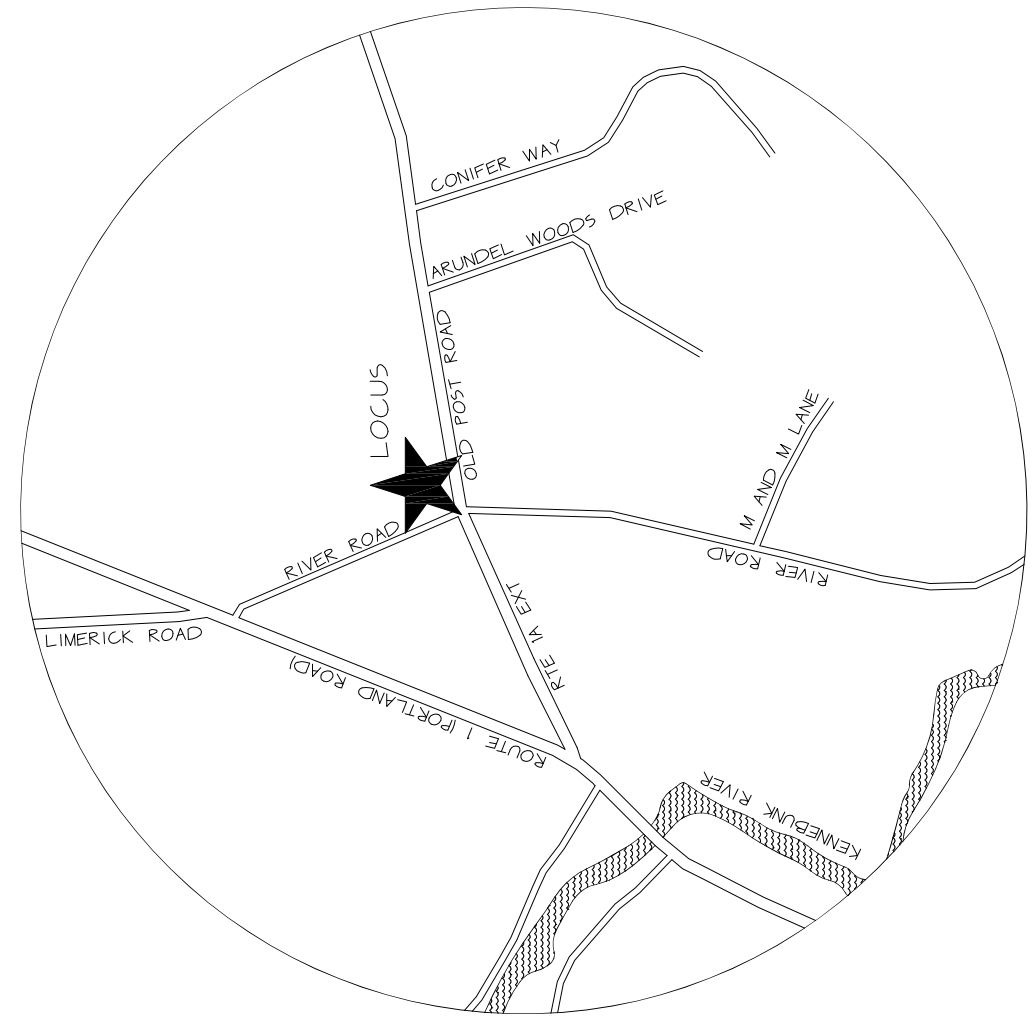


LOCATION SKETCH



(NOT TO SCALE)

LEGEND

- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- UP. - UTILITY POLE

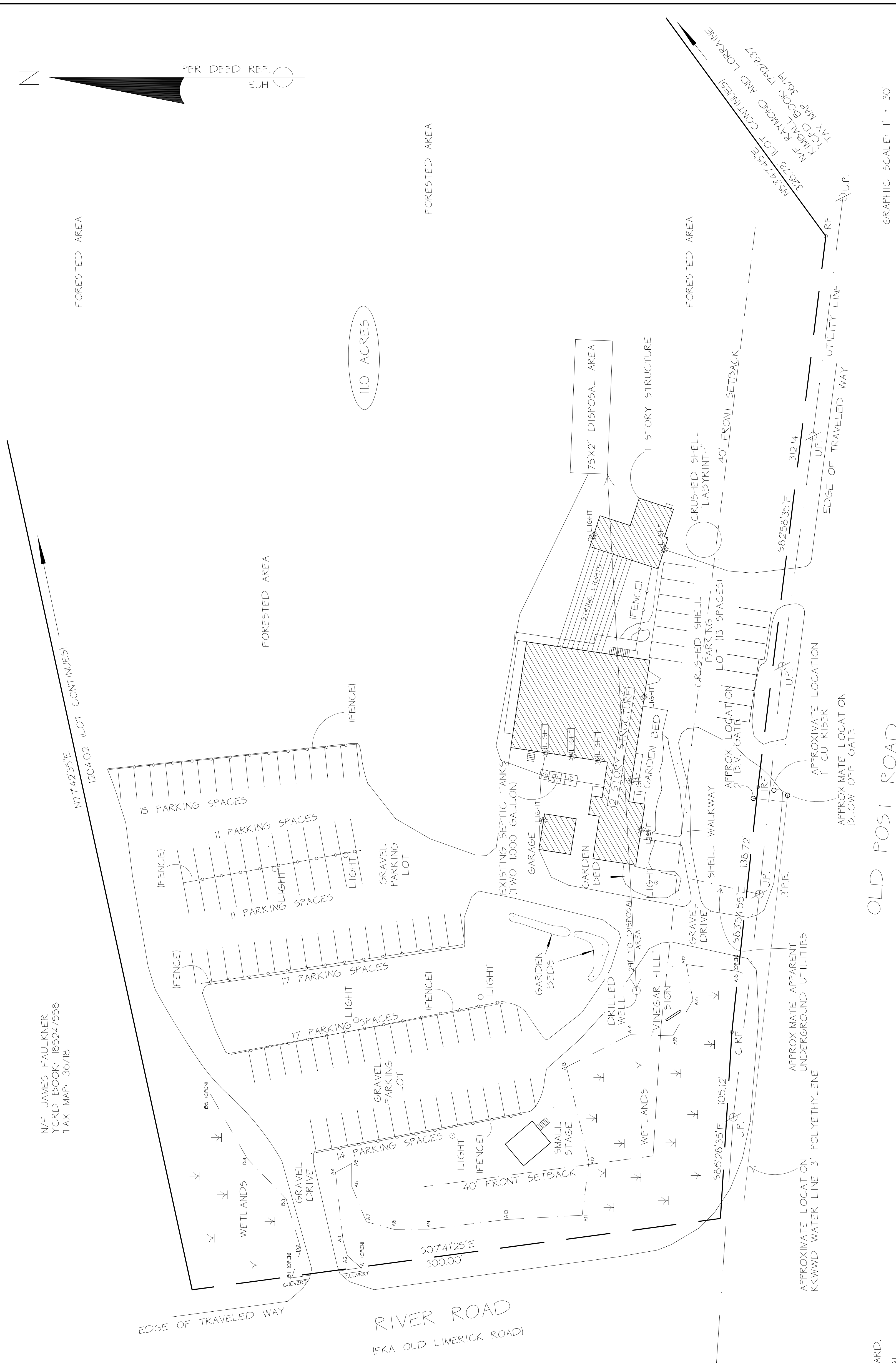
LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18717 PAGE: 646

NOTES

1. NO TREES GREATER THAN 8" CALIBER OR EXISTING ROCK OUTCROPS EXIST WITHIN 100 FEET OF THE STAGE AREA.
2. THIS LOT IS LOCATED WITHIN THE DOWNTOWN BUSINESS 2 DISTRICT.
3. THIS LOT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
4. WETLANDS SHOWN WERE DELINEATED BY JAMES LOGAN, 55, OF LONGVIEW PARTNERS, AND WERE MAPPED BY LIVINGSTON-HUGHES.
5. PURSUANT TO TABLE 512.4-2, 1 PARKING SPACE IS REQUIRED PER 3 SEATS, WITH A 280 PERSON MAXIMUM CAPACITY. 93.33 PARKING SPACES WOULD BE REQUIRED. CURRENT PARKING CONFIGURATION WOULD MAKE '8B' SPACES AVAILABLE.
6. UP TO 3 FOOD TRUCKS MAY BE PRESENT ON SITE AT ONE TIME. FOOD TRUCKS MUST OBTAIN PERMITTING BY SELECT BOARD.
7. ADDITIONAL PARKING WILL BE MADE AVAILABLE IF ADDITIONAL OUTDOOR SPACES ARE NEEDED.
8. SECURITY AND PARKING SERVICES WILL BE LOCATED AT THE ENTRANCES TO THE PARKING LOTS AS NEEDED.
9. FOR EVENTS OCCURRING IN THEATER, HANDICAP PARKING IS LOCATED IN THE CRUSHED SHELL PARKING LOT.

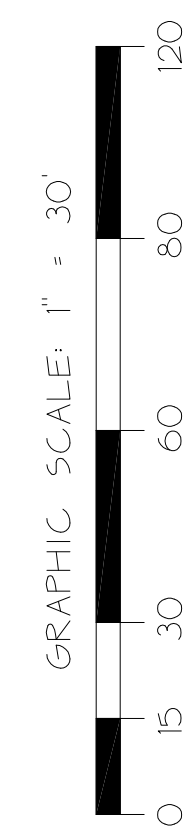
N/F JAMES FAULKNER
YCRD BOOK: 18524/558
TAX MAP: 36/1B



11.0 ACRES

OLD POST ROAD

RIVER ROAD
(FKA OLD LIMERICK ROAD)



PLANNING BOARD

DATE	SIGNATURE

REVISION NO.	DATE	REVISION PURPOSE
1	08-02-22	ADDED WETLANDS
2	08-23-22	ADDED ADDITIONAL ITEMS
3	08-30-22	ADDED ADDITIONAL ITEMS
4	11-15-22	ADDED ADDITIONAL ITEMS
5	12-06-22	ADDED ADDITIONAL ITEMS
6	02-15-23	ADDED ADDITIONAL ITEMS

SHEET 1 OF 4:
FEATURES, UTILITIES, AND DETAILS

PRELIMINARY

SITE PLAN OF LAND AT
53 OLD POST ROAD
ARUNDEL, MAINE
MADE FOR
PETER HARANAS
WALKING ADDRESS: MAINE 04046
83 OLD POST ROAD, ARUNDEL, MAINE 04046
OWNER OF RECORD
JAMES + JANE REALTY I, LLC
BY
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

DATE: 06-21-2022 DRAWN: E.J.H. CHECK: D.L.H. FIELD BOOK: 1169-73 PROJECT: 22-033

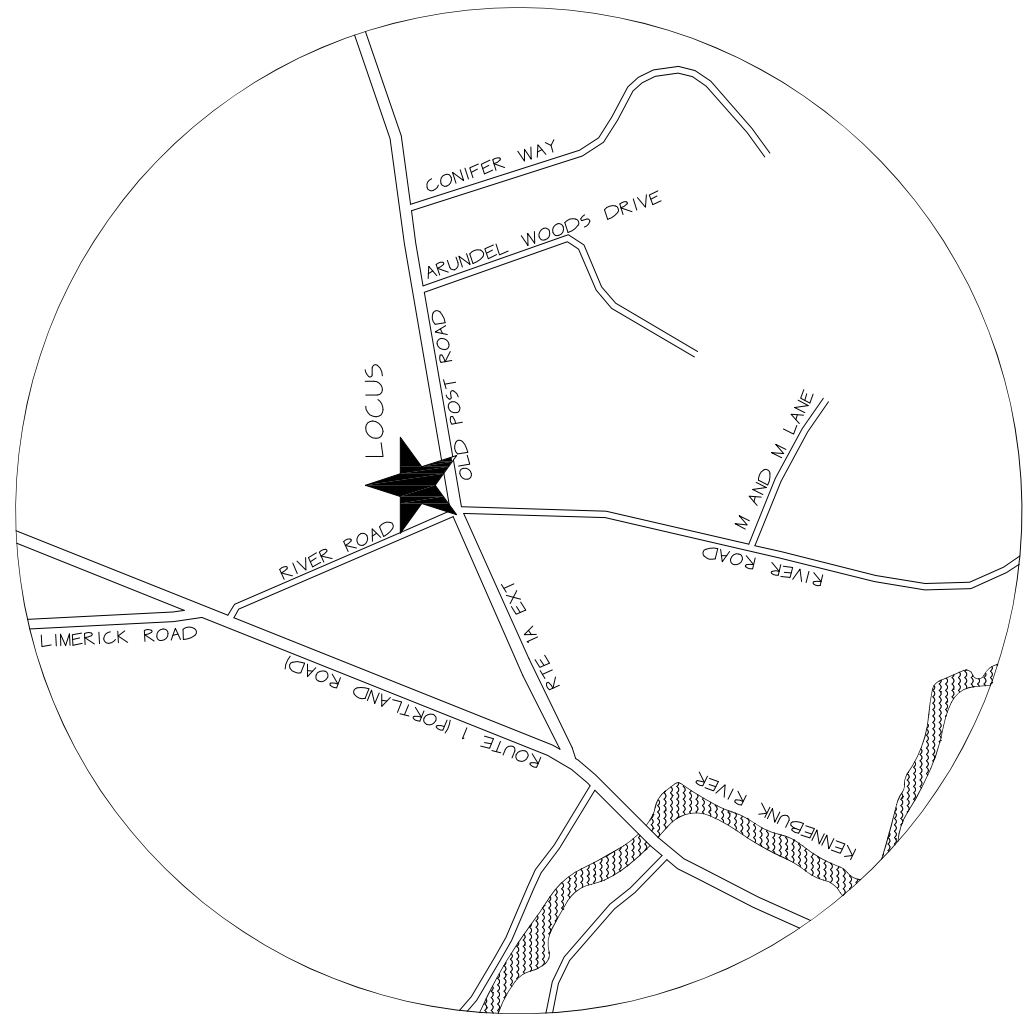
REVISION NO. 0

PLN: 2234

DAVID L.J. HUGHES

REVISION NO. 0

LOCATION SKETCH



(NOT TO SCALE)

LEGEND

- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- U.P. - UTILITY POLE

LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
 BOOK: 18717 PAGE: 646

NOTES

1. NO TREES GREATER THAN 8" CALIPER OR EXISTING ROCK OUTCROPS EXIST WITHIN 100 FEET OF THE STAGE AREA.
2. THIS LOT IS LOCATED WITHIN THE DOWNTOWN BUSINESS 2 DISTRICT.
3. THIS LOT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
4. WETLANDS SHOWN WERE DELINEATED BY JAMES LOGAN, S.S. OF LONGVIEW PARTNERS, AND WERE MAPPED BY LIVINGSTON-HUGHES.
5. PURSUANT TO TABLE 512.4-2, 1 PARKING SPACE IS REQUIRED PER 3 SEATS, WITH A 280 PERSON MAXIMUM CAPACITY, 93.33 PARKING SPACES WOULD BE REQUIRED. CURRENT PARKING CONFIGURATION WOULD MAKE 98 SPACES AVAILABLE.
6. UP TO 3 FOOD TRUCKS MAY BE PRESENT ON SITE AT ONE TIME. FOOD TRUCKS MUST OBTAIN PERMITTING BY SELECT BOARD.
7. ADDITIONAL PARKING WILL BE MADE AVAILABLE IF ADDITIONAL OUTDOOR SPACES ARE NEEDED.
8. SECURITY AND PARKING SERVICES WILL BE LOCATED AT THE ENTRANCES TO THE PARKING LOTS AS NEEDED.

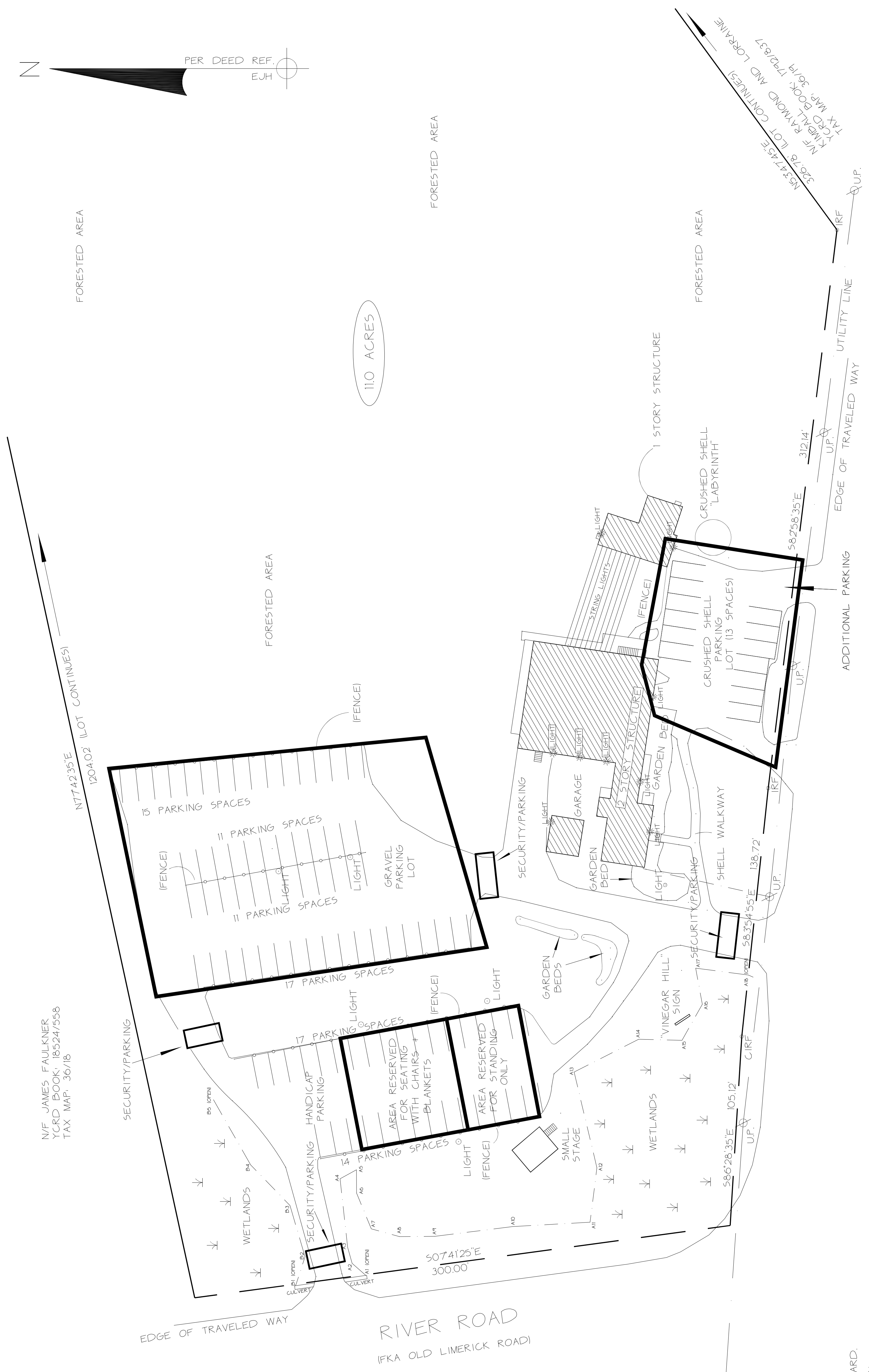
NOTE: 35 ADDITIONAL PARKING SPACES WITH SECURITY AND PRIVATE CROSSING TEAM AT MANN'S VETERINARY CLINIC

REVISION NO.	DATE	REVISION PURPOSE
1	05-02-22	ADDED WETLANDS
2	08-23-22	ADDED ADDITIONAL ITEMS
3	08-30-22	ADDED ADDITIONAL ITEMS
4	11-15-22	ADDED ADDITIONAL ITEMS
5	12-06-22	ADDED ADDITIONAL ITEMS
6	02-15-23	ADDED ADDITIONAL ITEMS

PLANNING BOARD

DATE	SIGNATURE

SHEET 2 OF 4:
 OUTDOOR EVENTS AND CONCERTS



11.0 ACRES



GRAPHIC SCALE: 1" = 30'

SITE PLAN OF LAND AT
 53 OLD POST ROAD
 ARUNDEL, MAINE

MADE FOR
PETER HARANAS
 53 OLD POST ROAD, ARUNDEL, MAINE 04046

OWNER OF RECORD
 JAMES + JANE REALTY I, LLC

BY
 LIVINGSTON-HUGHES
 PROFESSIONAL LAND SURVEYING CORPORATION
 88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

LOCATION SKETCH



(NOT TO SCALE)

LEGEND

- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- UP. - UTILITY POLE

LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18717 PAGE: 646

NOTES

1. NO TREES GREATER THAN 8" CALIPER OR EXISTING ROCK OUTCROPS EXIST WITHIN 100 FEET OF THE STAGE AREA.
2. THIS LOT IS LOCATED WITHIN THE DOWNTOWN BUSINESS 2 DISTRICT.
3. THIS LOT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
4. WETLANDS SHOWN WERE DELINEATED BY JAMES LOGAN, S.S., OF LONGVIEW PARTNERS, AND WERE MAPPED BY LIVINGSTON-HUGHES.
5. PURSUANT TO TABLE 512.4-2, 1 PARKING SPACE IS REQUIRED PER 3 SEATS, WITH A 280 PERSON MAXIMUM CAPACITY. 43.33 PARKING SPACES WOULD BE REQUIRED. CURRENT PARKING CONFIGURATION WOULD MAKE 98 SPACES AVAILABLE.
6. UP TO 3 FOOD TRUCKS MAY BE PRESENT ON SITE AT ONE TIME. FOOD TRUCKS MUST OBTAIN PERMITTING BY SELECT BOARD.
7. ADDITIONAL PARKING WILL BE MADE AVAILABLE IF ADDITIONAL OUTDOOR SPACES ARE NEEDED.
8. SECURITY AND PARKING SERVICES WILL BE LOCATED AT THE ENTRANCES TO THE PARKING LOTS AS NEEDED.

NOTE: 35 ADDITIONAL PARKING SPACES WITH SECURITY AND PRIVATE CROSSING TEAM AT MANN'S VETERINARY CLINIC

REVISION NO.	DATE	REVISION PURPOSE
1	05-02-22	ADDED WETLANDS
2	08-23-22	ADDED ADDITIONAL ITEMS
3	08-30-22	ADDED ADDITIONAL ITEMS
4	11-15-22	ADDED ADDITIONAL ITEMS
5	12-06-22	ADDED ADDITIONAL ITEMS
6	02-15-23	ADDED ADDITIONAL ITEMS

PLANNING BOARD

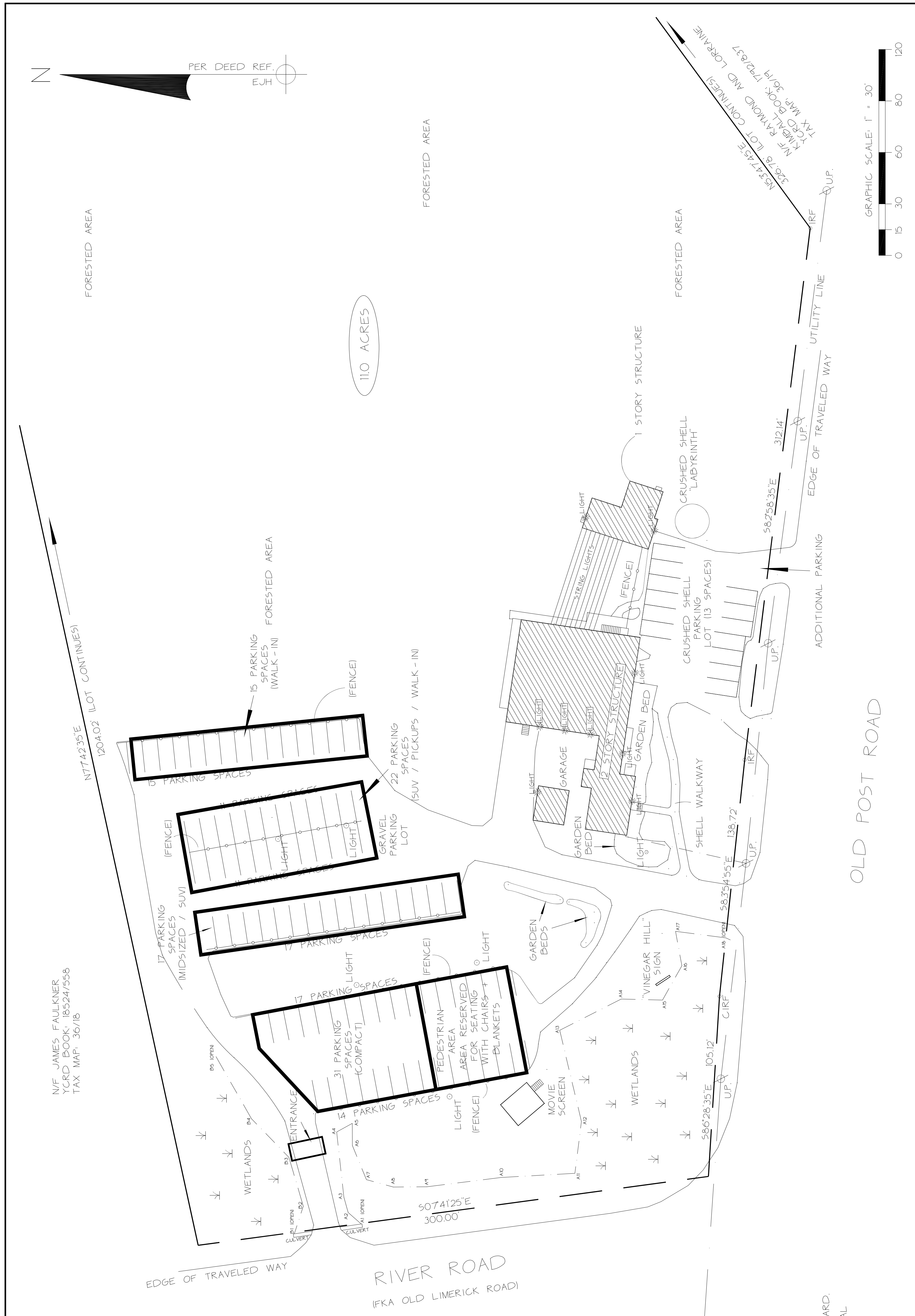
DATE	SIGNATURE

SHEET 3 OF 4
DRIVE-IN MOVIES

REVISION NO. 0

DAVID L.J. HUGHES PLS# 2234

DATE: 06-21-2022 DRAWN: E.J.H. CHECK: D.L.H. FIELD BOOK: 1169-73 PROJECT: 22-033



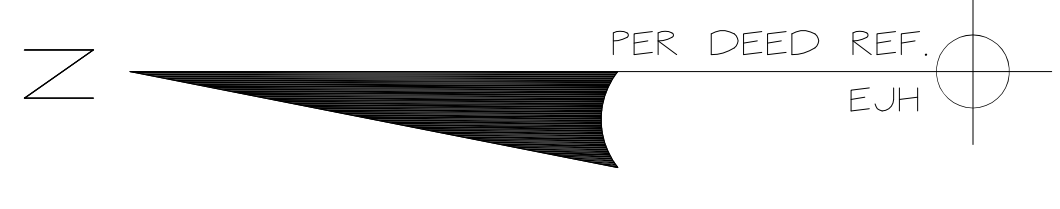
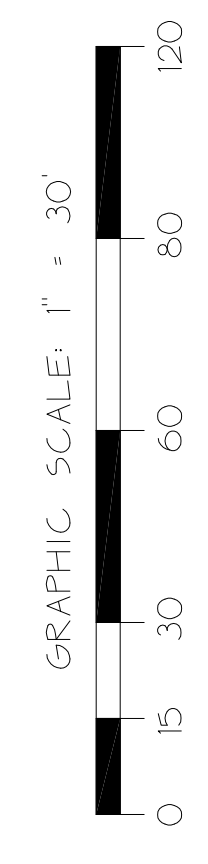
OLD POST ROAD

RIVER ROAD
(FKA OLD LIMERICK ROAD)

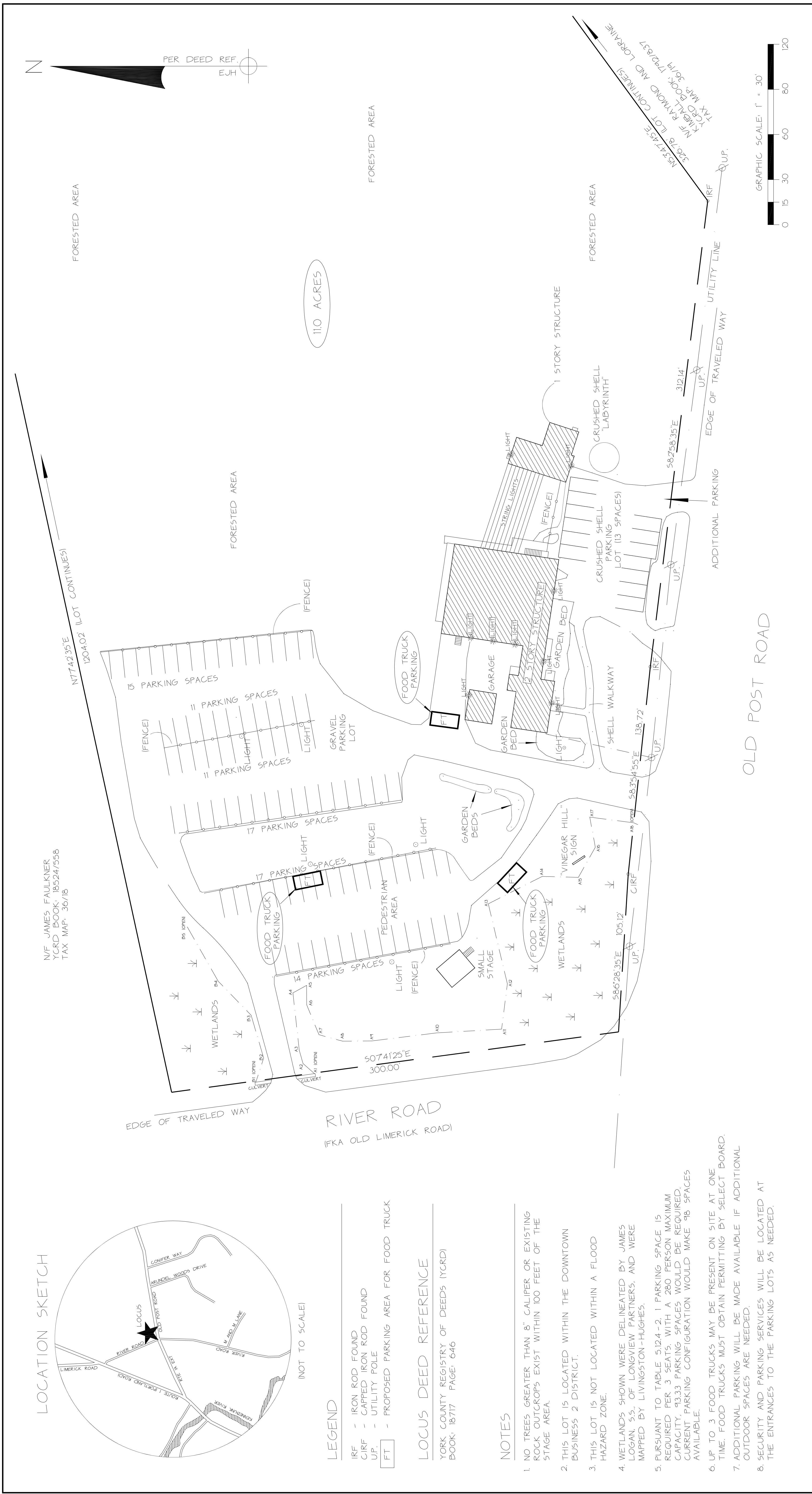
SITE PLAN OF LAND AT
53 OLD POST ROAD
ARUNDEL, MAINE

MADE FOR
PETER HARANAS
33 OLD POST ROAD, ARUNDEL, MAINE 04046
OWNER OF RECORD
JAMES + JANE REALTY I, LLC

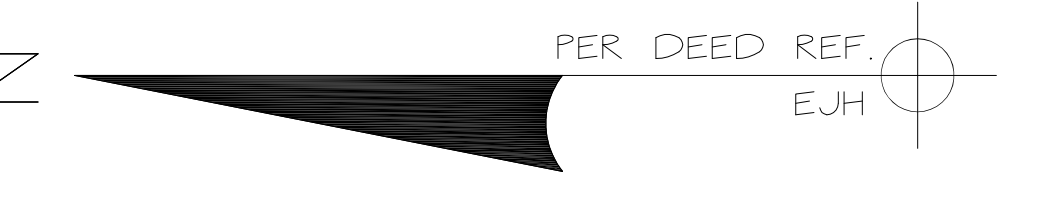
BY
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046



PRELIMINARY



N/F JAMES FAULKNER
YCRD BOOK 18524/558
TAX MAP 36/1B



LOCATION SKETCH



- LEGEND**
- IRF - IRON ROD FOUND
 - C.IRF - CAPPED IRON ROD FOUND
 - U.P. - UTILITY POLE
 - [] - PROPOSED PARKING AREA FOR FOOD TRUCK

LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18717 PAGE: 646

NOTES

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2. THIS LOT IS LOCATED WITHIN THE DOWNTOWN BUSINESS 2 DISTRICT.
3. THIS LOT IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE.
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5. PURSUANT TO TABLE 5.12.4-2, 1 PARKING SPACE IS REQUIRED PER 3 SEATS. WITH A 280 PERSON MAXIMUM CAPACITY, 93.33 PARKING SPACES WOULD BE REQUIRED. CURRENT PARKING CONFIGURATION WOULD MAKE 98 SPACES AVAILABLE.
6. UP TO 3 FOOD TRUCKS MAY BE PRESENT ON SITE AT ONE TIME. FOOD TRUCKS MUST OBTAIN PERMITTING BY SELECT BOARD.
7. ADDITIONAL PARKING WILL BE MADE AVAILABLE IF ADDITIONAL OUTDOOR SPACES ARE NEEDED.
8. SECURITY AND PARKING SERVICES WILL BE LOCATED AT THE ENTRANCES TO THE PARKING LOTS AS NEEDED.

NOTE: 35 ADDITIONAL PARKING SPACES WITH SECURITY AND PRIVATE CROSSING TEAM AT MANN'S VETERINARY CLINIC

REVISION NO.	DATE	REVISION PURPOSE
1	08-02-22	ADDED WETLANDS
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6	02-15-23	ADDED ADDITIONAL ITEMS

PLANNING BOARD

DATE	SIGNATURE

SHEET 4 OF 4:
FOOD TRUCKS

PRELIMINARY

SITE PLAN OF LAND AT

53 OLD POST ROAD
ARUNDEL, MAINE

MADE FOR
PETER HARANAS

MALING ADDRESS:
53 OLD POST ROAD, ARUNDEL, MAINE 04046

OWNER OF RECORD:
JAMES + JANE REALTY I, LLC

BY
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

DATE: 08-21-2022 DRAWN: E.A.H. CHECK: D.L.H. FIELD BOOK: 168-71 PROJECT: 22-033