

- NOTES:
- OWNER: DUTCH ELM GOLF COURSE, INC.  
5 BRIMSTONE ROAD  
ARUNDEL, MAINE 04046
  - APPLICANT: MICHAEL THOMAS  
189 CLEARVIEW DRIVE  
ARUNDEL, MAINE 04046
  - ENGINEER: AUSTIN G. FAGAN, PE #16523  
BH2M  
380B MAIN STREET  
GORHAM, MAINE 04038
  - SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190  
BH2M
  - DEED REFERENCE: BOOK 35865, PAGE 211
  - TAX MAP REFERENCE: MAP 57, LOT 19
  - TOTAL AREA: 1,198,670 S.F. (27.518 ACRES)
  - ZONING: URBAN RES., RURAL CONS, RES. PRO.
  - PROPOSED USE: 6 SINGLE FAMILY LOTS  
9 UNIT CONDOMINIUM
  - MIN. STANDARDS: URBAN RESIDENTIAL DISTRICT  
CONVENTIONAL  
MIN. LOT SIZE: TBD  
MIN. LOT AREA PER DWELLING UNIT: 1 ACRE  
DUPLEX: 1.5 ACRE  
MIN. STREET FRONTAGE: 200 FT  
SETBACKS: FRONT: 25 FT  
SIDE & REAR YARDS: 50 FT  
MAX. BUILDING HEIGHT: 35 FT

- MIN. STANDARDS: RURAL CONSERVATION  
CLUSTER  
MIN. LOT SIZE: TBD  
MIN. LOT AREA PER DWELLING UNIT: 3 ACRES  
DUPLEX: 4.5 ACRES  
MIN. STREET FRONTAGE: 250 FT  
SETBACKS: FRONT: 100 FT  
SIDE: 35 FT  
REAR: 50 FT  
MAX. BUILDING HEIGHT: 35 FT
- MIN. STANDARDS: RESOURCE PROTECTION ZONE  
CLUSTER  
MIN. LOT AREA PER DWELLING UNIT: 1 ACRE  
DUPLEX NOT ALLOWED

- MIN. STANDARDS: URBAN RESIDENTIAL DISTRICT  
CLUSTER  
DENSITY: 1 ACRE  
DUPLEX: 1.5 ACRE  
MIN. LOT AREA: 25,000 SF  
SINGLE FAMILY: 0.75 ACRES  
DUPLEX: 250 FT  
MIN. STREET FRONTAGE: 100 FT  
SETBACKS: FRONTAGE CUL-DE-SAC: 75 FT  
FRONT: 50 FT  
SIDE & REAR YARDS: 15 FT  
MAX. BUILDING HEIGHT: 35 FT
- MIN. STANDARDS: RURAL CONSERVATION  
CLUSTER  
DENSITY: 3 ACRES  
DUPLEX: 4.5 ACRES  
MIN. LOT AREA: 1.5 ACRES  
SINGLE FAMILY: 2.25 ACRES  
DUPLEX: 100 FT  
MIN. STREET FRONTAGE: 75 FT  
SETBACKS: FRONT: 50 FT  
SIDE & REAR YARDS: 15 FT  
MAX. BUILDING HEIGHT: 35 FT

12. PLAN REFERENCES:
- PLAN SHOWING CLEAR VIEW ESTATES, SECTION #3, A SUBDIVISION BY MARCEL DUBOIS, DATED 1981, BY DOW & COULOMBE, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 112, PAGE 40.
  - STANDARD BOUNDARY SURVEY PLAN FOR DUTCH ELM GOLF COURSE, INC., DATED APRIL 2021, BY BH2M, JOB NUMBER 20236.

13. NET DENSITY CALCULATIONS:

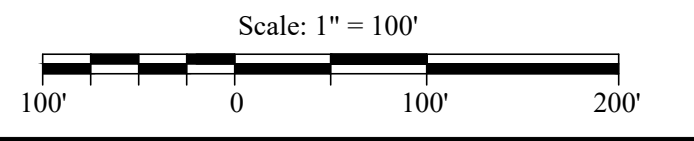
RI ZONE	586,158 S.F.
TOTAL AREA	47,144 S.F.
LESS RIGHT OF WAY	32,159 S.F.
LESS WETLANDS	506,855 S.F.
NET AREA	43,560
506,855 = 11.6 DWELLING UNITS	
R4 ZONE	612,512 S.F.
TOTAL AREA	6,701 S.F.
LESS RIGHT OF WAY	135,757 S.F.
LESS WETLANDS	470,054 S.F.
NET AREA	130,680
470,054 = 3.6 DWELLING UNITS	
TOTAL DWELLING UNITS ALLOWED - 15.2	

14. OPEN SPACE REQUIREMENTS:

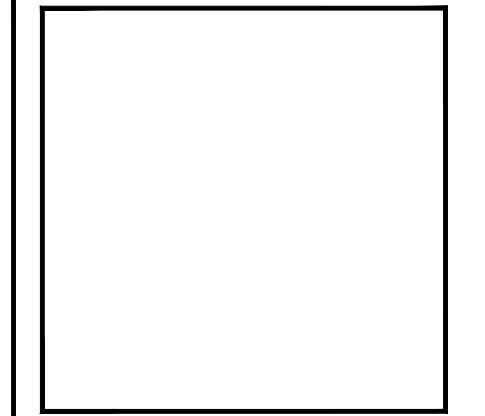
RI ZONE	75,166 S.F.
OPEN SPACE REQUIRED	223,648 S.F.
OPEN SPACE PROVIDED	NET - 199,909 S.F.
R4 ZONE (NET AREA ONLY)	
OPEN SPACE REQUIRED	235,027 S.F.
OPEN SPACE PROVIDED	137,735 S.F.
TOTAL NET O.S. PROVIDED 337,644 S.F.	

LEGEND

SYMBOL	DESCRIPTION
□ SMF / CMF / CMF	STONE / GRANITE / CONCRETE MONUMENT FOUND
○ CRF-1	CAPPED IRON ROD FOUND (PLS#2190)
○ IPR / IRP	IRON PIPE / IRON ROD FOUND
○ CRF	CAPPED IRON ROD FOUND
○ IRS	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	EDGE OF PAVEMENT
---	PROPERTY LINE
A.G./B.G.	ABOVE GROUND / BELOW GROUND
N/F	NOW OR FORMERLY
---	ABUTTER PROPERTY LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	EASEMENT LINE



NO.	DATE	REVISION DESCRIPTION



**BH2M**  
Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors  
380B Main Street  
Gorham, Maine 04038  
Tel: (207) 839-2771  
Fax: (207) 839-8250

FOR  
Michael Thomas  
189 Clearview Drive  
Arundel, Maine 04046

CLUSTER SKETCH  
LAND OF  
MICHAEL THOMAS  
189 CLEARVIEW DRIVE  
ARUNDEL, MAINE

DESIGNED	DATE
A. Fagan	Nov. 2022
DRAWN	SCALE
Dept.	1" = 100'
CHECKED	JOB. NO.
A. Fagan	22237

SHEET  
**1**

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