

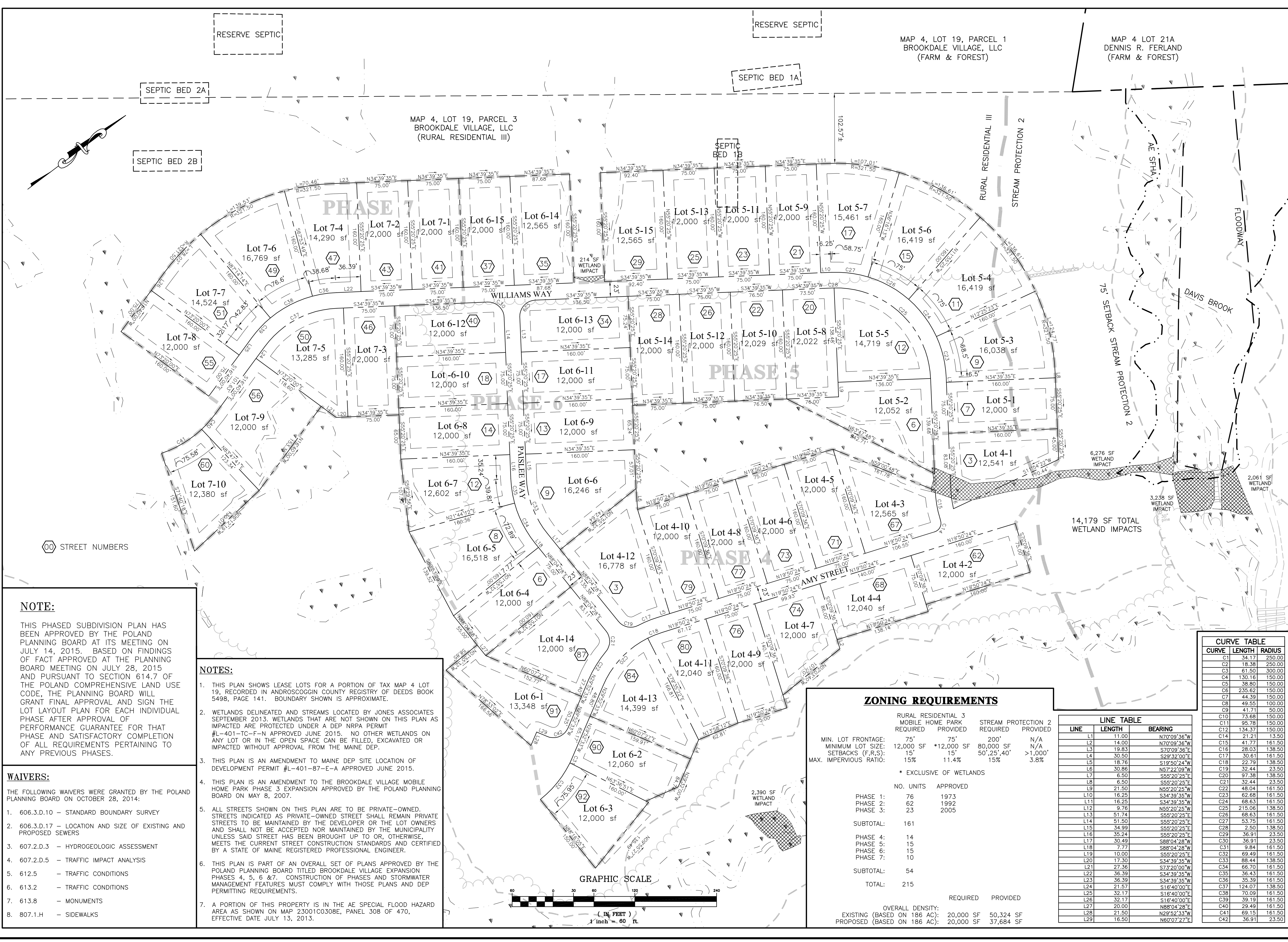
APPROVED POLAND PLANNING BOARD	JUL 14, 2015
APPROVED BY DEP	JUN 18, 2015
REVISED PER DEP COMMENTS	MAR 7, 2015
REVISED PER POLAND COMMENTS	AUG 27, 2014

Drawn By:	NGC
Checked By:	NGC
Job No.:	2013-024
Drawer:	
Scale:	1"=60'
Date:	JUN 30, 2014

**TAYLOR**  
ENGINEERING  
ASSOCIATES  
PO Box 1808 Auburn, Maine 04210  
Phone: 207-744-5071 Fax: 207-777-5742 www.tayloreng.com

Prepared for:  
**Brookdale Village, LLC**  
314 Center Street  
Auburn, Maine 04210

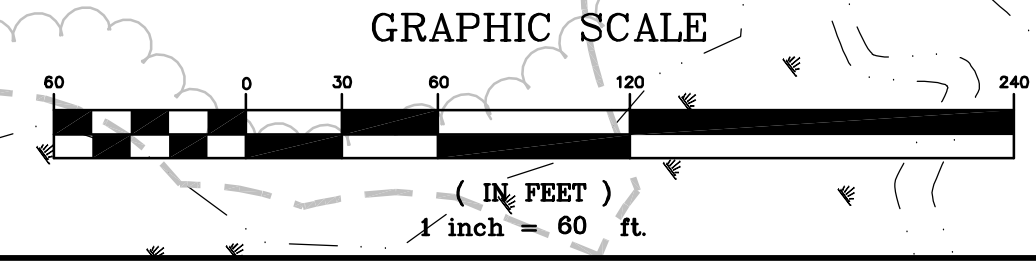
**BROOKDALE VILLAGE  
EXPANSION  
POLAND, MAINE  
LOT LAYOUT PLAN**



**NOTE:**  
THIS PHASED SUBDIVISION PLAN HAS BEEN APPROVED BY THE POLAND PLANNING BOARD AT ITS MEETING ON JULY 14, 2015. BASED ON FINDINGS OF FACT APPROVED AT THE PLANNING BOARD MEETING ON JULY 28, 2015 AND PURSUANT TO SECTION 614.7 OF THE POLAND COMPREHENSIVE LAND USE CODE, THE PLANNING BOARD WILL GRANT FINAL APPROVAL AND SIGN THE LOT LAYOUT PLAN FOR EACH INDIVIDUAL PHASE AFTER APPROVAL OF PERFORMANCE GUARANTEE FOR THAT PHASE AND SATISFACTORY COMPLETION OF ALL REQUIREMENTS PERTAINING TO ANY PREVIOUS PHASES.

- WAIVERS:**  
THE FOLLOWING WAIVERS WERE GRANTED BY THE POLAND PLANNING BOARD ON OCTOBER 28, 2014:
- 606.3.D.10 - STANDARD BOUNDARY SURVEY
  - 606.3.D.17 - LOCATION AND SIZE OF EXISTING AND PROPOSED SEWERS
  - 607.2.D.3 - HYDROGEOLOGIC ASSESSMENT
  - 607.2.D.5 - TRAFFIC IMPACT ANALYSIS
  - 612.5 - TRAFFIC CONDITIONS
  - 613.2 - TRAFFIC CONDITIONS
  - 613.8 - MONUMENTS
  - 807.1.H - SIDEWALKS

- NOTES:**
- THIS PLAN SHOWS LEASE LOTS FOR A PORTION OF TAX MAP 4 LOT 19, RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 5498, PAGE 141. BOUNDARY SHOWN IS APPROXIMATE.
  - WETLANDS DELINEATED AND STREAMS LOCATED BY JONES ASSOCIATES SEPTEMBER 2013. WETLANDS THAT ARE NOT SHOWN ON THIS PLAN AS IMPACTED ARE PROTECTED UNDER A DEP NRPA PERMIT #L-401-TC-F-N APPROVED JUNE 2015. NO OTHER WETLANDS ON ANY LOT OR IN THE OPEN SPACE CAN BE FILLED, EXCAVATED OR IMPACTED WITHOUT APPROVAL FROM THE MAINE DEP.
  - THIS PLAN IS AN AMENDMENT TO MAINE DEP SITE LOCATION OF DEVELOPMENT PERMIT #L-401-87-E-A APPROVED JUNE 2015.
  - THIS PLAN IS AN AMENDMENT TO THE BROOKDALE VILLAGE MOBILE HOME PARK PHASE 3 EXPANSION APPROVED BY THE POLAND PLANNING BOARD ON MAY 8, 2007.
  - ALL STREETS SHOWN ON THIS PLAN ARE TO BE PRIVATE-OWNED. STREETS INDICATED AS PRIVATE-OWNED STREET SHALL REMAIN PRIVATE STREETS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED NOR MAINTAINED BY THE MUNICIPALITY UNLESS SAID STREET HAS BEEN BROUGHT UP TO OR, OTHERWISE, MEETS THE CURRENT STREET CONSTRUCTION STANDARDS AND CERTIFIED BY A STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER.
  - THIS PLAN IS PART OF AN OVERALL SET OF PLANS APPROVED BY THE POLAND PLANNING BOARD TITLED BROOKDALE VILLAGE EXPANSION PHASES 4, 5, 6 & 7. CONSTRUCTION OF PHASES AND STORMWATER MANAGEMENT FEATURES MUST COMPLY WITH THOSE PLANS AND DEP PERMITTING REQUIREMENTS.
  - A PORTION OF THIS PROPERTY IS IN THE AE SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP 23001C0308E, PANEL 308 OF 470, EFFECTIVE DATE JULY 13, 2013.



**ZONING REQUIREMENTS**

	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MIN. LOT FRONTAGE:	75'	75'	200'	N/A
MINIMUM LOT SIZE:	12,000 SF	*12,000 SF	80,000 SF	N/A
SETBACKS (F,R,S):	15'	15'	50',25',40'	>1,000'
MAX. IMPERVIOUS RATIO:	15%	11.4%	15%	3.8%

\* EXCLUSIVE OF WETLANDS

	NO. UNITS	APPROVED
PHASE 1:	76	1973
PHASE 2:	62	1892
PHASE 3:	23	2005
<b>SUBTOTAL:</b>	<b>161</b>	
PHASE 4:	14	
PHASE 5:	15	
PHASE 6:	15	
PHASE 7:	10	
<b>SUBTOTAL:</b>	<b>54</b>	
<b>TOTAL:</b>	<b>215</b>	

	REQUIRED	PROVIDED
OVERALL DENSITY:		
EXISTING (BASED ON 186 AC):	20,000 SF	50,324 SF
PROPOSED (BASED ON 186 AC):	20,000 SF	37,684 SF

**CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	34.17	250.00
C2	18.38	250.00
C3	61.50	300.00
C4	130.16	150.00
C5	38.80	150.00
C6	235.62	150.00
C7	44.39	150.00
C8	49.55	100.00
C9	41.71	50.00
C10	73.68	150.00
C11	95.78	150.00
C12	134.37	150.00
C14	21.21	13.50
C15	48.04	161.50
C16	28.03	138.50
C17	30.61	161.50
C18	22.79	138.50
C19	32.44	23.50
C20	97.38	138.50
C21	32.44	23.50
C22	48.04	161.50
C23	62.68	161.50
C24	68.63	161.50
C25	215.06	138.50
C26	68.63	161.50
C27	53.75	161.50
C28	2.50	138.50
C29	36.91	23.50
C30	36.91	23.50
C31	9.84	161.50
C32	69.49	161.50
C33	88.44	138.50
C34	66.70	161.50
C35	36.43	161.50
C36	35.39	161.50
C37	124.07	138.50
C38	70.09	161.50
C39	39.19	161.50
C40	29.49	161.50
C41	69.15	161.50
C42	36.91	23.50

**LINE TABLE**

LINE	LENGTH	BEARING
L1	11.00	N70°09'36"W
L2	14.00	N70°09'36"W
L3	19.83	S70°09'36"E
L4	30.50	S29°32'00"E
L5	18.76	S19°50'24"W
L6	30.86	N57°22'09"W
L7	6.50	S55°20'25"E
L8	6.50	S55°20'25"E
L9	21.50	N55°20'25"E
L10	16.25	S34°39'35"W
L11	16.25	S34°39'35"W
L12	9.76	N55°20'25"W
L13	51.74	S55°20'25"E
L14	51.50	S55°20'25"E
L15	34.99	S55°20'25"E
L16	35.24	S55°20'25"E
L17	30.49	S88°04'28"W
L18	7.77	S88°04'28"W
L19	10.00	S55°20'25"E
L20	17.30	S34°39'35"W
L21	27.36	S73°20'00"W
L22	36.39	S34°39'35"W
L23	36.39	S34°39'35"W
L24	21.57	S16°40'00"E
L25	32.17	S16°40'00"E
L26	32.17	S16°40'00"E
L27	20.00	N88°04'28"E
L28	21.50	N29°52'33"W
L29	16.50	N60°07'27"E