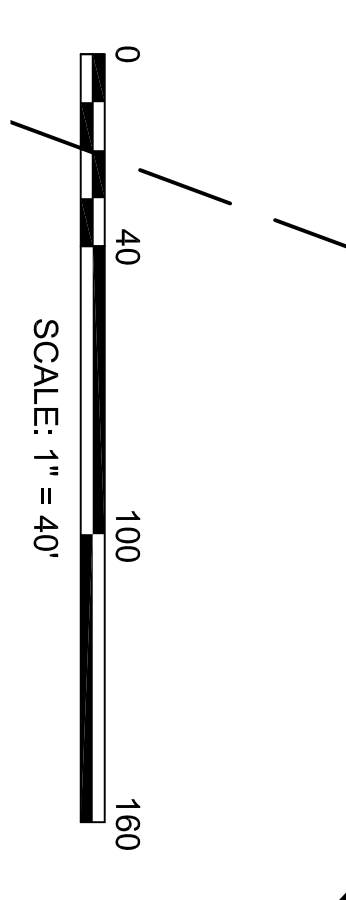


- LEGEND**
- ▲ SURVEYORS TRAVERSE POINT
 - FOUND IRON ROD OR PIPE
 - PROPERTY LINE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - EXISTING FIRE HYDRANT
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - WATER SHUTOFF
 - WATER LINE
 - GAS LINE
 - UNDERGROUND UTILITIES



- DB1 ZONE REQUIREMENTS:
NON-RESIDENTIAL USES**
- MIN. LOT SIZE 1 ACRE
 - MIN. LOT FRONTAGE 100 FEET
 - MAX. BUILDING FOOTPRINT 20,000 SF
 - MAX. LOT COVERAGE 70 %
 - MAX. PRINCIPAL BUILDING HEIGHT 50 FEET
 - MAX. FRONT YARD SETBACK 20 FEET
 - MAX. FRONT YARD SETBACK 50 FEET
 - MAX. SIDE YARD SETBACK 10 FEET
 - MAX. REAR YARD SETBACK 20 FEET

- DB2 ZONE REQUIREMENTS:
NON-RESIDENTIAL USES**
- MIN. LOT SIZE 1 ACRE
 - MIN. LOT FRONTAGE 100 FEET
 - MAX. BUILDING FOOTPRINT 100,000 SF
 - MAX. LOT COVERAGE 70 %
 - MAX. PRINCIPAL BUILDING HEIGHT 50 FEET
 - MAX. FRONT YARD SETBACK 40 FEET
 - MAX. SIDE YARD SETBACK 15 FEET
 - MAX. REAR YARD SETBACK 25 FEET**
 - ** PLUS 5 FEET FOR EVERY STORY OVER 2-STORIES

- NOTES:**
1. RECORD OWNER: WEIRS MOTOR SALES
1513 PORTLAND ROAD
ARUNDEL, MAINE
 2. TAX MAP / LOT: 33 / 2
 3. TOTAL AREA OF PROPERTY 25.27 4ACRES.
 4. PROPERTY IS LOCATED IN THE DB1 AND DB2 ZONES.
 5. EXISTING AND PROPOSED USES: AUTO SALES AND SERVICE, AUTO REPAIR, AND WAREHOUSE.
 6. THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
 7. NO WETLANDS WILL BE IMPACTED FOR THIS BUILDING EXPANSION.
 8. PROPERTY IS NOT LOCATED WITHIN A FIRM FLOOD ZONE.
 9. NO NEW LIGHTING IS PROPOSED WITH THIS APPLICATION.

- LOCUS DEED REFERENCE:**
- A. CONVEYANCE FROM BERNON MADORE TO WEIRS MOTOR SALES DATED AUGUST 6, 1998 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1783, PAGE 495.
 - B. CONVEYANCE FROM MADELEINE A. BERGERON TO WEIRS MOTOR SALES DATED AUGUST 6, 1998 AND RECORDED IN SAID REGISTRY IN BOOK 8984, PAGE 35.
 - C. CONVEYANCE FROM TOWN OF ARUNDEL TO WEIRS MOTOR SALES DATED JANUARY 25, 1999 AND RECORDED IN SAID REGISTRY IN BOOK 9287, PAGE 42.
 - D. CONVEYANCE FROM SUZANNE MADORE TO WEIRS MOTOR SALES, INC. DATED SEPTEMBER 29, 2022 AND RECORDED IN SAID REGISTRY IN BOOK 19129, PAGE 362.

- PLAN REFERENCES:**
- A. STANDARD BOUNDARY SURVEY FOR WEIRS MOTOR SALES DATED JANUARY 23, 1987 WITH LATEST REVISION DATE OF AUGUST 28, 1989 BY DOW AND COULOMBE LAND SURVEYORS & PLANNERS.
 - B. FINAL PLAN OF ARUNDEL BUSINESS PARK BY OAK POINT ASSOCIATES APPROVED BY THE TOWN OF ARUNDEL PLANNING BOARD ON SEPTEMBER 27, 1989 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 187, PAGE 19.
 - C. PLAN ENTITLED "CONSOLIDATION OF LOTS 2 & 3 OF THE ARUNDEL BUSINESS PARK" APPROVED BY THE TOWN OF ARUNDEL PLANNING BOARD ON OCTOBER 13, 2005 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 305, PAGE 26.
 - D. PLAN SHOWING TOPOGRAPHIC/SITE SURVEY FOR WEIRS MOTOR SALES & SUSAN MADORE DATED MAY 16, 2005 AND PREPARED BY CORNER POST LAND SURVEYING.
 - E. PROPOSED VEHICLE MAINTENANCE FACILITY FOR WEIRS MOTOR SALES PREPARED BY BUBOIS & KING DATED OCTOBER 2004.

APPROVAL
TOWN OF ARUNDEL
PLANNING BOARD

DATE _____
CHAIBERSON

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

SITE PLAN
WEIRS MOTORS
1513 PORTLAND ROAD
ARUNDEL, MAINE

RECORD OWNER
WEIRS MOTOR SALES
1513 PORTLAND ROAD
ARUNDEL, MAINE

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1" = 40'	
FIELD BOOK:	
DATE: 02-19-2024	
JOB NO. 1416-23	
SHEET 2 OF 2	

