

LOCATION MAP
SCALE: 1" = 2.3 MILES

N/F
DerKinderen
Bk. 16746, Pg. 272



N/F
Robert T. and Susan N. Coon
Bk. 8197, Pg. 129

Former
Portion of
Lot 9
Bk. 19846, Pg. 409

N/F
Kate's Homemade Butter
Bk.17396, Pg. 122

N/F
Beaudoin & Governale
Bk. 18855, Pg. 526

N/F
CMP
Bk. 1184, Pg. 113

N/F
Ladde
Bk. 16538, Pg. 814



NOTES:

- OWNER: ARUNDEL VALLEY LLC
133 SACO AVENUE
OLD ORCHARD BEACH, ME 04064
- APPLICANT: KATE'S HOMEMADE BUTTER
P.O. BOX 79
OLD ORCHARD BEACH, ME 04064
- ENGINEER: ANDREW S. MORRELL
BH2M
380B MAIN STREET
GORHAM, MAINE 04038
- SURVEYOR: LOWER VILLAGE SURVEY CO.
13 WESTERN AVENUE
KENNEBUNK, ME 04046
- WETLANDS/SOILS: TOOTH & ASSOCIATES, LLC
347 MAINE ST., UNIT 1B
GORHAM, ME 04038
- DEED REFERENCE: BK. 16181, PG. 95
(AND DEED TO BE RECORDED)
- TAX MAP REFERENCE: MAP 5, LOT 9A and PORTION OF FORMER LOT 9
- ZONING: R-4 - RURAL CONSERVATION
- PROJECT AREA: 37.827 ACRES
- PROPOSED USE: AGRICULTURAL PROCESSING & DEMONSTRATION FACILITY
- MINIMUM STANDARDS: LOT SIZE - 20 ACRES
SETBACKS - 200' FRONT, 100' SIDE & REAR
MAX. IMPERVIOUS SURFACE - ≥20%, BUT NOT MORE THAN 5 ACRES
MAX. BUILDING FOOTPRINT - 20,000 S.F.
MAX. BUILDING SQUARE FOOTAGE - 50,000 S.F.
MIN. OPEN SPACE - 50%
PARKING REQUIRED - 22
RETAIL 1/300 S.F. (2,000) = 7
OFFICE 1/200 S.F. (1,000) = 5
WAREHOUSE 1/1200 S.F. (6,400) = 5
IND./MANF. 1/2 EMPLOYEES (10) = 5
- PROPOSED PROJECT: LOT SIZE - 37.827 ACRES
OPEN SPACE - 18.913 ACRES MINIMUM
IMPERVIOUS AREA -
BUILDING FOOTPRINT -
WETLAND IMPACTS - 2,221 S.F.
PARKING PROVIDED - 22 SPACES (2 H.C.)
- SEWER SERVICE: ON SITE SUBSURFACE SEWAGE DISPOSAL
- WATER SERVICE: ON SITE DRILLED WELL (2 EXISTING)
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMP'S, LATEST REVISION.
- PLAN REFERENCES: PLAN SHOWING LAND OF DANIEL J. PATRY & KAREN L. PATRY PROPERTY ON ROUTE 111, ARUNDEL, ME BY LOWER VILLAGE SURVEY COMPANY, DATED DEC. 22, 2009, FILE #108-005.

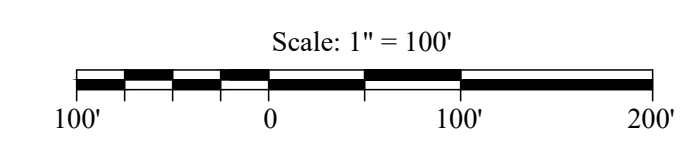
OVERALL SITE PLAN KATE'S HOMEMADE BUTTER, BY BH2M, FOR DANIEL & KAREN PATRY, DATED FEB 2010, JOB NUMBER 09038

AMENDED SITE PLAN KATE'S HOMEMADE BUTTER, BY BH2M, FOR DANIEL & KAREN PATRY, DATED MAY 2012, JOB NUMBER 09038

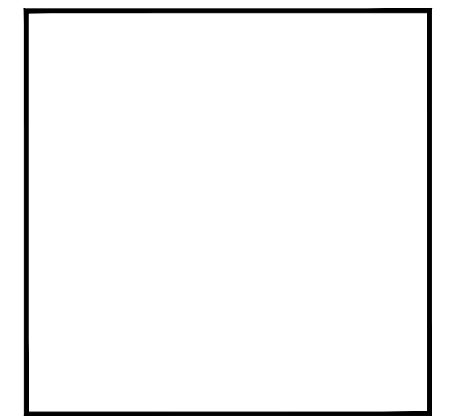
SECOND AMENDED SITE LAYOUT PLAN KATE'S HOMEMADE BUTTER, BY BH2M, FOR DANIEL & KAREN PATRY, DATED MAY 2012, JOB NUMBER 13036

THIRD AMENDED SITE LAYOUT PLAN KATE'S HOMEMADE BUTTER, BY BH2M, FOR DANIEL & KAREN PATRY, DATED JULY 2013, JOB NUMBER 13036

SKETCH PLAN KATE'S HOMEMADE BUTTER, BY BH2M, FOR DANIEL & KAREN PATRY, DATED OCTOBER 2015, JOB NUMBER 15148
- PROJECT SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT # L-24920-NJ-A-N.
DEPARTMENT OF TRANSPORTATION ENTRANCE PERMIT #8301.
- SEWAGE DISPOSAL: ALBERT FRICK ASSOCIATES
95A COUNTY ROAD
GORHAM, ME 04038
- PHASING: PHASE I: COOLER BUILDING
PHASE II: STORAGE BUILDING
HAY BARN



NO.	DATE	REVISION DESCRIPTION
1	5/30/25	Rev'd. Per Client Review
2	4/7/26	Submitted Sketch Plan to Town
2	4/13/26	Note 7 Language Changed and Former Lot Line Language Added to Plan for Clarity. Update Abutter Information



BH2M
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Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
Kates Homemade Butter
24 Dairy Lane
Arundel, ME

**SKETCH PLAN
SITE PLAN AMENDMENT #4
KATES HOMEMADE BUTTER**

DESIGNED W. Pelkey	DATE March 2026
DRAWN Dept.	SCALE 1"=100'
CHECKED A. Morrell	JOB. NO. 26045

SHEET
1

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