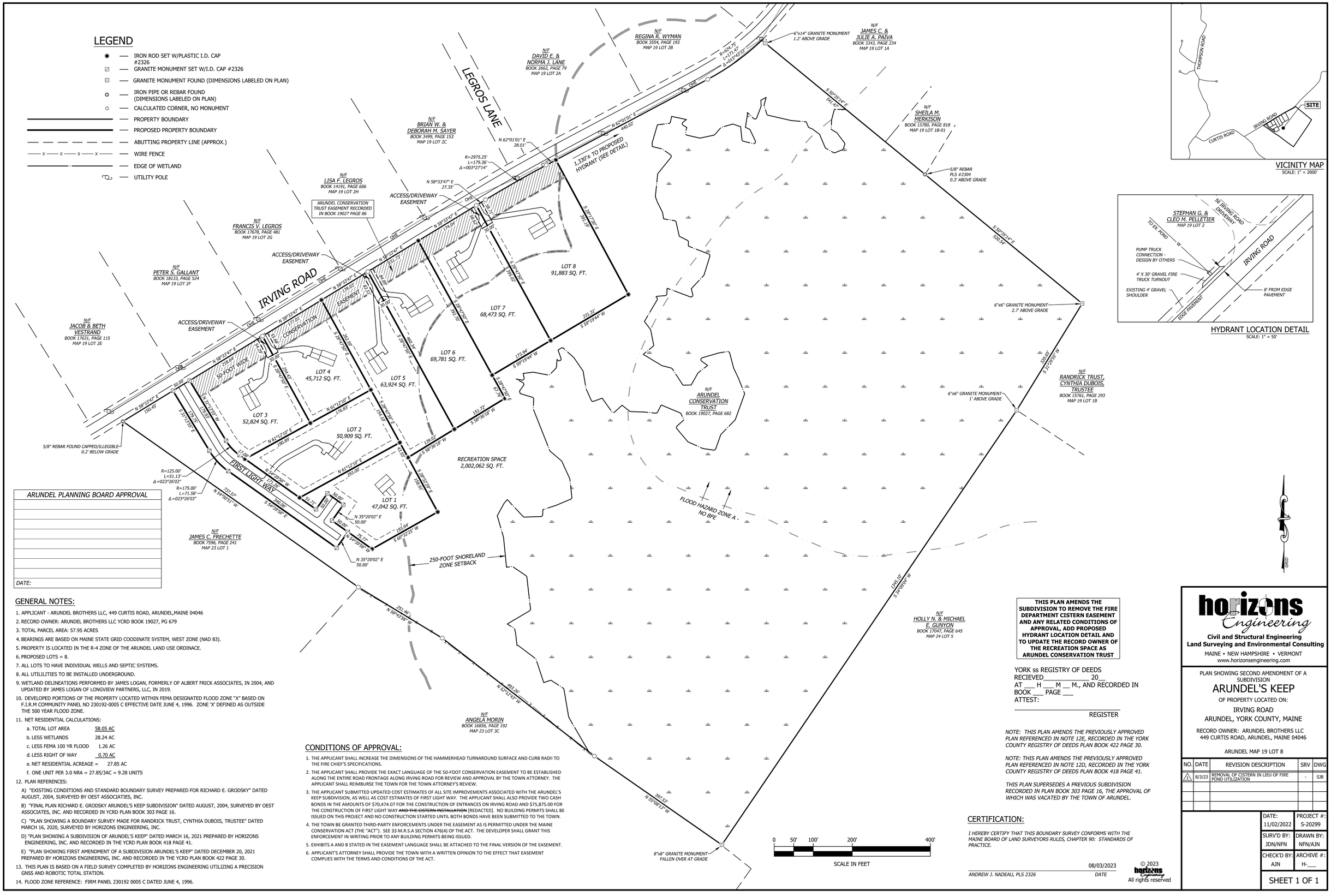

VICINITY MAP
SCALE: 1" = 2000'

HYDRANT LOCATION DETAIL
SCALE: 1" = 50'

ARUNDEL PLANNING BOARD APPROVAL
DATE:

GENERAL NOTES:

1. APPLICANT - ARUNDEL BROTHERS LLC, 449 CURTIS ROAD, ARUNDEL,MAINE 04046
2. RECORD OWNER: ARUNDEL BROTHERS LLC YCRD BOOK 19027, PG 679
3. TOTAL PARCEL AREA: 57.95 ACRES
4. BEARINGS ARE BASED ON MAINE STATE GRID COODINATE SYSTEM, WEST ZONE (NAD 83).
5. PROPERTY IS LOCATED IN THE R-4 ZONE OF THE ARUNDEL LAND USE ORDINACE.
6. PROPOSED LOTS = 8.
7. ALL LOTS TO HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
8. ALL UTILILITIES TO BE INSTALLED UNDERGROUND.
9. WETLAND DELINEATIONS PERFORMED BY JAMES LOGAN, FORMERLY OF ALBERT FRICK ASSOCIATES, IN 2004, AND UPDATED BY JAMES LOGAN OF LONGVIEW PARTNERS, LLC, IN 2019.
10. DEVELOPED PORTIONS OF THE PROPERTY LOCATED WITHIN FEMA DESIGNATED FLOOD ZONE "X" BASED ON F.I.R.M COMMUNITY PANEL NO 230192-0005 C EFFECTIVE DATE JUNE 4, 1996. ZONE 'X' DEFINED AS OUTSIDE THE 500 YEAR FLOOD ZONE.
11. NET RESIDENTIAL CALCULATIONS:
    a. TOTAL LOT AREA 58.05 AC
    b. LESS WETLANDS 28.24 AC
    c. LESS FEMA 100 YR FLOOD 1.26 AC
    d. LESS RIGHT OF WAY 0.70 AC
    e. NET RESIDENTIAL ACREAGE = 27.85 AC
    f. ONE UNIT PER 3.0 NRA = 27.85/3AC = 9.28 UNITS
12. PLAN REFERENCES:
    A) "EXISTING CONDITIONS AND STANDARD BOUNDARY SURVEY PREPARED FOR RICHARD E. GRODSKY" DATED AUGUST, 2004, SURVEYED BY OEST ASSOCIATIES, INC.
    B) "FINAL PLAN RICHARD E. GRODSKY ARUNDEL'S KEEP SUBDIVISION" DATED AUGUST, 2004, SURVEYED BY OEST ASSOCIATES, INC. AND RECORDED IN YCRD PLAN BOOK 303 PAGE 16.
    C) "PLAN SHOWING A BOUNDARY SURVEY MADE FOR RANDRICK TRUST, CYNTHIA DUBOIS, TRUSTEE" DATED MARCH 16, 2020, SURVEYED BY HORIZONS ENGINEERING, INC.
    D) "PLAN SHOWING A SUBDIVISION OF ARUNDEL'S KEEP" DATED MARCH 16, 2021 PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE YCRD PLAN BOOK 418 PAGE 41.
    E) "PLAN SHOWING FIRST AMENDMENT OF A SUBDIVISION ARUNDEL'S KEEP" DATED DECEMBER 20, 2021 PREPARED BY HORIZONS ENGINEERING, INC. AND RECORDED IN THE YCRD PLAN BOOK 422 PAGE 30.
13. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING UTILIZING A PRECISION GNSS AND ROBOTIC TOTAL STATION.
14. FLOOD ZONE REFERENCE: FIRM PANEL 230192 0005 C DATED JUNE 4, 1996.

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL INCREASE THE DIMENSIONS OF THE HAMMERHEAD TURNAROUND SURFACE AND CURB RADII TO THE FIRE CHIEF'S SPECIFICATIONS.
2. THE APPLICANT SHALL PROVIDE THE EXACT LANGUAGE OF THE 50-FOOT CONSERVATION EASEMENT TO BE ESTABLISHED ALONG THE ENTIRE ROAD FRONTAGE ALONG IRVING ROAD FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. THE APPLICANT SHALL REIMBURSE THE TOWN FOR THE TOWN ATTORNEY'S REVIEW.
3. THE APPLICANT SUBMITTED UPDATED COST ESTIMATES OF ALL SITE IMPROVEMENTS ASSOCIATED WITH THE ARUNDEL'S KEEP SUBDIVISION, AS WELL AS COST ESTIMATES OF FIRST LIGHT WAY. THE APPLICANT SHALL ALSO PROVIDE TWO CASH BONDS IN THE AMOUNTS OF $70,474.07 FOR THE CONSTRUCTION OF ENTRANCES ON IRVING ROAD AND $75,875.00 FOR THE CONSTRUCTION OF FIRST LIGHT WAY ~~AND THE CISTERN INSTALLATION~~ [REDACTED]. NO BUILDING PERMITS SHALL BE ISSUED ON THIS PROJECT AND NO CONSTRUCTION STARTED UNTIL BOTH BONDS HAVE BEEN SUBMITTED TO THE TOWN.
4. THE TOWN BE GRANTED THIRD-PARTY ENFORCEMENTS UNDER THE EASEMENT AS IS PERMITTED UNDER THE MAINE CONSERVATION ACT (THE "ACT"). SEE 33 M.R.S.A SECTION 476(4) OF THE ACT. THE DEVELOPER SHALL GRANT THIS ENFORCEMENT IN WRITING PRIOR TO ANY BUILDING PERMITS BEING ISSUED.
5. EXHIBITS A AND B STATED IN THE EASEMENT LANGUAGE SHALL BE ATTACHED TO THE FINAL VERSION OF THE EASEMENT.
6. APPLICANT'S ATTORNEY SHALL PROVIDE THE TOWN WITH A WRITTEN OPINION TO THE EFFECT THAT EASEMENT COMPLIES WITH THE TERMS AND CONDITIONS OF THE ACT.

THIS PLAN AMENDS THE SUBDIVISION TO REMOVE THE FIRE DEPARTMENT CISTERN EASEMENT AND ANY RELATED CONDITIONS OF APPROVAL, ADD PROPOSED HYDRANT LOCATION DETAIL AND TO UPDATE THE RECORD OWNER OF THE RECREATION SPACE AS ARUNDEL CONSERVATION TRUST

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 12E, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 422 PAGE 30.

NOTE: THIS PLAN AMENDS THE PREVIOUSLY APPROVED PLAN REFERENCED IN NOTE 12D, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 418 PAGE 41.

THIS PLAN SUPERSEDES A PREVIOUS SUBDIVISION RECORDED IN PLAN BOOK 303 PAGE 16, THE APPROVAL OF WHICH WAS VACATED BY THE TOWN OF ARUNDEL.

CERTIFICATION:

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

08/03/2023
ANDREW J. NADEAU, PLS 2326 *DATE*

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horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

PLAN SHOWING SECOND AMENDMENT OF A SUBDIVISION
ARUNDEL'S KEEP
OF PROPERTY LOCATED ON:
IRVING ROAD
ARUNDEL, YORK COUNTY, MAINE

RECORD OWNER: ARUNDEL BROTHERS LLC
449 CURTIS ROAD, ARUNDEL, MAINE 04046

ARUNDEL MAP 19 LOT 8

NO.	DATE	REVISION DESCRIPTION	SRV	DWG
1	8/3/23	REMOVAL OF CISTERN IN LIEU OF FIRE POND UTILIZATION	-	SJB

DATE: 11/02/2022	PROJECT #: S-20299
SURV'D BY: JDN/NFN	DRAWN BY: NFN/AJN
CHECK'D BY: AJN	ARCHIVE #: H-___

SHEET 1 OF 1