

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 FLAGGED WITHIN THE DEVELOPMENT AREA MAY NEED TO BE SURVEY LOCATED 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



MAP 12 LOT 3
N/F
WILLIAM MCKAY
8344 / 280

LOCATION MAP
1"=500'

MAINE STATE PLANE

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.

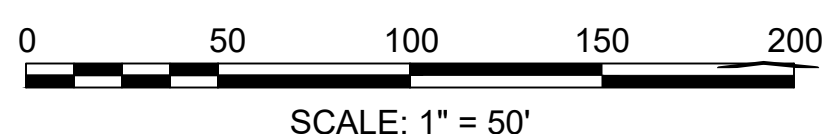
PROPOSED CLUSTER:

SPACE AND BULK REGULATIONS

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