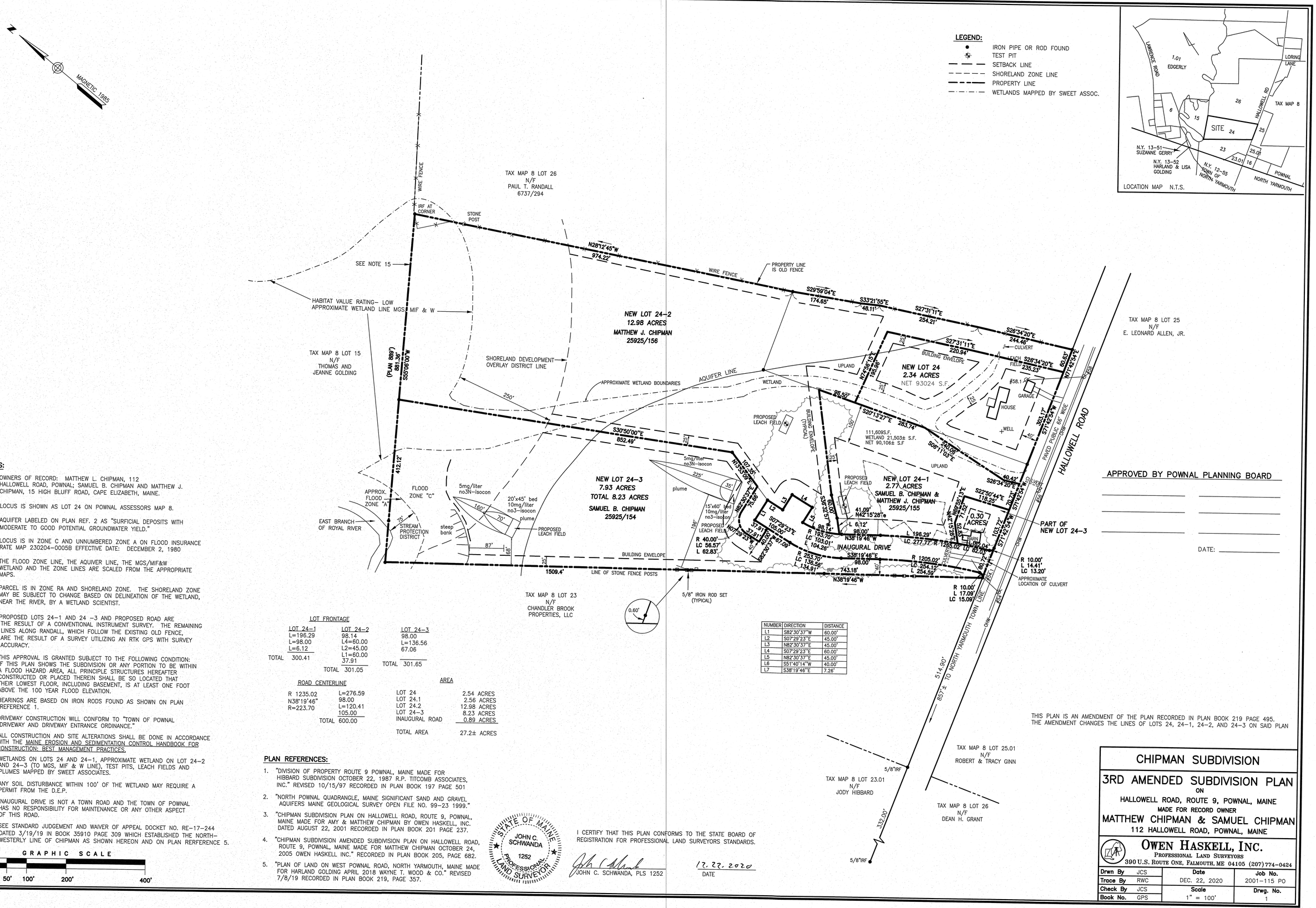

NUMBER	DIRECTION	DISTANCE
L1	S82°30'37"W	60.00'
L2	S07°29'23"E	45.00'
L3	N82°30'37"E	45.00'
L4	S07°29'23"E	60.00'
L5	N82°30'37"E	45.00'
L6	S51°40'14"W	40.00'
L7	S38°19'46"E	7.26'

NOTES:

1. OWNERS OF RECORD: MATTHEW L. CHIPMAN, 112 HALLOWELL ROAD, POWNAL; SAMUEL B. CHIPMAN AND MATTHEW J. CHIPMAN, 15 HIGH BLUFF ROAD, CAPE ELIZABETH, MAINE.
2. LOCUS IS SHOWN AS LOT 24 ON POWNAL ASSESSORS MAP 8.
3. AQUIFER LABELED ON PLAN REF. 2 AS "SURFICIAL DEPOSITS WITH MODERATE TO GOOD POTENTIAL GROUNDWATER YIELD."
4. LOCUS IS IN ZONE C AND UNNUMBERED ZONE A ON FLOOD INSURANCE RATE MAP 230204–0005B EFFECTIVE DATE: DECEMBER 2, 1980
5. THE FLOOD ZONE LINE, THE AQUIVER LINE, THE MGS/MIF&W WETLAND AND THE ZONE LINES ARE SCALED FROM THE APPROPRIATE MAPS.
6. PARCEL IS IN ZONE RA AND SHORELAND ZONE. THE SHORELAND ZONE MAY BE SUBJECT TO CHANGE BASED ON DELINEATION OF THE WETLAND, NEAR THE RIVER, BY A WETLAND SCIENTIST.
7. PROPOSED LOTS 24–1 AND 24 –3 AND PROPOSED ROAD ARE THE RESULT OF A CONVENTIONAL INSTRUMENT SURVEY. THE REMAINING LINES ALONG RANDALL, WHICH FOLLOW THE EXISTING OLD FENCE, ARE THE RESULT OF A SURVEY UTILIZING AN RTK GPS WITH SURVEY ACCURACY.
8. THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITION: IF THIS PLAN SHOWS THE SUBDIVISION OR ANY PORTION TO BE WITHIN A FLOOD HAZARD AREA, ALL PRINCIPLE STRUCTURES HEREAFTER CONSTRUCTED OR PLACED THEREIN SHALL BE SO LOCATED THAT THEIR LOWEST FLOOR, INCLUDING BASEMENT, IS AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
9. BEARINGS ARE BASED ON IRON RODS FOUND AS SHOWN ON PLAN REFERENCE 1.
10. DRIVEWAY CONSTRUCTION WILL CONFORM TO "TOWN OF POWNAL DRIVEWAY AND DRIVEWAY ENTRANCE ORDINANCE."
11. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
12. WETLANDS ON LOTS 24 AND 24–1, APPROXIMATE WETLAND ON LOT 24–2 AND 24–3 (TO MGS, MIF & W LINE), TEST PITS, LEACH FIELDS AND PLUMES MAPPED BY SWEET ASSOCIATES.
13. ANY SOIL DISTURBANCE WITHIN 100' OF THE WETLAND MAY REQUIRE A PERMIT FROM THE D.E.P.
14. INAUGURAL DRIVE IS NOT A TOWN ROAD AND THE TOWN OF POWNAL HAS NO RESPONSIBILITY FOR MAINTENANCE OR ANY OTHER ASPECT OF THIS ROAD.
15. SEE STANDARD JUDGEMENT AND WAIVER OF APPEAL DOCKET NO. RE–17–244 DATED 3/19/19 IN BOOK 35910 PAGE 309 WHICH ESTABLISHED THE NORTH–WESTERLY LINE OF CHIPMAN AS SHOWN HEREON AND ON PLAN RERFERENCE 5.

GRAPHIC SCALE
0 50' 100' 200' 400'

LOT FRONTAGE

LOT 24–1	LOT 24–2	LOT 24–3
L=196.29	98.14	98.00
L=98.00	L4=60.00	L= 136.56
L=6.12	L2=45.00	67.06
TOTAL 300.41	L1=60.00	TOTAL 301.65
	37.91	
	TOTAL 301.05	

ROAD CENTERLINE

R 1235.02	L=276.59
N38°19'46"	98.00
R=223.70	L=120.41
	105.00
	TOTAL 600.00

AREA

LOT 24	2.54 ACRES
LOT 24.1	2.56 ACRES
LOT 24.2	12.98 ACRES
LOT 24–3	8.23 ACRES
INAUGURAL ROAD	0.89 ACRES
TOTAL AREA	27.2± ACRES

PLAN REFERENCES:

1. "DIVISION OF PROPERTY ROUTE 9 POWNAL, MAINE MADE FOR HIBBARD SUBDIVISION OCTOBER 22, 1987 R.P. TITCOMB ASSOCIATES, INC." REVISED 10/15/97 RECORDED IN PLAN BOOK 197 PAGE 501
2. "NORTH POWNAL QUADRANGLE, MAINE SIGNIFICANT SAND AND GRAVEL AQUIFERS MAINE GEOLOGICAL SURVEY OPEN FILE NO. 99–23 1999."
3. "CHIPMAN SUBDIVISION PLAN ON HALLOWELL ROAD, ROUTE 9, POWNAL, MAINE MADE FOR AMY & MATTHEW CHIPMAN BY OWEN HASKELL, INC. DATED AUGUST 22, 2001 RECORDED IN PLAN BOOK 201 PAGE 237.
4. "CHIPMAN SUBDIVISION AMENDED SUBDIVISION PLAN ON HALLOWELL ROAD, ROUTE 9, POWNAL, MAINE MADE FOR MATTHEW CHIPMAN OCTOBER 24, 2005 OWEN HASKELL INC." RECORDED IN PLAN BOOK 205, PAGE 682.
5. "PLAN OF LAND ON WEST POWNAL ROAD, NORTH YARMOUTH, MAINE MADE FOR HARLAND GOLDING APRIL 2018 WAYNE T. WOOD & CO." REVISED 7/8/19 RECORDED IN PLAN BOOK 219, PAGE 357.

STATE OF MAINE JOHN C. SCHWANDA 1252 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN CONFORMS TO THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS STANDARDS.

JOHN C. SCHWANDA, PLS 1252

12.22.2020
DATE

APPROVED BY POWNAL PLANNING BOARD

DATE:

THIS PLAN IS AN AMENDMENT OF THE PLAN RECORDED IN PLAN BOOK 219 PAGE 495. THE AMENDMENT CHANGES THE LINES OF LOTS 24, 24–1, 24–2, AND 24–3 ON SAID PLAN

CHIPMAN SUBDIVISION

3RD AMENDED SUBDIVISION PLAN

ON

HALLOWELL ROAD, ROUTE 9, POWNAL, MAINE

MADE FOR RECORD OWNER

MATTHEW CHIPMAN & SAMUEL CHIPMAN

112 HALLOWELL ROAD, POWNAL, MAINE

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774–0424

Drwn By	JCS	Date	Job No.
Trace By	RWC	DEC. 22, 2020	2001–115 PO
Check By	JCS	Scale	Drwg. No.
Book No.	GPS	1" = 100'	1