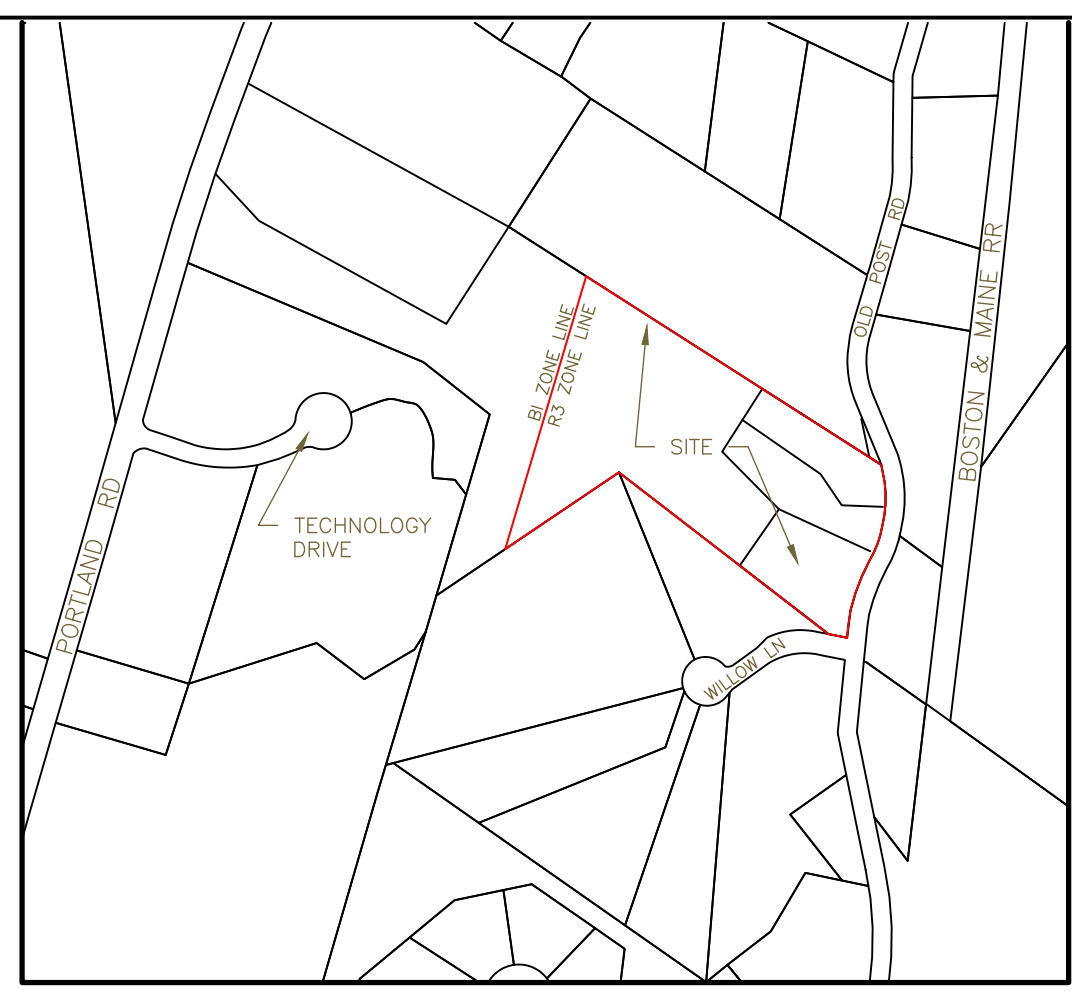


MAP 12 LOT 3
N/F
WILLIAM MCKAY
8344 / 280



- 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 UNDERGROUND 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 FLAGS 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 |

N/F
TIMBER FRAMES BY
R.A. KROUSE
19327 / 83

REMAINING LAND
DCB PROPERTIES

MAP 12 LOT 7-1
N/F
DCB PROPERTIES
16742 / 556

MAP 12 LOT 7-3
N/F
DCB PROPERTIES
14622 / 313

MAP 12 LOT 7B-2
N/F
JEFFREY BUNLAP
16254 / 322

MAP 12 LOT 7B-1
N/F
GLENLON BRALEY
17313 / 608

MAP 13 LOT 2A
N/F
JEAN & KATHRYN
BEAULIEU

MAP 13 LOT 2
N/F
BETTY BRICKATES

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 |

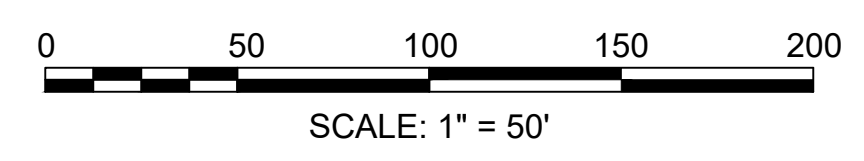
PROPOSED CLUSTER:

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 |

** ON STREETS OTHER THAN ARTERIAL COLLECTOR STREET.

- 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



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

APPROVAL
TOWN OF ARUNDEL
PLANNING BOARD

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 _____



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:

| | | |
|---|----------|-------------------------------|
| 1 | 08-14-24 | TURNED ON CONTOUR LABEL |
| 2 | 08-06-24 | ADDED SIGHT DISTANCE EASEMENT |

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