CONDITIONS OF APPROVAL

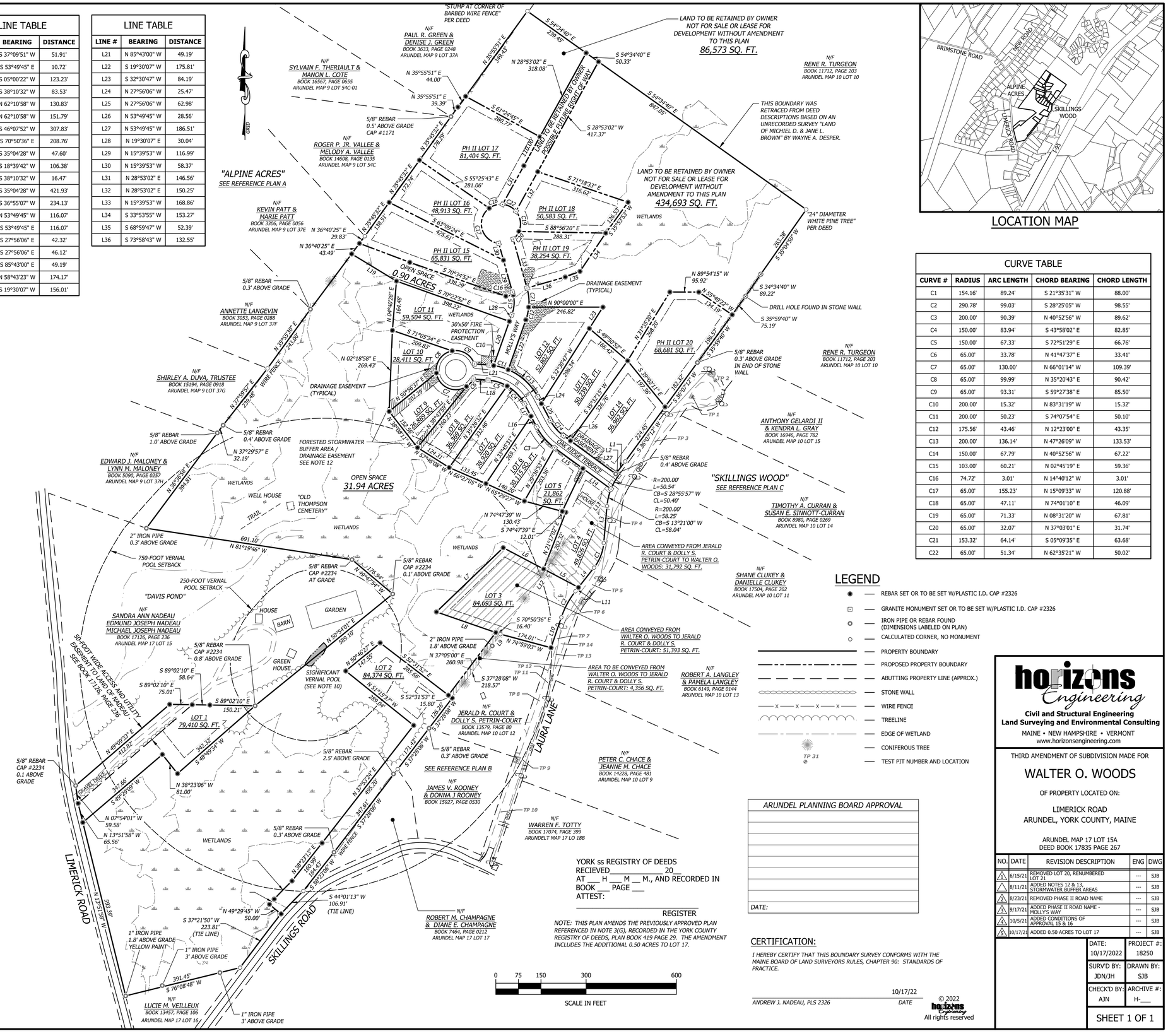
1. *THE SUBDIVISION MUST BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD OTHERWISE IT SHALL BECOME NULL AND VOID.*
2. *NO CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS.*
3. *THE APPROVAL BY THE BOARD OF THIS SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT, OR OTHER OPEN SPACE SHOWN ON SUCH PLAN.*
4. *NO CONSTRUCTION SHALL PROCEED UNTIL THE ARUNDEL FIRE CHIEF APPROVES THE DESIGN PLANS, SPECIFICATIONS, AND SURETY FOR THE 30,000-GALLON CISTERN REQUIRED FOR INSTALLATION OFF OAK RIDGE TERRACE AT LOT 11.*
5. *THE APPLICANT SHALL NOT SEEK A BUILDING PERMIT FOR LOT 1 OR LOT 2 UNTIL THE APPLICANT HAS SUBMITTED A LANDSCAPE PLAN TO THE TOWN PLANNER SPECIFYING SPECIES TYPE, SIZE, AND QUANTITY OF THE CONIFER BUFFERS PROPOSED ON LOTS 1 AND 2.*
6. *FAILURE TO COMPLETE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN 2 YEARS OF THE DATE OF APPROVAL OF THE PLAN SHALL RENDER THE SUBDIVISION NULL AND VOID.*
7. *BEFORE ANY CONSTRUCTION ACTIVITY COMMENCES ON THE SITE, THE APPLICANT SHALL SUBMIT TO THE TOWN PLANNER A MONETARY PERFORMANCE ASSURANCE IN THE AMOUNT $302,273 EMPLOYING ONE OF THE SURETY INSTRUMENTS SANCTIONED IN ARTICLE 13 OF THE ARUNDEL SUBDIVISION ORDINANCE.*
8. *AT LEAST FIVE DAYS PRIOR TO COMMENCING CONSTRUCTION OF REQUIRED IMPROVEMENTS, THE SUBDIVIDER OR BUILDER SHALL:*
   a. *NOTIFY THE CODE ENFORCEMENT OFFICER AND TOWN PLANNER IN WRITING OF THE COMMENCEMENT OF CONSTRUCTION OF SUCH IMPROVEMENTS, SO THAT THE MUNICIPAL OFFICERS CAN CAUSE INSPECTION TO BE MADE TO ASSURE THAT ALL MUNICIPAL SPECIFICATIONS, REQUIREMENTS, AND CONDITIONS OF APPROVAL SHALL BE MET DURING THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, AND TO ASSURE THE SATISFACTORY COMPLETION OF IMPROVEMENTS AND UTILITIES REQUIRED BY THE BOARD.*
   b. *DEPOSIT WITH THE MUNICIPAL OFFICERS A CHECK FOR THE AMOUNT TO PAY FOR THE COSTS OF INSPECTION BY A THIRD-PARTY ENGINEER. THE APPLICANT HAS AN OPTION OF SIGNING A PROMISSORY NOTE TO REIMBURSE THE THE TOWN OF ARUNDEL FOR THIRD PARTY INSPECTIONS AS WORK PROGRESSES.*
9. *BETWEEN NOVEMBER 1 AND NOVEMBER 15, THE TOWN SHALL, AT THE EXPENSE OF THE SUBDIVIDER, HAVE THE SITE INSPECTED BY A QUALIFIED INDIVIDUAL. BY DECEMBER 1 OF EACH YEAR DURING WHICH CONSTRUCTION WAS DONE ON THE SITE, THE INSPECTOR SHALL SUBMIT A REPORT TO THE BOARD BASED ON THAT INSPECTION, ADDRESSING WHETHER STORM WATER AND EROSION CONTROL MEASURES (BOTH TEMPORARY AND PERMANENT) ARE IN PLACE, ARE PROPERLY INSTALLED, AND APPEAR ADEQUATE. THE REPORT SHALL ALSO INCLUDE A DISCUSSION AND RECOMMENDATIONS ON ANY PROBLEMS THAT WERE ENCOUNTERED.*
10. *UPON COMPLETION OF STREET CONSTRUCTION, THE SUBDIVIDER SHALL SUBMIT TO THE TOWN PLANNER "AS BUILT" PLANS OF ALL INFRASTRUCTURE IMPROVEMENTS.*
11. *THE SUBDIVIDER SHALL BE REQUIRED TO MAINTAIN ALL IMPROVEMENTS AND PROVIDE FOR SNOW REMOVAL ON STREETS AND SIDEWALKS UNTIL THEIR CONTROL IS PLACED WITH A LOT OWNERS ASSOCIATION.*
12. *THE SUBDIVIDER SHALL RECORD A DEED TRANSFERRING OWNERSHIP TO THE ASSOCIATION WITHIN 45 DAYS OF FINAL COMPLETION AND INSPECTION OF THE SUBDIVISION. A COPY OF THE RECORDED DEED SHALL BE SUBMITTED TO THE TOWN PLANNER WITH 60 DAYS OF FINAL APPROVAL.*
13. *THE APPLICANT SHALL INCLUDE A RESTRICTION ON ALL SUBDIVISION DEEDS AND PROVISIONS IN THE HOMEOWNERS ASSOCIATION COVENANTS PROHIBITING VEGETATIONAL CLEARING WITHIN THE TOWN OF ARUNDEL'S 75-FOOT STREAM BUFFER OR WITHIN 50-100 FEET OF WETLANDS AS DELINEATED ON THE RECORD SUBDIVISION PLAN, WITHOUT PRIOR APPROVAL BY THE ARUNDEL PLANNING BOARD. THE HOMEOWNER'S ASSOCIATION COVENANTS SHALL ALSO PROHIBIT THE CUTTING OF ANY EXISTING VEGETATION WITHIN 25 FEET OF THE EXTERIOR PROJECT PROPERTY LINE ON LOTS 1,2,3 4, AND 14.*
14. *THE HOMEOWNERS ASSOCIATION COVENANTS SHALL PRESCRIBE THAT NO VEGETATION, EXCEPTING HAZARD TREES, SHALL BE REMOVED FROM THE NO-CUT ZONES DELINEATED ON THE RECORD PLANS ALONG OAK RIDGE TERRACE. PERMISSION TO CUT HAZARD TREES MUST BE GRANTED BY THE ARUNDEL CODE ENFORCEMENT OFFICER, PRIOR TO REMOVAL. THE NO CUT ZONE IS DEFINED AS THE FRONT YARD SETBACK OF EACH LOT ON OAK RIDGE TERRACE EXCEPTING A DRIVEWAY ENTRANCE NOT EXCEEDING 25 FEET IN WIDTH.*
15. *THE APPLICANT SUBMITTED UPDATED COST ESTIMATES OF ALL SITE IMPROVEMENTS ASSOCIATED WITH THE PHASE II OF OAK RIDGE TERRACE SUBDIVISION. THE APPLICANT SHALL ALSO PROVIDE A BOND, LETTER OF CREDIT OR OTHER ACCEPTABLE SURETY IN THE AMOUNT OF $113,300 FOR THE CONSTRUCTION OF THE ROAD ASSOCIATED WITH PHASE II ALONG WITH THE PROPOSED UTILITIES AND STORMWATER. NO BUILDING PERMITS SHALL BE ISSUED ON THIS PROJECT AND NO CONSTRUCTION STARTED UNTIL BOTH THE BOND HAS BEEN SUBMITTED TO THE TOWN AND THE MAINE DEP HAS ISSUED ITS' FINAL PERMIT.*
16. *ALL DOCUMENTS CALLING OUT MOLLY'S WAY MUST BE REVISED AND SUBMITTED TO THE PLANNING DEPARTMENT.*

GENERAL NOTES

1. *OWNER OF RECORD:*
   WALTER O. WOODS
   764 US ROUTE ONE, SUITE 11
   YORK, MAINE 03909
2. *REFERENCE DEED:*
   (A) *WARRANTY DEED FROM RODNEY A. DAVIS TO OAK RIDGE TERRACE, LLC, DATED OCTOBER 24, 2018 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS BOOK 17835 PAGE 267.*
3. *REFERENCE PLANS:*
   (A) *"BOUNDARY SUBDIVISION PLAN SHOWING ALPINE ACRES", BY DOW AND COULOMBE, DATED MAY 5, 1978. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 95, PAGE 31.*
   (B) *"PLAN SHOWING LAND OF MURIEL D. TREMBLAY, JAMES V. AND VICKIE ROONEY AND MICHIEL D. BROWN", BY WAYNE A. DESPER, DATED JULY 19, 1986, PLAN NO. 386. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 153, PAGE 2.*
   (C) *"STANDARD BOUNDARY SURVEY PLAN OF SKILLINGS WOOD, SUBDIVISION OF LAND OF MICHIEL D. AND JANE L. BROWN", BY WAYNE DESPER, DATED JANUARY 18, 1988, PLAN NO. 187-B. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 166, PAGE 37.*
   (D) *"PLAN SHOWING A SUBDIVISION OF LAND FOR ARTHUR JONES SR.", BY LIBBY AND DOW ENGINEERS AND SURVEYORS, DATED JANUARY 11, 1972. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 16.*
   (E) *"PLAN SHOWING SUBDIVISION MADE FOR WALTER O. WOODS" BY HORIZONS ENGINEERING, INC., DATED JANUARY 1, 2020. RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 406, PAGE 27.*
   (F) *"FIRST AMENDMENT OF SUBDIVISION MADE FOR WALTER O. WOODS" BY HORIZONS ENGINEERING, INC., DATED MARCH 5, 2021 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 415 PAGE 12.*
   (G) *"SECOND AMENDMENT OF SUBDIVISION MADE FOR WALTER O. WOODS" BY HORIZONS ENGINEERING, INC., DATED MAY 12, 2021 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 419 PAGE 29.*
4. *THIS PLAN IS BASED ON A CLOSED PERIMETER FIELD SURVEY COMPLETED IN DECEMBER OF 2018.*
5. *THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE COORDINATE SYSTEM, AS DERIVED FROM STATIC GPS OBSERVATIONS.*
6. *THE PERIMETER BOUNDARIES AS SURVEYED AND SHOWN HEREON WERE RETRACED FROM PLANS AND DEEDS OF RECORDS AND MONUMENTATION AS FOUND.*
7. *THE SURVEYED PREMISES BENEFIT FROM, AND ARE SUBJECT TO FLOWAGE RIGHTS ASSOCIATED WITH A DAM NOW OR FORMERLY LOCATED ON DUCK BROOK, AS WELL AS OTHER RIGHTS ASSOCIATED WITH DUCK POND, NAMELY THE RIGHT TO CUT AND TAKE ICE, NON-COMMERCIAL FISHING, STOCKING OF FISH, CULTIVATING LILLIES, BOATING AND SKATING. ALSO, RIGHTS EXIST FOR THE PURPOSE OF REPAIRING OR REPLACING SAID DAM. FURTHER RESEARCH MAY BE NECESSARY TO CLARIFY THESE RIGHTS.*
8. *THE SURVEYED PREMISES ARE SUBJECT TO THE RIGHTS OF OTHERS TO ENTER UPON AND ACCESS THE OLD THOMPSON BURYING GROUND.*
9. *THE 50-FOOT WIDE ACCESS EASEMENT SERVING LAND OF NADEAU IS SUBJECT TO A MAINTENANCE AGREEMENT PER DEED BOOK 17126 PAGE 237.*
10. *THE SIGNIFICANT VERNAL POOL AS SHOWN HEREON WAS OBSERVED BY JASON TOME OF JONES ASSOCIATES, INC. ON MAY 3, 2019.*
11. *THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.*
12. *FORESTED STORMWATER BUFFER AREAS ARE DEED RESTRICTED AREAS.*
13. *THE ROADS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE TOWN OF ARUNDEL STREET DESIGN AND CONSTRUCTION STANDARDS ORDINANCE SECTION 1.5.3 MINOR STREET: MINOR STREETS (OR STREET SECTION IF IT HAS MORE THAN ONE STREET CONNECTION) HAVE A A.D.T. NO GREATER THAN 250. STREETS CLASSIFIED UNDER THIS CATEGORY SHALL BE FURTHER CLASSIFIED AS EITHER "RURAL" OR GROWTH", BASED UPON THE TOWN'S COMPREHENSIVE PLAN.*

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 37°09'51" W	51.91'
L2	S 53°49'45" E	10.72'
L3	S 05°00'22" W	123.23'
L4	S 38°10'32" W	83.53'
L5	N 62°10'58" W	130.83'
L6	N 62°10'58" W	151.79'
L7	S 46°07'52" W	307.83'
L8	S 70°50'36" E	208.76'
L9	S 35°04'28" W	47.60'
L10	S 18°39'42" W	106.38'
L11	S 38°10'32" W	16.47'
L12	S 35°04'28" W	421.93'
L13	S 36°55'07" W	234.13'
L14	N 53°49'45" W	116.07'
L15	S 53°49'45" E	116.07'
L16	S 27°56'06" E	42.32'
L17	S 27°56'06" E	46.12'
L18	S 85°43'00" E	49.19'
L19	N 58°43'23" W	174.17'
L20	S 19°30'07" W	156.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N 85°43'00" W	49.19'
L22	S 19°30'07" W	175.81'
L23	S 32°30'47" W	84.19'
L24	N 27°56'06" W	25.47'
L25	N 27°56'06" W	62.98'
L26	N 53°49'45" W	28.56'
L27	N 53°49'45" W	186.51'
L28	N 19°30'07" E	30.04'
L29	N 15°39'53" W	116.99'
L30	N 15°39'53" W	58.37'
L31	N 28°53'02" E	146.56'
L32	N 28°53'02" E	150.25'
L33	N 15°39'53" W	168.86'
L34	S 33°53'55" W	153.27'
L35	S 68°59'47" W	52.39'
L36	S 73°58'43" W	132.55'



LOCATION MAP

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	154.16'	89.24'	S 21°35'31" W	88.00'
C2	290.78'	99.03'	S 28°25'05" W	98.55'
C3	200.00'	90.39'	N 40°52'56" W	89.62'
C4	150.00'	83.94'	S 43°58'02" E	82.85'
C5	150.00'	67.33'	S 72°51'29" E	66.76'
C6	65.00'	33.78'	N 41°47'37" E	33.41'
C7	65.00'	130.00'	N 66°01'14" W	109.39'
C8	65.00'	99.99'	N 35°20'43" E	90.42'
C9	65.00'	93.31'	S 59°27'38" E	85.50'
C10	200.00'	15.32'	N 83°31'19" W	15.32'
C11	200.00'	50.23'	S 74°07'54" E	50.10'
C12	175.56'	43.46'	N 12°23'00" E	43.35'
C13	200.00'	136.14'	N 47°26'09" W	133.53'
C14	150.00'	67.79'	N 40°52'56" W	67.22'
C15	103.00'	60.21'	N 02°45'19" E	59.36'
C16	74.72'	3.01'	N 14°40'12" W	3.01'
C17	65.00'	155.23'	N 15°09'33" W	120.88'
C18	65.00'	47.11'	N 74°01'10" E	46.09'
C19	65.00'	71.33'	N 08°31'20" W	67.81'
C20	65.00'	32.07'	N 37°03'01" E	31.74'
C21	153.32'	64.14'	S 05°09'35" E	63.68'
C22	65.00'	51.34'	N 62°35'21" W	50.02'

LEGEND

- REBAR SET OR TO BE SET W/PLASTIC I.D. CAP #2326
- GRANITE MONUMENT SET OR TO BE SET W/PLASTIC I.D. CAP #2326
- IRON PIPE OR REBAR FOUND (DIMENSIONS LABELED ON PLAN)
- CALCULATED CORNER, NO MONUMENT
- PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- ABUTTING PROPERTY LINE (APPROX.)
- STONE WALL
- WIRE FENCE
- TREELINE
- EDGE OF WETLAND
- CONIFEROUS TREE
- TEST PIT NUMBER AND LOCATION

ARUNDEL PLANNING BOARD APPROVAL
DATE:

YORK ss REGISTRY OF DEEDS
RECIEVED_____ 20__
AT ___ H ___ M ___ M., AND RECORDED IN
BOOK ___ PAGE ___
ATTEST:
_____
REGISTER

NOTE: THIS PLAN AMENDS THE PREVIOUSLY APPROVED PLAN REFERENCED IN NOTE 3(G), RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 419 PAGE 29. THE AMENDMENT INCLUDES THE ADDITIONAL 0.50 ACRES TO LOT 17.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

10/17/22
ANDREW J. NADEAU, PLS 2326 *DATE*

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THIRD AMENDMENT OF SUBDIVISION MADE FOR

WALTER O. WOODS

OF PROPERTY LOCATED ON:

LIMERICK ROAD
ARUNDEL, YORK COUNTY, MAINE

ARUNDEL MAP 17 LOT 15A
DEED BOOK 17835 PAGE 267

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	6/15/21	REMOVED LOT 20, RENUMBERED LOT 21	---	SJB
2	8/11/21	ADDED NOTES 12 & 13, STORMWATER BUFFER AREAS	---	SJB
3	8/23/21	REMOVED PHASE II ROAD NAME	---	SJB
4	9/17/21	ADDED PHASE II ROAD NAME - MOLLY'S WAY	---	SJB
5	10/5/21	ADDED CONDITIONS OF APPROVAL 15 & 16	---	SJB
6	10/17/21	ADDED 0.50 ACRES TO LOT 17	---	SJB

DATE: 10/17/2022	PROJECT #: 18250
SURV'D BY: JDN/JH	DRAWN BY: SJB
CHECK'D BY: AJN	ARCHIVE #: H-___

SHEET 1 OF 1