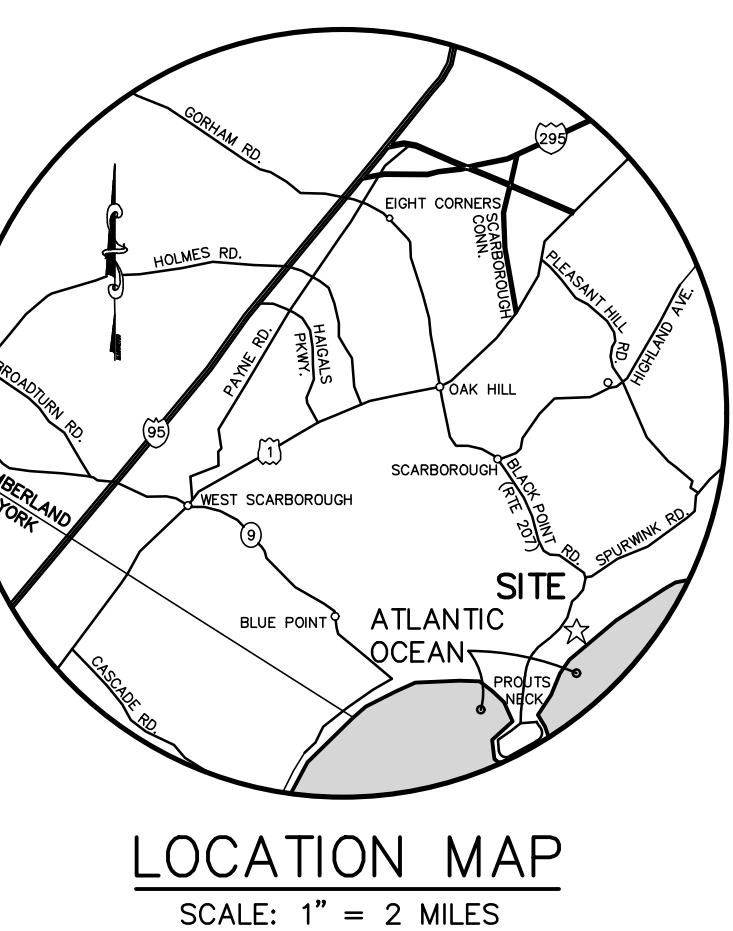
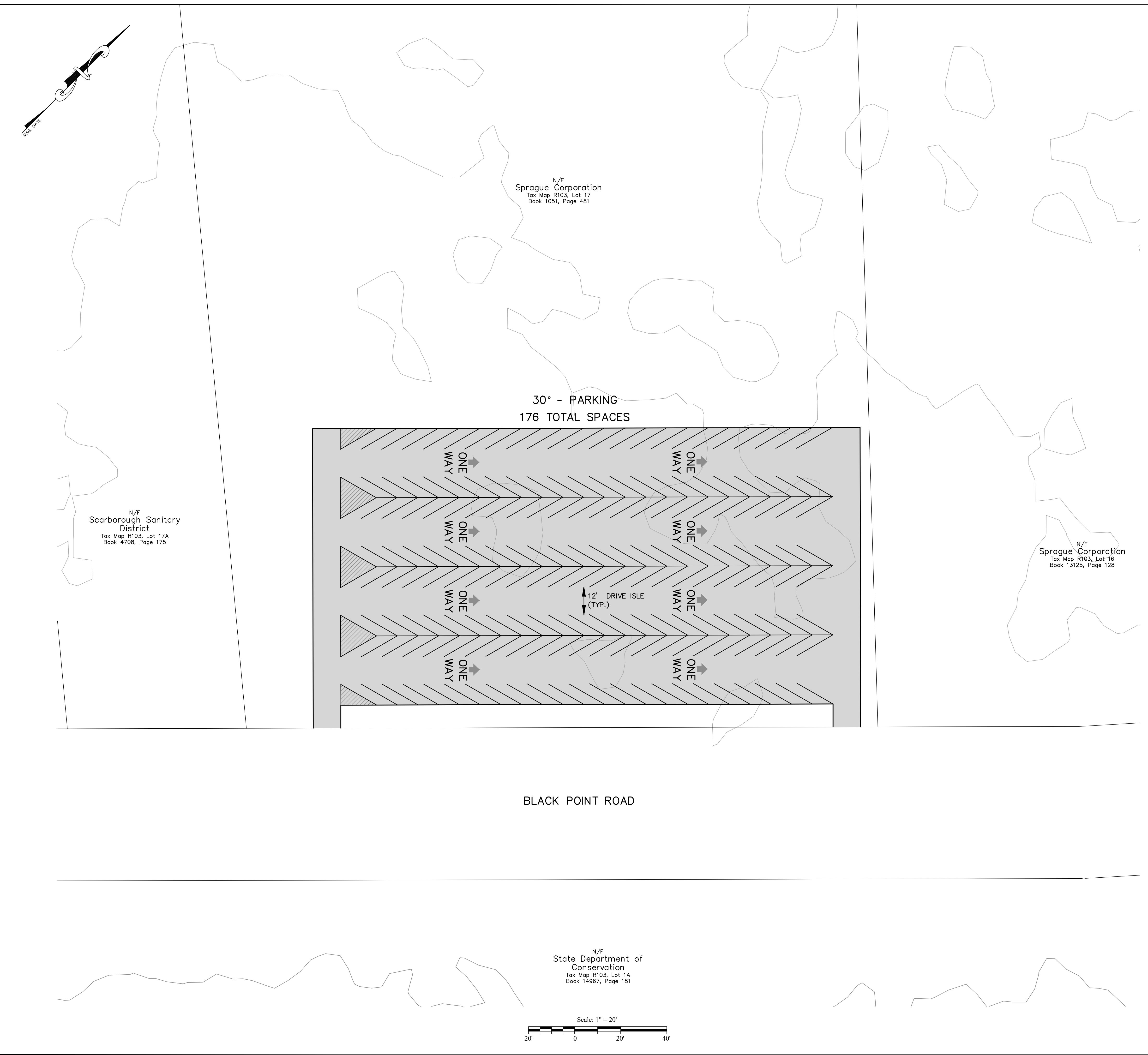
**Item #6**

Patriot Realty-Saco requests a site plan amendment review for a proposed 20,855 square foot automobile dealership and service facility at 285 Payne Road, Assessor's Map R52, Lot 2. The project was approved by the Planning Board in 2019 for a 21,265 square foot building, and the current plan reduces that footprint by 410 square feet. It includes the dealership building with a showroom, sales, service and service drop of area. The changes from the previously approved plan include shifting the building 10 feet closer to surrounding streets, more landscaping, utility changes associated with relocating the building, architecture updates, and lighting changes on site. The property is located at 285 Payne Road and the intersection of Haigis Parkway and Payne Road.



**Item #7**

The Sprague Corporation is requesting Site Plan review for use of an existing grass/sod parking area as off street parking for Scarborough Beach State Park that would include up to 176 spaces. The property is located at 395 Black Point Road and further identified as Tax Map R103, Lot 17.



NOTES:

1. OWNER/APPLICANT: THE SPRAGUE CORPORATION  
1 RAM ISLAND FARM ROAD  
CAPE ELIZABETH, MAINE 04107
2. ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
308B MAIN STREET  
GORHAM, MAINE 04038
3. SURVEYORS: TO BE SURVEYED  
ROBERT C. LIBBY JR., PLS #2190  
BH2M  
308B MAIN STREET  
GORHAM, MAINE 04038
4. DEED REFERENCE: BOOK 1051, PAGE 481
5. TAX MAP REFERENCE: MAP R103, LOT 17
6. ZONING: RURAL RESIDENCE, FARMING (RF)  
TRANSMISSION TOWER OVERLAY
7. PROJECT AREA: 59.6 ACRES
8. PROPOSED USE: OVERFLOW PARKING FOR SCARBOROUGH BEACH
9. NO BOUNDARY SURVEY HAS BEEN COMPLETED TO DATE. PROPERTY LINES AS SHOWN ARE FROM PLAN REFERENCE 10A.
10. PLAN REFERENCE:  
A. MAINE GIS GEOLIBRARY, TOWN OF SCARBOROUGH PARCELS AND ELEVATION CONTOURS 2 FEET

**BH2M**

*Berry Huff, McDonald, Milligan Inc.*  
Engineers, Surveyors  
380B Main Street  
Cape Elizabeth, Maine 04107  
Tel: (207) 839-2771  
[www.bh2m.com](http://www.bh2m.com)

**SKETCH PLAN**

FOR  
Sprague Corporation  
Cape Elizabeth, Maine 04107  
LAND OF  
SPRAGUE CORPORATION  
SCARBOROUGH, MAINE

DESIGNED	DATE
A. Morrell	June 2022
DRAWN	SCALE
Dept.	1" = 20'

SHEET
1

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**Item #8**

Jake Brown HVAC requests a site plan review for establishment and construction of a contractor business and retail space at 754 U.S. Route 1. The project would involve construction of a 2,016 sq. ft. building with associated parking and stormwater infrastructure to support the HVAC business.

## NOTES:

- OWNER/APPLICANT: JJ BROWN INVESTMENTS LLC  
695 U.S. ROUTE 1  
SCARBOROUGH, MAINE 04074
- ENGINEER: AUSTIN G. FAGAN PE#16523  
BH2M  
380B MAIN STREET  
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
- WETLAND DELINEATION: MARK HAMPTON  
MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE
- DEED REFERENCE: BK. 39334, PG. 164
- LOT AREA: 96,726 S.F. (2.221 ACRES)
- TAX MAP REFERENCE: MAP U29, LOT 2
- ZONING: TOWN AND VILLAGE CENTERS FRINGE DISTRICT (TVC3)
- MINIMUM STANDARDS: NOT SERVED BY PUBLIC SEWER  
MINIMUM LOT AREA - 40,000 S.F.  
FRONTAGE - 200'  
SETBACKS - 25' FRONT (ROUTE ONE),  
15' SIDE AND REAR (25' IF ABUTTING RES. DISTRICT)  
MAX. LOT COVERAGE - 85% (35% BUILDINGS)  
MAX. BUILDING HEIGHT - 45'
- EXISTING USE: VACANT LOT
- PROPOSED USE: HVAC BUSINESS - SALES/OFFICE/GARAGE
- SEWER SERVICE: SUBSURFACE DISPOSAL SYSTEM
- WATER SERVICE: DRILLED WELL
- ELECTRIC/TELEPHONE: UNDERGROUND FROM ROUTE ONE
- ON SITE DEVELOPMENT: PROPOSED VEGETATED AREA - 22,143 S.F.  
EXISTING IMPERVIOUS - 0 S.F.  
PROPOSED IMPERVIOUS - 12,843 S.F.  
AREA OF PROPOSED DEVELOPMENT - 34,986 S.F.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
- ON SITE PARKING: RETAIL SALES AND SERVICES - 4/1,000 S.F. OF FA  
BUSINESS OFFICES - 4/1,000 S.F. OF GLA  
FLOOR AREA - 2,016 SF  
PARKING REQUIRED - 8.06 SPACES  
PARKING PROVIDED - 8 (1 ADA SPACE) IN LOT  
3 GARAGE  
11 TOTAL SPACES

18. PLAN REFERENCES: A. PLAN TITLED "BOUNDARY SURVEY, U.S. ROUTE ONE, SCARBOROUGH, MAINE", FOR SITE DESIGN ASSOCIATES, DATED OCTOBER 2014, JOB #14024S, BY STATEWIDE SURVEYS, INC.

B. PLAN TITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP", DATED JANUARY 1999, AND RECORDED IN THE YCRD AS PLAN BOOK 324, PAGE 2.

C. PLAN TITLED "EIGHTH AMENDED SUBDIVISION PLAN, PARK NORTH AND THE CASCADES" FOR PARK NORTH DEVELOPMENT, LLC, AND RECORDED IN THE YCRD AS PLAN BOOK 398, PAGE 44.

D. PLAN TITLED "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF LAND TO BE CONVEYED TO CLEVE A. & SUSAN J. WORSTER", DATED APRIL 26, 1995, JOB #5083 BY NADEAU & LODGE PROFESSIONAL LAND SURVEYORS.

19. THIS SITE MAY BE ELIGIBLE FOR DIVISION OR EXPANSION IN THE FUTURE. IF ANY DIVISION OR EXPANSION OF THE SITE IS PROPOSED, A SITE PLAN APPROVAL WILL BE REQUIRED BY THE TOWN OF SCARBOROUGH.

20. TOPOGRAPHY: ON GROUND TOPOGRAPHIC SURVEY BY BH2M

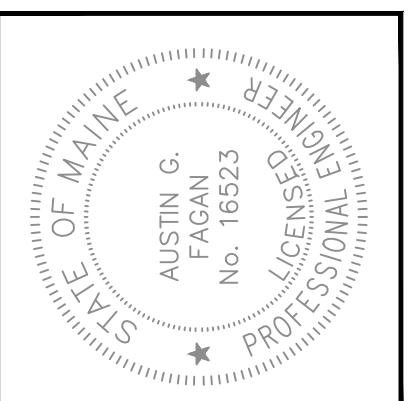
21. THE PROPOSED ACCESS EASEMENT TO THE TOWN OF SCARBOROUGH IS INTENDED FOR USE BY THE TOWN MAINTENANCE VEHICLES THAT CURRENTLY USE A GRAVEL TURNAROUND AREA AT THE FRONT OF THE PROPERTY.

22. DEVELOPMENT SUMMARY: PROPOSED IMPERVIOUS AREA - 12,843 SF  
PROPOSED VEGETATED AREA - 22,143 SF  
TOTAL DEVELOPED AREA - 34,986 SF (0.80 AC)



LOCATION MAP  
SCALE: 1" = 2 MILES

REVISION	DESCRIPTION
1	Submitted to Town for Sketch Plan Review
2	Submitted Draft to Client for Review
3	Submitted to Town for Site Plan



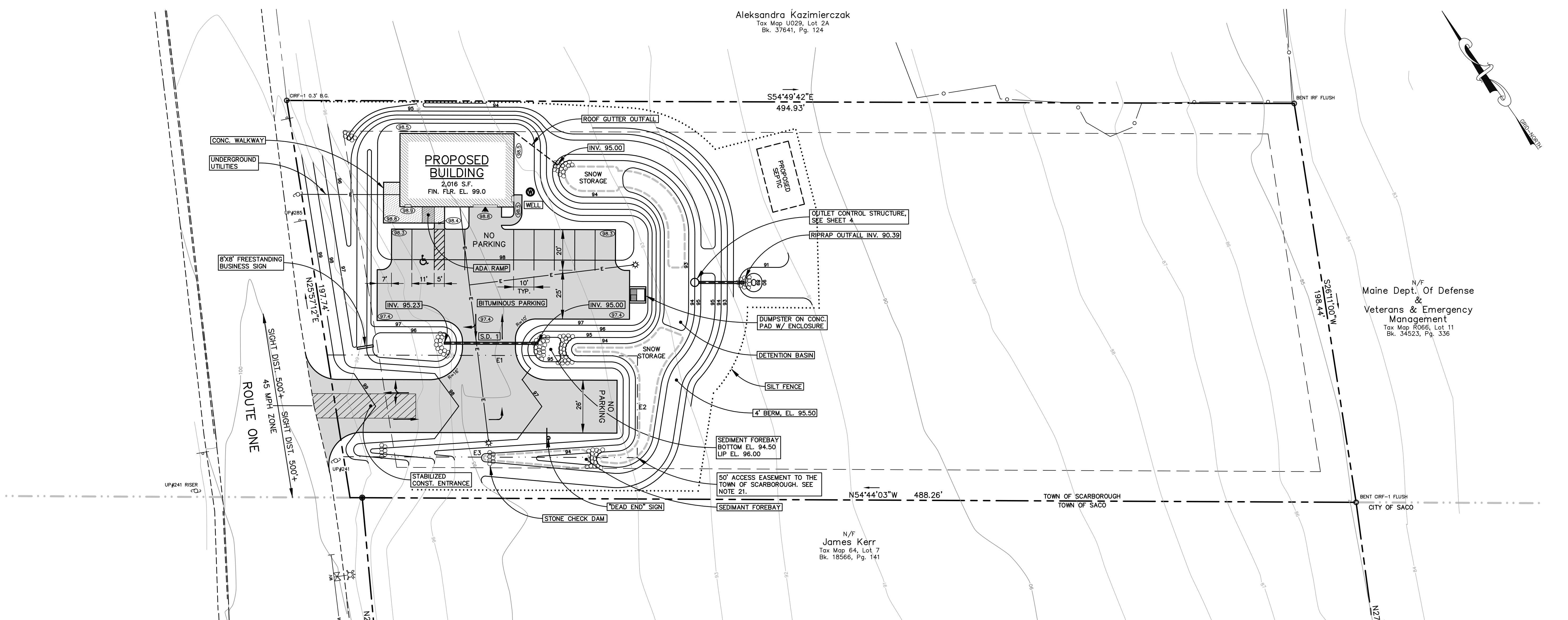
**BH2M**

Berry, Huff, McDonald, Mifflin Inc.  
Engineers, Surveyors  
380B Main Street  
Scarborough, Maine 04074  
Tel: (207) 839-2771  
www.bh2m.com

FOR	JJ Brown Investments LLC 695 U.S. Route 1 Scarborough, Maine 04074
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SITE PLAN	JAKE BROWN HVAC U.S. ROUTE 1 SCARBOROUGH, MAINE
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DESIGNED	DATE
W. Pelkey	April 2022
DRAWN	SCALE
W. Pelkey	1" = 25'
CHECKED	JOB. NO.
A. Fagan	22082
SHEET	
1	
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SYMBOL	DESCRIPTION
○ IRF/PIP	IRON PIPE/IRON ROD FOUND
●	5/8" IRON ROD TO BE SET
◐	UTILITY POLE
EXISTING HYDRANT	
— A.G./B.C.	ABOVE GROUND/BELOW GROUND
— Existing Edge of Pavement	EXISTING EDGE OF PAVEMENT
— Property Line	PROPERTY LINE
— Butters Property Line	ABUTTERS PROPERTY LINE
— Setbacks	SETBACKS
— Proposed Storm Drain	PROPOSED STORM DRAIN
— Existing Waterline	EXISTING WATERLINE
— Proposed Underground Electric	PROPOSED UNDERGROUND ELECTRIC
— Existing Contour	EXISTING CONTOUR
— Proposed Contour	PROPOSED CONTOUR
— Proposed Spot Grade	PROPOSED SPOT GRADE
— Now or Formerly	NOW OR FORMERLY

STORMDRAIN PIPES  
S.D. 1 - 12" S.D., L=46', S=0.005'/FT.

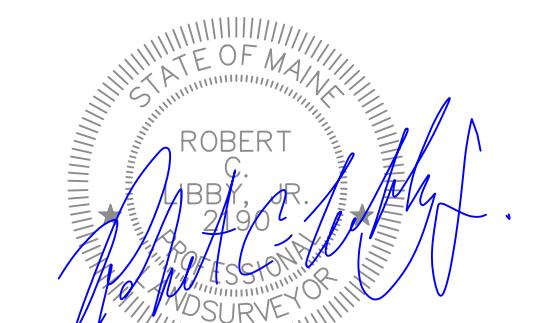
EASEMENT DATA  
E1 - S54°49'42"E, 152.41'  
E2 - S35°10'18"E, 50.00'  
E3 - N54°49'42"W, 144.29'

Scale: 1" = 25'  
25' 0 25' 50'

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:

1. NO SURVEYORS REPORT

DATE \_\_\_\_\_  
CHAIR \_\_\_\_\_  
DRAWN \_\_\_\_\_  
W. Pelkey \_\_\_\_\_  
SHEET \_\_\_\_\_  
1 \_\_\_\_\_  
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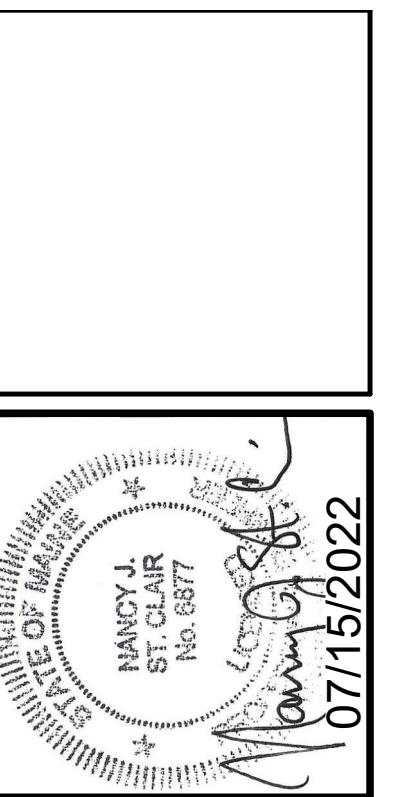
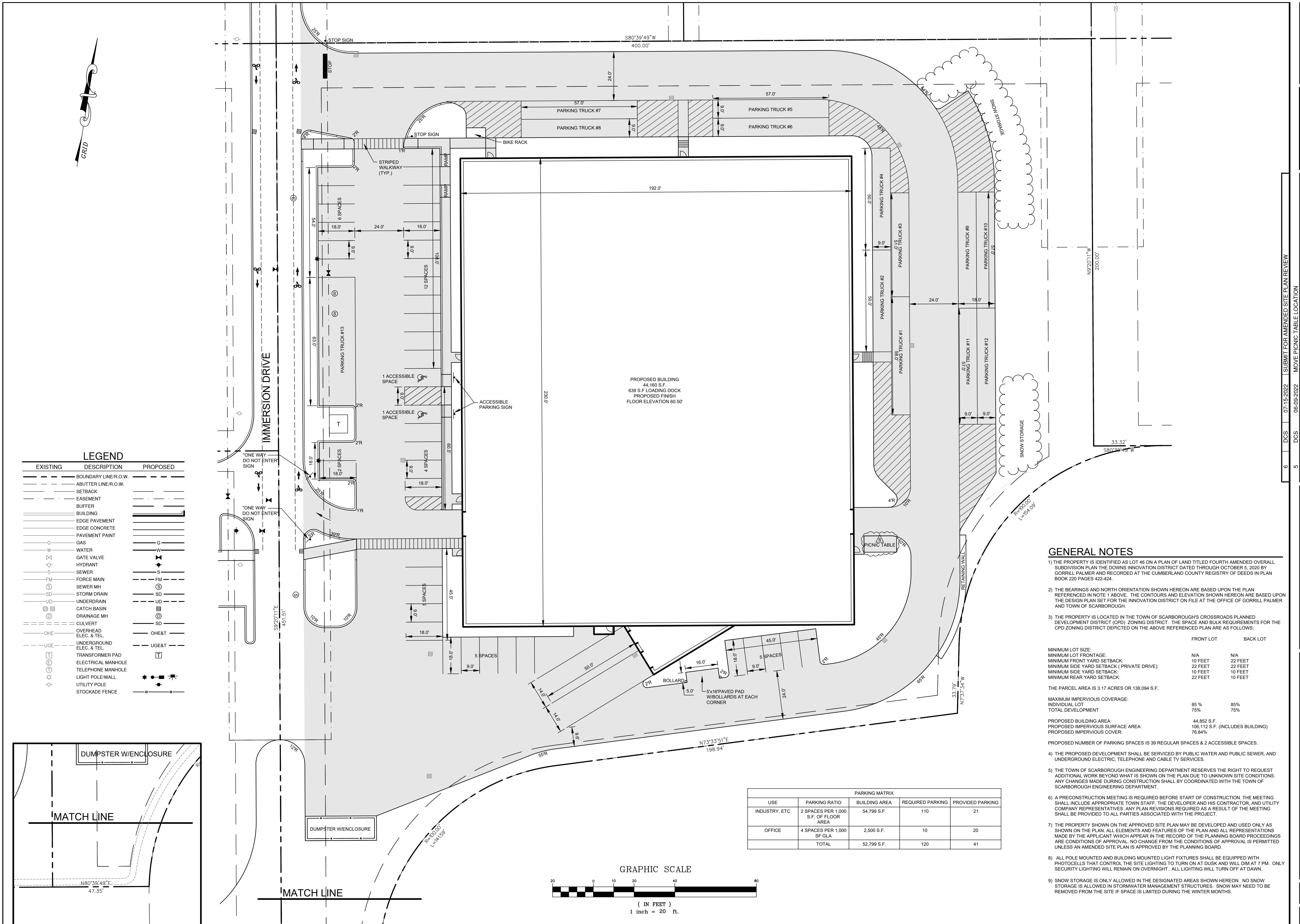


ROBERT C. LIBBY JR. PLS #2190



**Item #9**

Euphoria, LLC is requesting a site plan amendment review for parking, loading, and storage changes for the site plan of Mainely Tubs, located at 24 Immersion Drive, Assessor's Map U53, Lot 46. The project would add a permanent truck exit out to Immersion Drive, additional parking areas for trucks, a propane storage area, and spot grade changes to better serve the site.



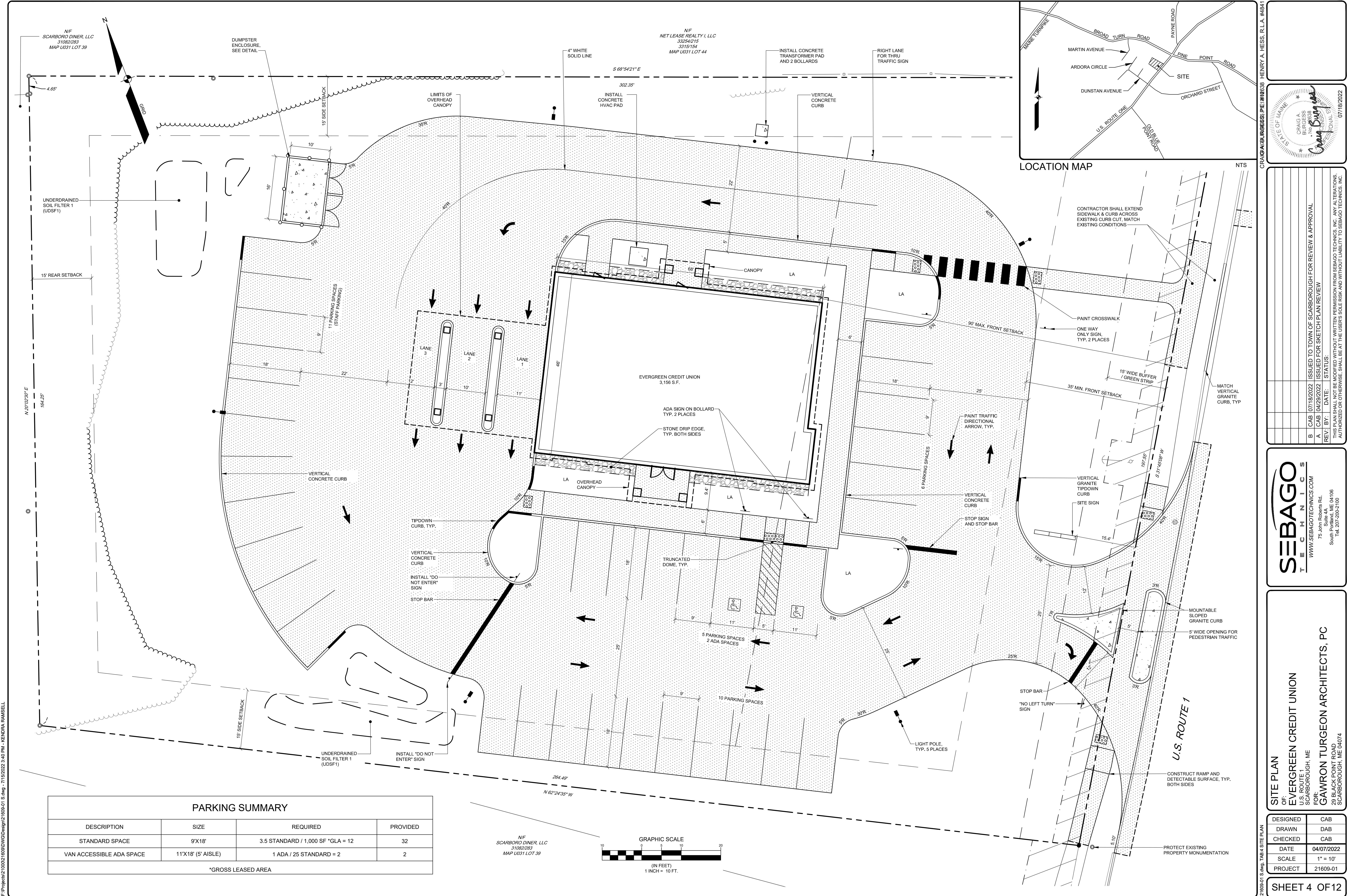
6	DCS	07-15-2022	SUBMIT FOR AMENDED SITE PLAN REVIEW
5	DCS	05-02-2022	MOVE PICNIC TABLE LOCATION ADD OVERSIZE VEHICLE PARKING
4	DCS	04-06-2022	REVISE NOTE 1 REVERSE PARKING
3	DCS	01-04-2022	ADJUST SNOW STORAGE LOCATION
2	DCS	10-25-2021	ADD 21 PARKING SPACES, ADJUST SNOW STORAGE LOCATION
C	DCS	01-14-2021	CONDITIONS OF APPROVAL COMMENTS
B	DCS	11-02-2020	REVISED PER PLANNING BOARD REVIEW
A	DCS	10-05-2020	SUBMITTED FOR PLANNING BOARD REVIEW
REV:	BY:	DATE:	STATUS:

ST. CLAIR ASSOCIATES			
LAND SURVEYING AND CIVIL ENGINEERING			
34 Fores Lane			
Cumberland, ME 04021			
Tel: (207) 829-5558			
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN			
20502	DCS	NJS	DCS

SITE PLAN	
OF: LOT 46 INNOVATION DISTRICT	
IMMERSION DRIVE	
SCARBOROUGH, MAINE	
FOR: EUPHORIA LLC	
13 SEASIDE DRIVE	
YARMOUTH, ME 04096	
DATE: 09-27-2020	SCALE: 1"=20'
SHEET 3	20502S TAB 20502S

**Item #10**

Evergreen Credit Union requests a site plan review for establishment and construction of a credit union with a drive through at 617 Route 1. The project would include construction of a 3,156 sq. ft. structure, three drive through lanes, parking, and related site improvements. The proposal would also eliminate the existing curb cut and creation of a right in-right out entrance to facilitate more efficient and safe traffic flows onto Route 1.



**GAWRON TURGEON**  
ARCHITECTS, PC

29 BLACK POINT ROAD  
SCARBOROUGH, MAINE 04074  
207-883-6307  
WWW.GAWRONTURGEON.COM

**EVERGREEN CREDIT UNION**  
617 US ROUTE 1  
SCARBOROUGH, MAINE

**REVISIONS**

#	DATE	DESCRIPTION
	05.25.2022	

DATE: 05.25.2022  
PROJECT #: 110321  
DRAWN BY: Author  
CHECKED BY: RLD  
DRAWING SCALE As indicated

**SHEET TITLE**  
**BUILDING ELEVATIONS**

**A401**

(C) COPYRIGHT 1985-2021  
REPRODUCTION OR REUSE OF THIS DRAWING  
WITHOUT PERMISSION OF GAWRON ARCHITECTS IS PROHIBITED

**J1** BUILDING ELEVATION

1/4" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

- COLORS ARE FOR GRAPHICAL PURPOSES ONLY. ACTUAL COLORS MAY VARY.
- GRADES WILL VARY FROM SHOWN.

**EXTERIOR MATERIALS LEGEND**

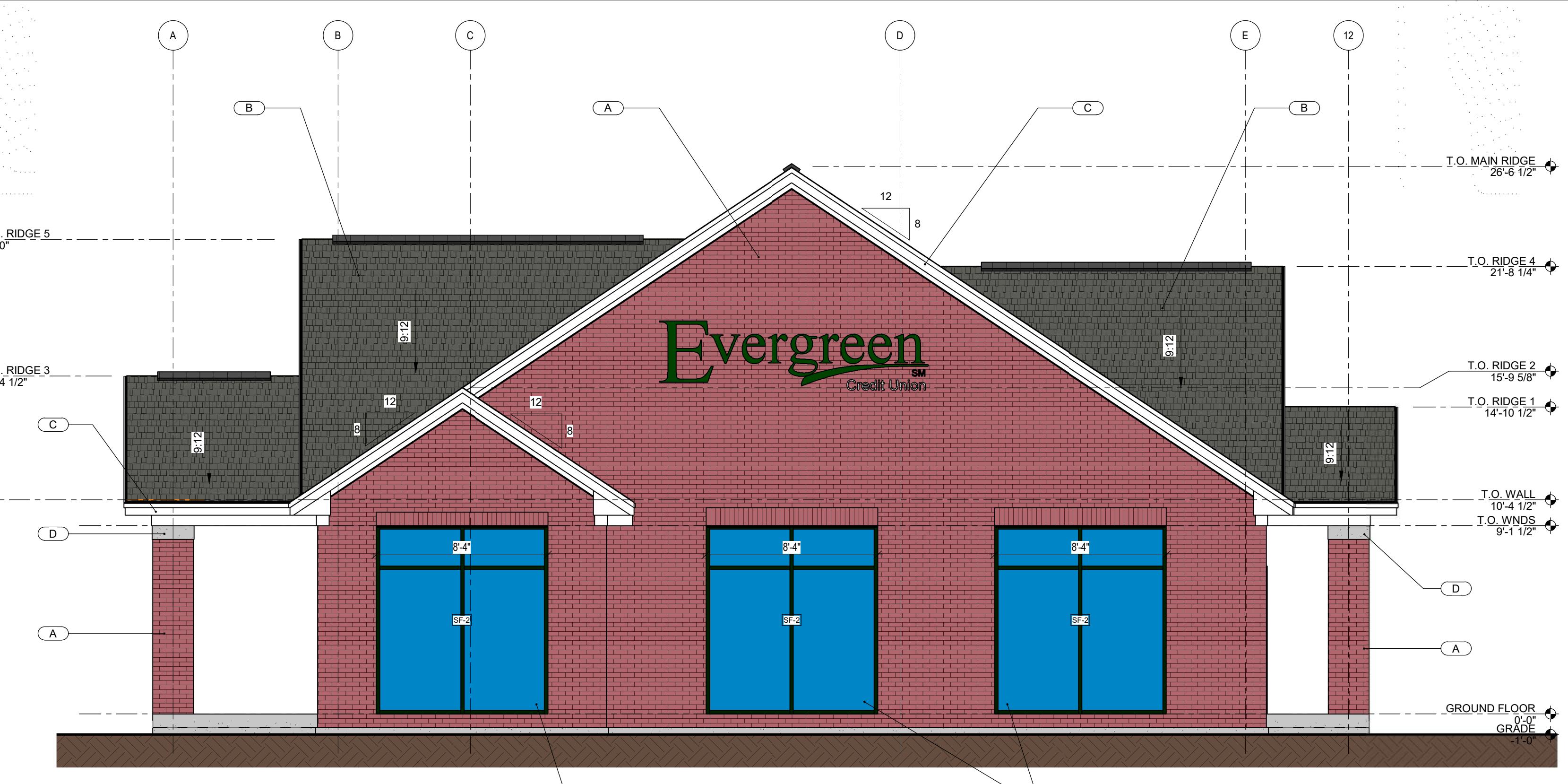
- (A) BRICK
- (B) CERTAINTEED ROOF SHINGLES
- (C) PVC FASCIA AND TRIM
- (D) CONCRETE
- (E) ALUMINUM STOREFRONT

**A1** EXT. MATERIALS LEGEND

7/2/2022 10:51:54 AM Author

**A8** BUILDING ELEVATION

1/4" = 1'-0"



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

A

B

C

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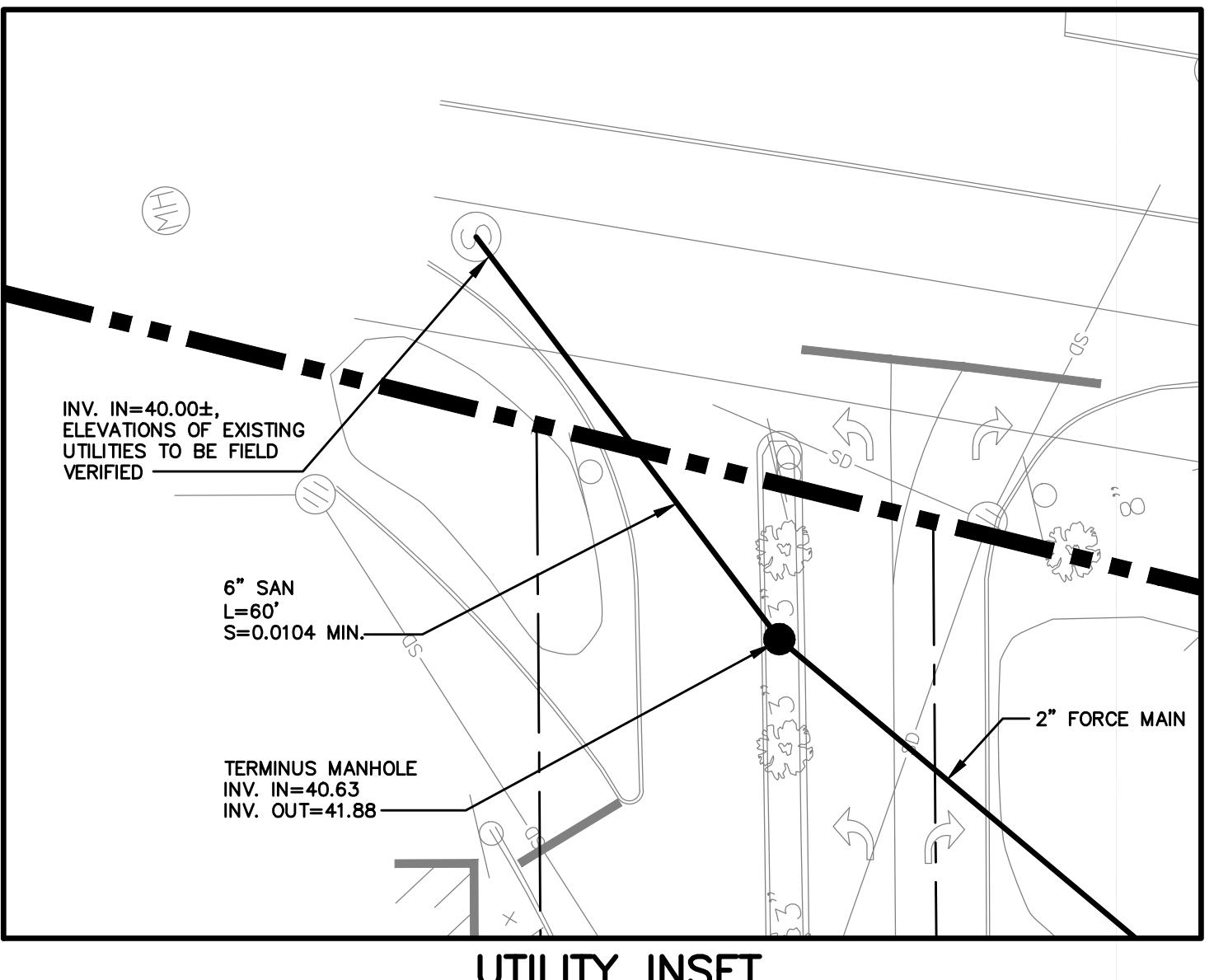
X

Y

Z

**Item #11**

Hannaford Bros. requests a site plan review for establishment and construction of an e-commerce warehouse located adjacent to the existing Hannaford corporate office on Pleasant Hill Road. The project would involve construction of a 41,474 sq. ft. order fulfillment facility at 145 Pleasant Hill Road. The primary purpose of the facility would be for storing and facilitating orders placed online by customers and supplementing Hannaford's existing "Hannaford To Go" service. Customers will not pick up orders at this facility, and delivery vans would be used for same day delivery.



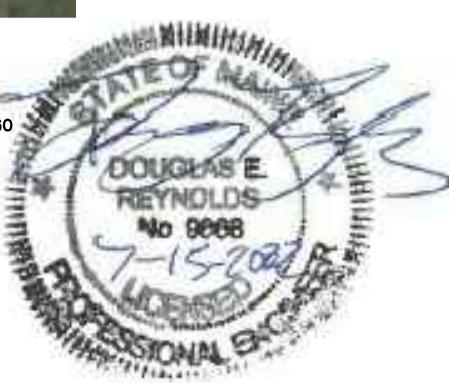
Rev.	Date	Revision

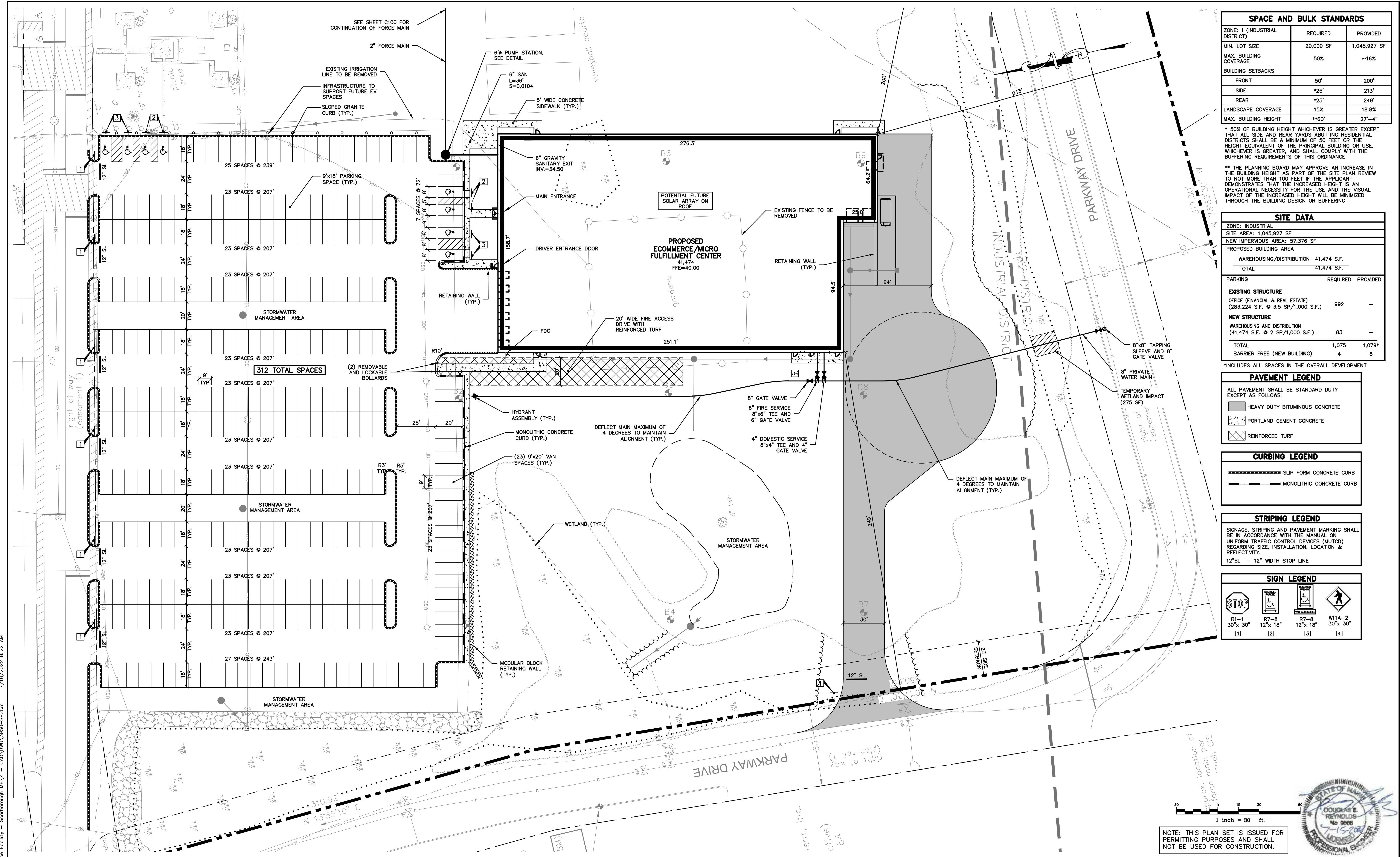
Design:	MYR	Draft:	CG	Date:	JULY 2022
Checked:	DER	Scale:	1"=80'	Job No.:	3950
File Name:	3950-SP.dwg				
This plan shall not be modified without written permission from Gorill Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorill Palmer..					
SITE PLAN SUBMISSION 7/18/22 DER SKETCH PLAN SUBMISSION 5/2/22 DER Issued For Date By					



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707 Sables Oaks Drive - Suite 30  
South Portland, ME 04106

Drawing Name:	Overall Site & Utility Plan	Drawing No.
Project:	Ecommerce/Micro Fulfillment Center Pleasant Hill Road, Scarborough, Maine	C100
Client:	Hannaford Bros. Co., LLC 145 Pleasant Hill Road, Scarborough, Maine 04074	





Rev.	Date	Revision

Design: MYR	Draft: CG	Date: JULY 2022
Checked: DER	Scale: 1"-0"=30'	Job No.: 3950
File Name: 3950-SP.dwg		

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SITE PLAN SUBMISSION 7/18/22 DER  
SKETCH PLAN SUBMISSION 5/2/22 DER  
Issued For Date By



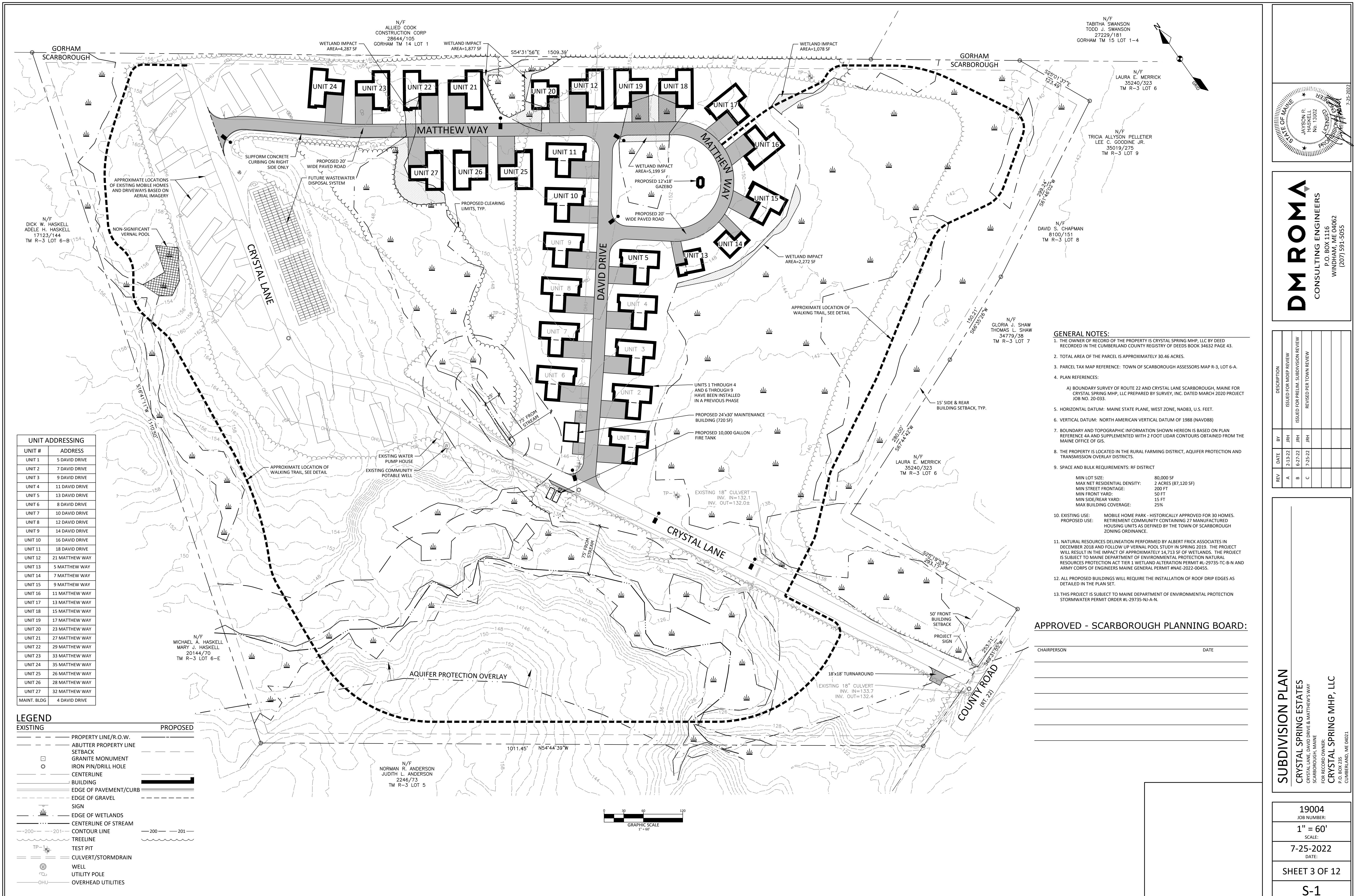
Relationships. Responsiveness. Results.  
www.gorillpalmer.com  
207.772.2515  
707 Sables Oaks Drive - Suite 30  
South Portland, ME 04106

Drawing Name:	Site & Utility Plan
Project:	Ecommerce/Micro Fulfillment Center Pleasant Hill Road, Scarborough, Maine
Client:	Hannaford Bros. Co., LLC 145 Pleasant Hill Road, Scarborough, Maine 04074

Drawing No. C101

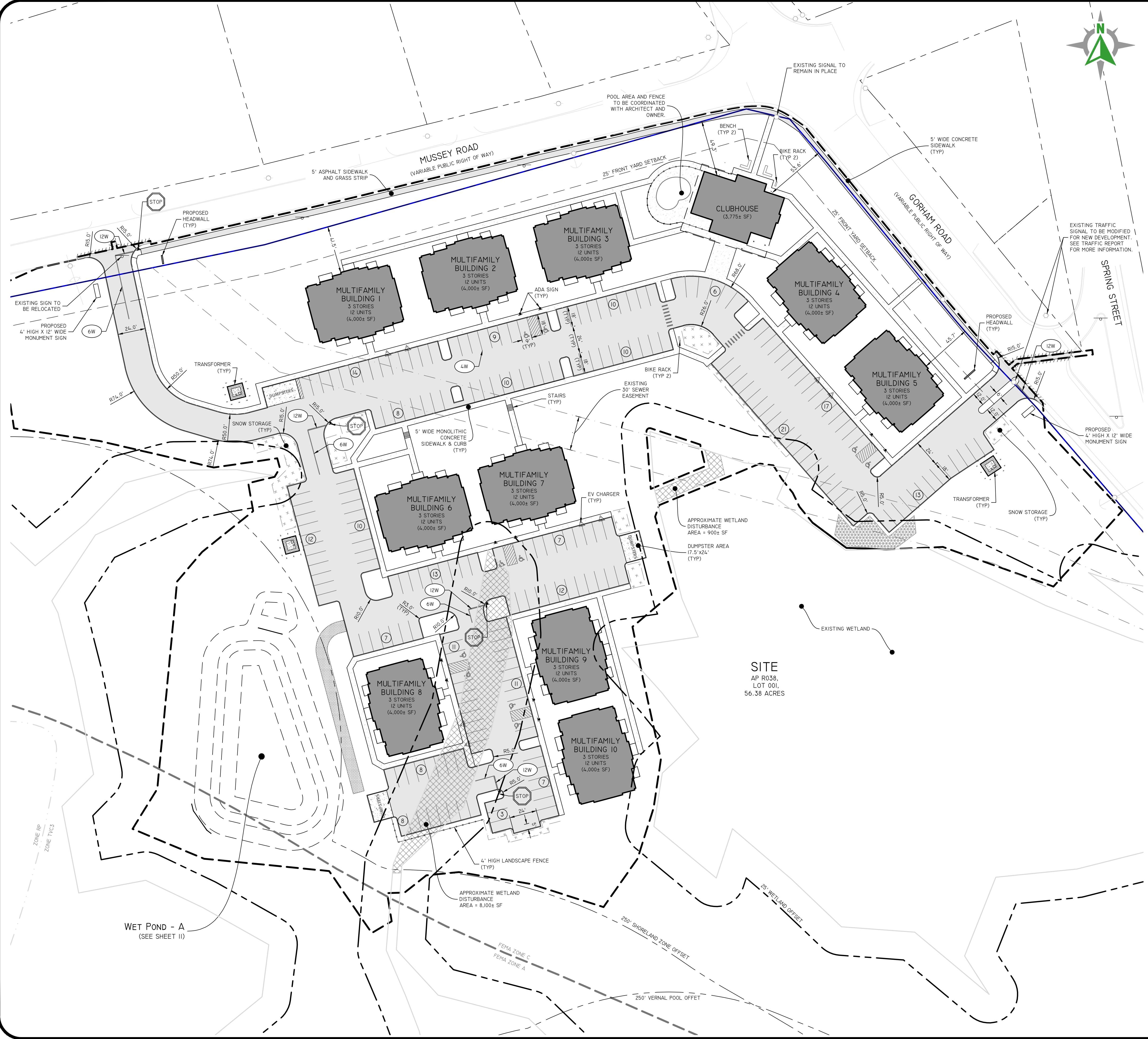
**Item #12**

Crystal Springs MHP, LLC has submitted a final subdivision application for a proposed mobile home park on Crystal Lane. The project would include 27 age-restricted retirement units with traditional stick built, attached garages. The property is further identified as Assessor's Map R003, Lot 6A.



**Item #13**

AR Building requests a site plan review for development of 10 multifamily units on a 57 acre parcel located at 35 Mussey Road. The project includes 3 story buildings with a 1 story clubhouse, and would include a mix of one and two bedroom market rate units. It would also preserve 32 acres of the site as open space adjacent to Warren Woods.

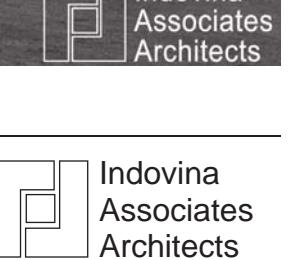




Scarborough, Maine - AR Building  
Preliminary 3D Views



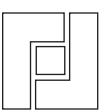
Scarborough, Maine - AR Building  
Preliminary 3D Views





Front View

Scarborough, Maine - AR Building  
Preliminary 3D Views

 Indovina  
Associates  
Architects

**Item #14**

Crossroads Holdings is requesting a subdivision amendment review for the 5<sup>th</sup> Amended subdivision of the Town Center Residential (TCR) district to include a drainage easement and 8 single family homes on lot 35. The property is further identified as Assessor's Map U55, Lot 35.

10' WIDE MAINTENANCE EASEMENT 2,765 S.F.
ACCESS EASEMENT
LIN BEARING DISTANCE
C1 N45°45' W 10.00'
C2 N45°45' W 10.00'
L2 N70°21'59" W 10.94'
L3 N04°18'07" W 261.57'
L4 N85°43'04" E 10.00'
DRAINAGE EASEMENT 3,686 S.F.
LIN BEARING DISTANCE
L5 N70°21'59" W 136.26'
L6 N85°43'04" E 12.52'
L7 S68°54'32" E 27.50'
L8 S21°05'28" W 13.70'
L9 S70°21'59" E 94.67'
L10 S04°16'56" E 32.82'
MAINTENANCE EASEMENT 1,014 S.F.
LIN BEARING DISTANCE
C2 R=239.00' A=11.84'
C3 R=31.00' A=32.52'
L12 S77°53'57" W 55.09'
L13 N12°06'03" W 10.00'
L14 N53°57" W 55.11'
L15 N45°47'12" E 23.10'
30' DRAINAGE EASEMENT 2,270 S.F.
LIN BEARING DISTANCE
L16 S67°35'08" W 70.42'
L17 N22°24'52" W 30.00'
L18 N67°35'08" E 80.91'
L19 S03°07'50" E 31.78'
10' DRAINAGE EASEMENT 531 S.F.
LIN BEARING DISTANCE
L20 S53°43'17" W 10.00'
L21 S36°58'17" W 15.00'
L22 N53°01'43" W 15.00'
L23 S36°58'17" W 18.13'
L24 S53°01'43" W 5.00'
L25 S36°58'17" W 62.13'
DRAINAGE EASEMENT, MAINTENANCE & ACCESS EASEMENT 18,516 S.F.
LIN BEARING DISTANCE
L26 N53°43'17" W 53.04'
L27 N52°19'23" W 147.91'
L28 N52°43'55" W 65.68'
L29 N50°50'50" W 223.34'
L30 N52°43'55" W 62.00'
L31 N17°42'12" E 11.94'
L32 S77°53'57" W 11.42'
L33 S03°07'50" E 60.79'
L34 S36°58'17" W 13.92'
L35 S37°38'25" W 139.59'
L36 S03°07'50" E 118.86'
L37 N70°43'55" W 48.65'
L38 N52°19'23" W 61.74'
L39 N52°43'55" W 62.00'
L40 S52°19'23" W 209.11'
L41 N83°34'51" E 44.89'
L42 N71°25'54" E 104.06'
L43 S36°58'17" W 9.02'
L44 S36°58'17" W 52.89'
L45 S36°58'17" W 52.89'
C3 R=31.00' A=32.52'
C5 R=166.00' A=31.43'
C14 R=39.00' A=11.50'
C15 R=41.00' A=41.85'
C16 R=239.00' A=10.04'

STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS

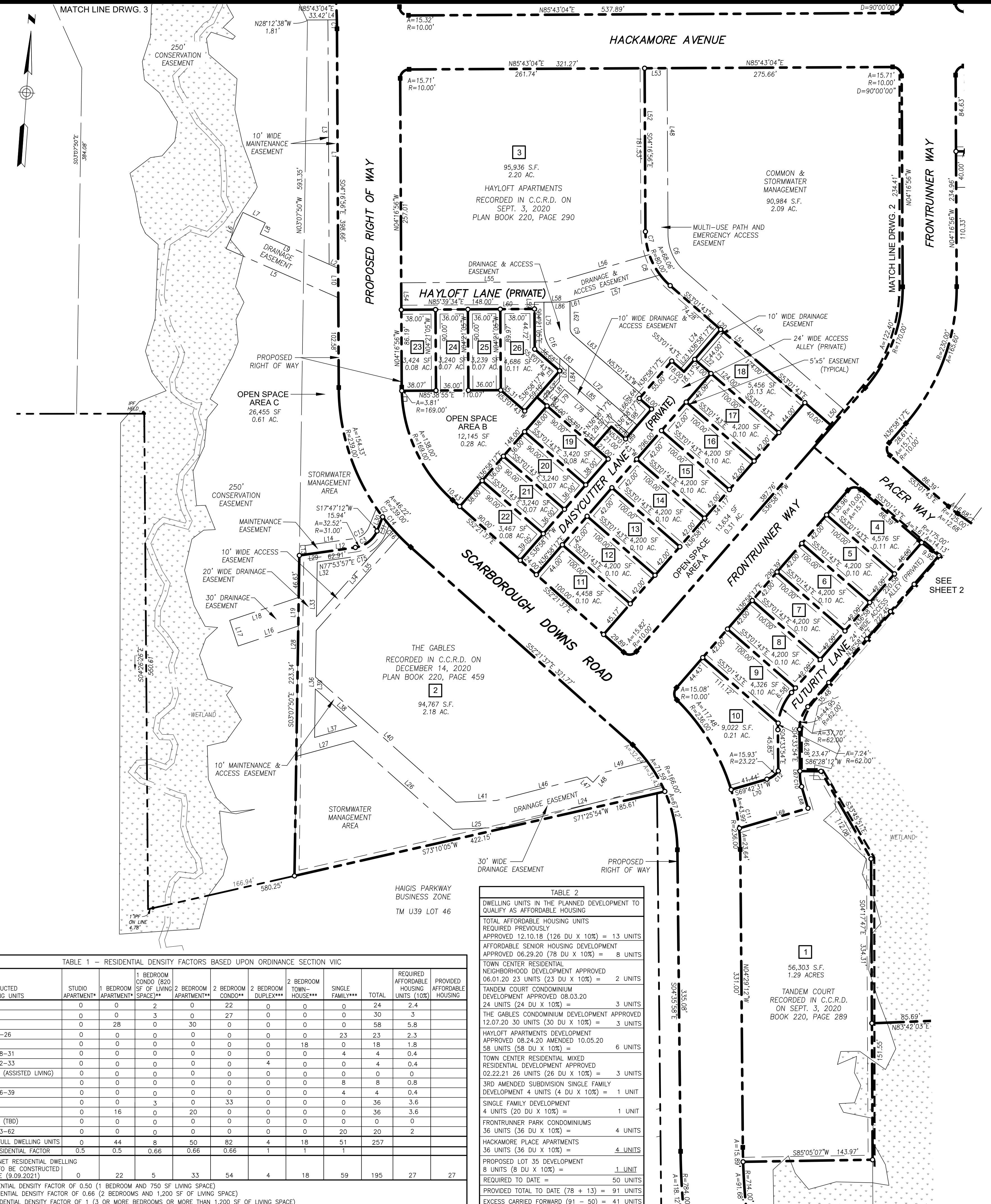
RECEIVED \_\_\_\_\_

AT \_\_\_\_ hr. \_\_\_\_ min. \_\_\_\_ m AND RECORDED

IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
REGISTER

LOT USAGE TABLE	
LOT 1	TWO-FAMILY, MULTI FAMILY, TOWNHUSES, NON-RESIDENTIAL
LOT 2	TWO-FAMILY, MULTI FAMILY, TOWNHUSES, RESIDENTIAL
LOT 3	SINGLE FAMILY, TWO-FAMILY, MULTI FAMILY, TOWNHUSES, NON-RESIDENTIAL
LOT 4-25	SINGLE FAMILY
LOT 27	MULTI FAMILY, TOWNHOUSE
LOT 28-31	SINGLE FAMILY
LOT 32	SINGLE FAMILY, TWO FAMILY
LOT 33	SINGLE FAMILY, TWO FAMILY
LOT 34	ASSISTED LIVING
LOT 35	SINGLE FAMILY
LOT 36	SINGLE FAMILY
LOT 37	SINGLE FAMILY
LOT 38	SINGLE FAMILY
LOT 39	SINGLE FAMILY
LOT 40	MULTI FAMILY
LOT 41	MULTI FAMILY
LOT 42	MULTI FAMILY
LOT 43	SINGLE FAMILY
LOT 44	SINGLE FAMILY
LOT 45	SINGLE FAMILY
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LOT 53	SINGLE FAMILY
LOT 54	SINGLE FAMILY
LOT 55	SINGLE FAMILY
LOT 56	SINGLE FAMILY
LOT 57	SINGLE FAMILY
LOT 58	SINGLE FAMILY
LOT 59	SINGLE FAMILY
LOT 60	SINGLE FAMILY
LOT 61	SINGLE FAMILY
LOT 62	SINGLE FAMILY



TOWN STANDARD 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. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF EACH PHASE OF THE SUBDIVISION, A PERFORMANCE GUARANTEE REQUIRED BY SECTION 9 OF THE TOWN OF SCARBOROUGH SUBDIVISION ORDINANCE SHALL BE PROVIDED BY THE OWNER. IN THIS PHASE OF THE SUBDIVISION, THE PERFORMANCE GUARANTEE MAY INCLUDE IMPROVEMENTS IN OTHER PHASES WHICH ARE NECESSARY IN ORDER FOR THE PHASE TO BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF THE PLANNING BOARD APPROVAL SHOULD SUBSEQUENT PHASES NOT BE CONSTRUCTED. NO LOT WITHIN ANY PHASE OF THE SUBDIVISION SHALL BE SOLD, LEASED, OFFERED FOR SALE OR LEASE, OR BUILT UPON UNTIL THE PERFORMANCE GUARANTEE FOR THAT PHASE, IN AN AMOUNT AND FORM ACCEPTABLE TO AND APPROVED BY THE TOWN ENGINEER 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 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 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:
  - REMOVAL OF EXCESS MATERIAL NECESSARY FOR THE CONSTRUCTION OF THE ROADS, UTILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE SHOWN ON THE APPROVED PLANS FOR THE SUBDIVISION;
  - 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 ROADS 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, UPON 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, ROAD CONNECTIONS, TRAILS AND ASSOCIATED IMPROVEMENTS. 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/OR 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 LOCATION OF THE NO DISTURB BUFFERS CAN BE AMENDED THROUGH PLANNING BOARD REVIEW, AS THE PARCEL AND ZONING DISTRICT BOUNDARIES MAY CHANGE IN THE FUTURE.
9. THE TOWN OF SCARBOROUGH RESERVES THE RIGHT TO DISCHARGE STORMWATER TO PRIVATE STORMWATER MANAGEMENT FACILITIES.

APPROVED BY THE  
TOWN OF SCARBOROUGH PLANNING BOARD

DATE

PLAN REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY 1 SCARBOROUGH DOWNS ROAD SCARBOROUGH, CUMBERLAND COUNTY, MAINE MADE FOR CROSSROADS HOLDINGS LLC BY OWEN HASKELL, INC. DATED DECEMBER 4, 2017.
2. TOWN AND DIVISION MAP SCARBOROUGH DOWNS ROAD, SCARBOROUGH, CUMBERLAND COUNTY, MAINE MADE FOR CROSSROADS HOLDINGS LLC BY OWEN HASKELL, INC. DATED MAY 10, 2018.
3. SECOND AMENDED SUBDIVISION PLAN - PLANNED DEVELOPMENT AREA #1, THE DOWNS - MIXED RESIDENTIAL PLANNED DEVELOPMENT, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE, MADE FOR OWNER OF RECORD M&R HOLDINGS, LLC BY CORRIEL PALMER RECORDED IN PLAN BOOK 221 PAGE 348-349.
4. THIRD AMENDED SUBDIVISION PLAN, TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD CROSSROADS HOLDINGS, LLC BY OWEN HASKELL, INC. DATED MAY 14, 2021 RECORDED IN PLAN BOOK 221, PAGES 538-540.
4. FOURTH AMENDED SUBDIVISION PLAN, TOWN CENTER RESIDENTIAL SUBDIVISION, SCARBOROUGH DOWNS ROAD, SCARBOROUGH, MAINE MADE FOR OWNER OF RECORD CROSSROADS HOLDINGS, LLC BY OWEN HASKELL, INC. DATED OCTOBER 24, 2021 RECORDED IN PLAN BOOK 221, PAGES 654-656.
</ol

**Item #15**

Atlantic Federal Credit Union requests a site plan review to construct a 2,760 square foot credit union with three drive thru lanes at 2 Ginn Road, Assessor's Map R40, Lot 12C. The project includes employee and customer parking, and connection to the existing convenience store and gas station on site.

## GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS L&H ASSOCIATES, LLC BY DEED DATED 03/22/2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34725, PAGE 225.
  - THE PROPERTY IS SHOWN AS LOT 12C ON THE CITY OF SCARBOROUGH TAX MAP R040 AND IS LOCATED IN THE B3 DISTRICT.
  - SPACE AND BULK CRITERIA FOR THE GENERAL BUSINESS DISTRICT (B-3) - CONVENTIONAL DEVELOPMENT ARE AS FOLLOWS:
- MINIMUM LOT SIZE: 10,000 S.F.  
MINIMUM STREET FRONTRAGE: 200 FT. ON COLLECTOR / 100 FT. ON LOCAL STREETS  
MINIMUM FRONT YARD: 35 FT.  
MINIMUM SIDE YARD: 15 FT.  
MINIMUM REAR YARD: 15 FT.  
MAXIMUM BUILDING HEIGHT: 45 FT.  
MAXIMUM BUILDING COVERAGE: 50%  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 1.40 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY TITCOMB ASSOCIATES, IN JUNE, 2022.

## PLAN REFERENCES:

- PLAN OF AMENDED SUBDIVISION MADE FOR SCARBOROUGH PROPERTY HOLDINGS LLC BY TITCOMB ASSOCIATES DATED FEBRUARY 7, 2013 AND REVISED THROUGH MARCH 22, 2013. RECORDED IN PLAN BOOK 213, PAGE 114
- PLAN OF AMENDED SUBDIVISION MADE FOR SCARBOROUGH PROPERTY HOLDINGS LLC BY TITCOMB ASSOCIATES DATED FEBRUARY 7, 2013 AND REVISED THROUGH MAY 23, 2014. UNRECORDED.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK: BM-1 SPIKE SET IN UTILITY POLE CMP-1 LOCATED ON THE SOUTHWESTERLY SIDE OF GINN ROAD. ELEVATION: 66.43' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD ASCE 36-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FEDERAL FLOOD INSURANCE RATE MAP FOR SCARBOROUGH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PAN NUMBER 22004120050, D, HAVING AN EFFECTIVE DATE OF JUNE 19, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C.
- EASEMENTS/ENCUMBRANCES OF RECORD:
  - SUBJECT TO AND BENEFITTING FROM VARIOUS EASEMENTS DESCRIBED IN AN AMENDED CROSS EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN BOOK 34725, PAGE 255.
  - PARCEL IS SUBJECT TO THE REQUIREMENTS OF THE TOWN OF SCARBOROUGH POST CONSTRUCTION STORMWATER INFRASTRUCTURE MANAGEMENT ORDINANCE-CHAPTER 419 PER PLAN REFERENCES 1 & 2.
  - PARCEL IS SUBJECT TO A SEWER EASEMENT AS DESCRIBED IN BOOK 30628, PAGE 333.
  - PARCEL IS SUBJECT TO A UTILITY EASEMENT CONVEYED TO NORTHERN NEW ENGLAND TELEPHONE OPERATIONS, LLC AND CENTRAL MAINE POWER COMPANY AS DESCRIBED IN A DEED RECORDED IN BOOK 32202, PAGE 127.
  - PARCEL IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN A LEASE RECORDED IN BOOK 31976, PAGE 134.
- PARKING SUMMARY  
(FINANCIAL, INSURANCE AND REAL ESTATE OFFICES 3.5 S.F. OF GLA)  
REQUIRED 10 SPACES  
PROPOSED 17 SPACES

## DEMOLITION NOTES:

- SEE THE EROSION CONTROL NOTES & DETAILS PLAN FOR EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- CONTRACTOR SHALL NOTIFY DIGSAFE FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- ALL SITE FEATURES COLORED RED ARE TO BE DEMOLISHED AND/OR REMOVED FROM THE SITE.
- REMOVE ALL ASPHALT WITHIN CUT LIMITS. CONTRACTOR RESPONSIBLE FOR COORDINATION WITH UTILITY SERVICE PROVIDER FOR REMOVAL, RELOCATION AND/OR PROTECTION OF UTILITY SERVICES.

