

- NOTES:**
- RECORD OWNER: DCB PROPERTIES LLC  
91 GRANT ROAD  
SACO, MAINE
  - NAME OF APPLICANT: ETHAN BRALEY  
10 WILLOW LANE  
ARUNDEL, MAINE
  - MAP / LOT: 12 / 6
  - TOTAL AREA OF PROPERTY 21.80 ± ACRES.
  - TOTAL AREA OF PROPOSED DEVELOPMENT 10.43 ± ACRES.
  - PROPERTY IS LOCATED IN THE BI AND R3 ZONES.
  - PROJECT TO BE SERVICED BY ON LOT DRILLED WELLS AND SEPTIC.
  - PROJECT TO BE SERVICED BY OVERHEAD UTILITIES.
  - RESIDENTIAL FIRE SPRINKLER SYSTEM MEETING NFPA 13D IS REQUIRED.
  - WETLAND DELINEATION, SOIL LOGS AND HIGH INTENSITY SOIL MAPPING BY COPPI ENVIRONMENTAL, LLC.
  - THE PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE.
  - THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
  - WETLANDS SHOWN ON THIS PLAN WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY, ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION, THEREFORE WETLAND LOCATED WITHIN THE DEVELOPMENT AREA MAY NEED TO BE SURVEYED PRIOR TO ENGINEERING / ARCHITECTURAL DESIGN TO DETERMINE ALL APPLICABLE SETBACKS.
  - TOPOGRAPHIC INFORMATION WAS DERIVED FROM THE MAINE GIS WEBSITE.
  - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD, UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES, CONTRACTOR AND / OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.

**NET DENSITY CALCULATIONS:**

|                        |            |              |
|------------------------|------------|--------------|
| TOTAL AREA OF PROPERTY | 454,628 SF |              |
| LESS WETLANDS          | 97,316 SF  |              |
| LESS SHARED DRIVE      | 3,112 SF   |              |
| NET DENSITY            | 354,200 SF | (8.13 ACRES) |

REQUIRED AREA:

|                 |         |
|-----------------|---------|
| 2-DUPLEX LOTS   | 6 ACRES |
| 1-SINGLE FAMILY | 2 ACRES |
|                 | 8 ACRES |

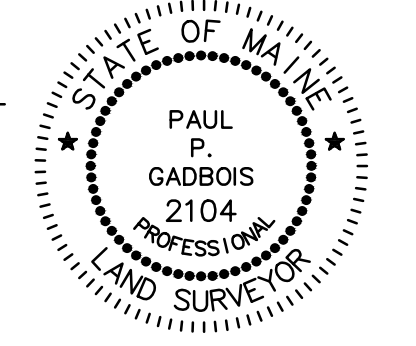
YORK, ss REGISTRY OF DEEDS  
 Received \_\_\_\_\_  
 at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M., and  
 Filed in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 Register

**APPROVAL**  
**TOWN OF ARUNDEL**  
**PLANNING BOARD**

\_\_\_\_\_  
 DATE  
 \_\_\_\_\_  
 CHAIRPERSON

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AND REGULATIONS, WITH THE EXCEPTION THAT NO SURVEY REPORT WAS WRITTEN.

*Paul P. Gadbois*  
 PAUL P. GADBOIS, PLS 2104 DATE \_\_\_\_\_



**LOCUS DEED REFERENCE:**  
 A. WARRANTY DEED FROM CHARLES R. DIPOMPO TO DCB PROPERTIES, LLC DATED SEPTEMBER 27, 2021 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 18822, PAGE 77.

**PLAN REFERENCE:**  
 A. STANDARD BOUNDARY SURVEY MADE FOR CHARLES D. DIPOMPO DATED OCTOBER 26, 1994 BY DOW & COULOMBE LAND SURVEYORS.

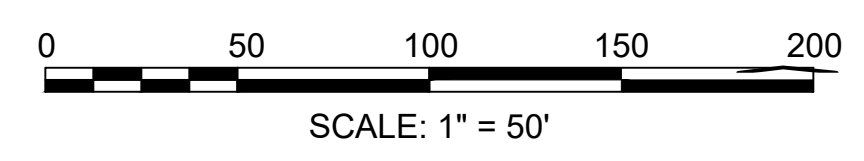
**ZONE REQUIREMENTS:**  
**DISTRICT R-3 SPACE AND BULK REGULATIONS**

|                         |            |
|-------------------------|------------|
| LOT SIZE                | 2 ACRES    |
| LOT SIZE TWO FAMILY     | 3 ACRES    |
| LOT FRONTAGE            | 250 FEET   |
| LOT FRONTAGE CUL-DE-SAC | 75 FEET    |
| LOT FRONTAGE OTHER      | 200 FEET** |
| FRONT YARD SETBACK      | 75 FEET    |
| FRONT YARD OTHER        | 50 FEET**  |
| SIDE YARD SETBACK       | 25 FEET    |
| REAR YARD SETBACK       | 25 FEET    |

\*\* ON STREETS OTHER THAN ARTERIAL COLLECTOR STREET.

**PROPOSED CLUSTER:**  
**SPACE AND BULK REGULATIONS**

|                             |           |
|-----------------------------|-----------|
| MIN. LOT SIZE               | 1 ACRES   |
| MIN. LOT FRONTAGE           | 100 FEET  |
| MIN. FRONT YARD SETBACK     | 50 FEET   |
| INTERIOR SIDE YARD SETBACK  | 12.5 FEET |
| EXTERIOR SIDE YARD SETBACKS | 25 FEET   |
| INTERIOR REAR YARD SETBACK  | 25 FEET   |



- LEGEND**
- ▲ SURVEYORS TRAVERSE POINT
  - FOUND IRON ROD OR PIPE
  - IRON ROD TO BE SET
  - PROPERTY LINE
  - - - ABUTTERS PROPERTY LINE
  - - - SETBACK LINE
  - N/F NOW OR FORMERLY
  - UTILITY POLE
  - OU OVERHEAD UTILITIES

**RECORD OWNER**  
 DCB PROPERTIES  
 91 GRANT ROAD  
 SACO, MAINE

**PRELIMINARY CLUSTER PLAN**  
 ETHAN BRALEY  
 OLD POST ROAD  
 ARUNDEL, MAINE

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

REVISIONS:

|     |          |                        |
|-----|----------|------------------------|
| NO. | DATE     | DESCRIPTION            |
| 1   | 08-14-24 | TURND ON CONTOUR LABEL |

DRAWN: P.P.G.  
 CHECKED: P.P.G.  
 SCALE: 1" = 50'  
 FIELD BOOK:  
 DATE: 06-03-2024  
 JOB NO. 1821  
 SHEET 1 OF 1