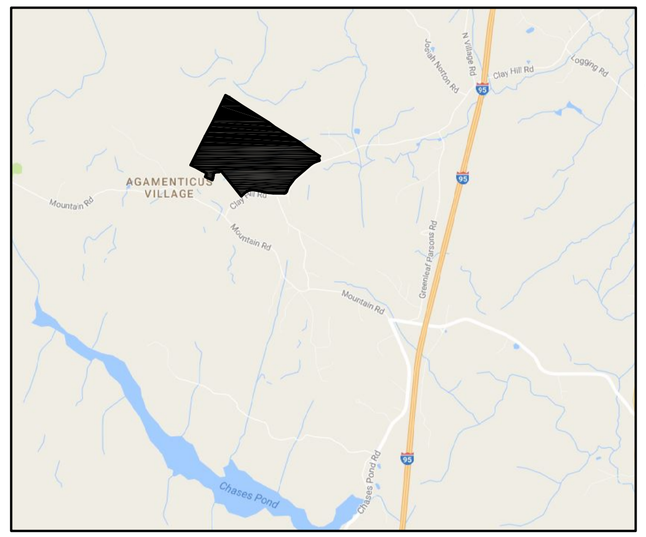
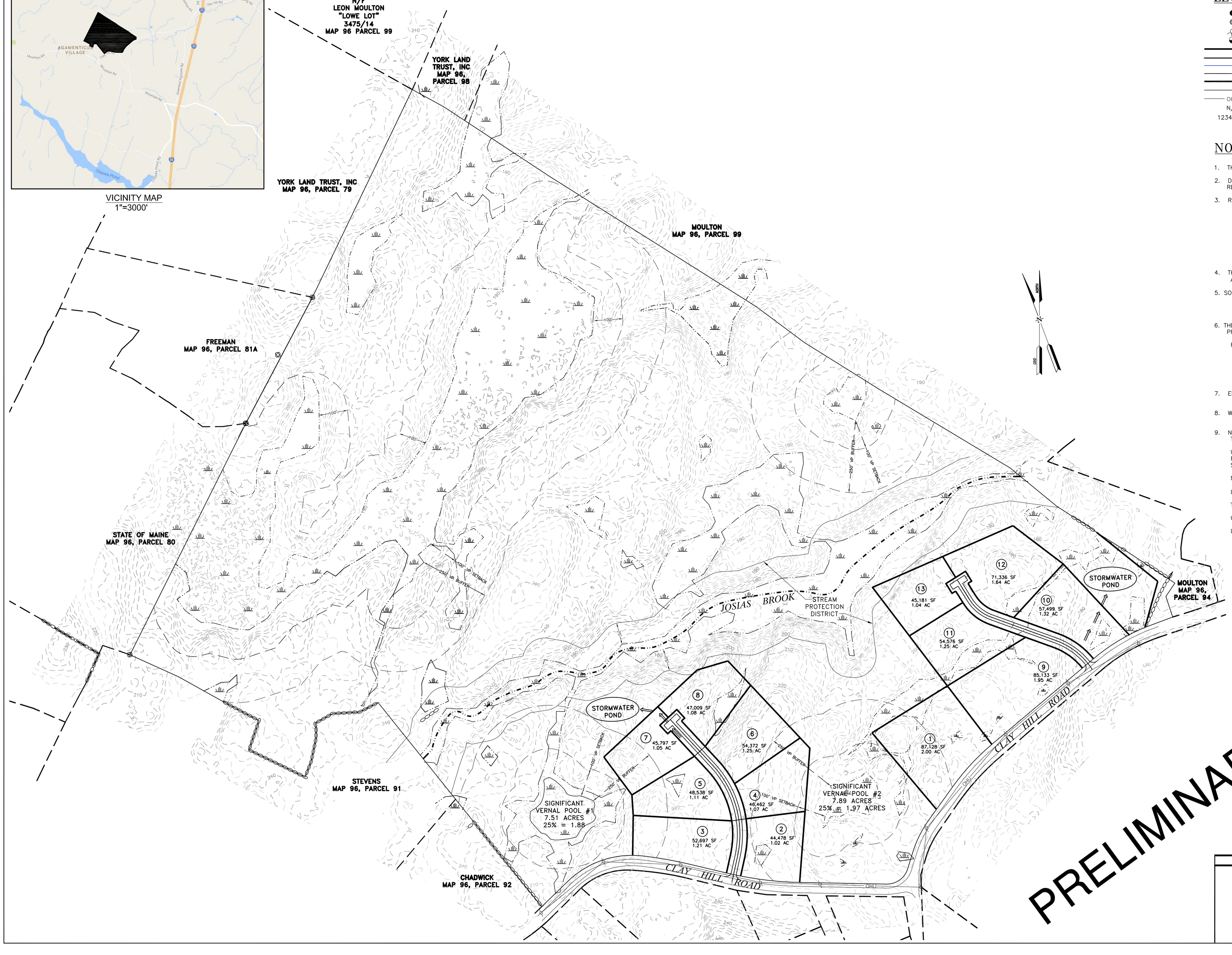


VICINITY MAP
1"=3000'



PRELIMINARY

LEGEND

- REBAR W/ CAP SET STAMPED "KIMBALL PLS 2334"
- IRON PIPE FOUND (SIZE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- PASSING TEST PIT LOCATION
- BOUNDARY LINE
- ABUTTER OR RIGHT-OF-WAY LINE
- EDGE OF WETLAND
- SETBACK LINE
- ZONING DISTRICT LINE
- STONE WALL
- OHU — OVERHEAD UTILITIES
- EXISTING CONTOUR
- N/F — NOW OR FORMERLY
- 1234/567 — DEED BOOK & PAGE

NOTES

1. THE BASIS OF BEARING FOR THIS PLAN IS GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
   A. TWO DEEDS FROM ROBERT DONNELL TO PATRICIA J. DONNELL DATED AUGUST 12, 2002 AND RECORDED IN DEED BOOK 12370, PAGES 165&166.
   B. A DEED FROM JOHN WEARE TO RICHARD S. KNIGHT, JR. & MICHELLE KNIGHT DATED MARCH 1, 1994 AND RECORDED IN DEED BOOK 6980/349.
   C. A DEED FROM JOHN WEARE TO RICHARD S. KNIGHT, JR. & MICHELLE KNIGHT DATED DECEMBER 16, 1993 ADN RECORDED IN DEED BOOK 6877 PAGE 20.
4. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF YORK ASSESSOR'S MAP 96 PARCEL 93.
5. SOIL TEST PITS & REPORT:
   KEN GARDNER
   P.O. BOX 291
   LIMINGTON, MAINE 04049
6. THE LOCUS PARCEL IS LOCATED IN THE RES 2 AND STREAM PROTECTION ZONE.

   RES2 DIMENSIONAL REQUIREMENTS:
   MIN. LOT SIZE = 87,120 S.F.
   FRONT SETBACK = 50'
   REAR SETBACK = 30'
   SIDE SETBACK = 30'
   MIN. LOT FRONTAGE = 200'
7. ELEVATIONS AND CONTOURS ARE FROM THE MAINE GIS WEB SITE AND ARE BASED ON NAVD88 DATUM.
8. WATER SUPPLY FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL DRILLED WELLS.
9. NET RESIDENTIAL CALCULATIONS:
   TOTAL LOT SIZE = 124.72 ACRES

   WETLANDS = 11.61 ACRES
   RIGHTS-OF-WAY = 4.57 ACRES
   SLOPES GREATER THAN 20% = 18.46

   NET DEVELOPABLE AREA = 90.06

   LOTS ALLOWED = 90.06 / 2 ACRES = 45 LOTS ALLOWED

   TOTAL LOTS PROPOSED = 13

   OPEN SPACE PROVIDED = 88.55 ACRES

   LOT SIZE RANGE 1 – 1.48 ACRES

No.	REVISION / ISSUE	DATE

KIMBALL
SURVEY & DESIGN, INC.
30 FROST HILL ROAD
YORK, MAINE 03909
207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
WWW.KIMBALLLANDSURVEYING.COM
PROFESSIONAL LAND SURVEYING

NONESUCH RIVER ENGINEERING, LLC
CIVIL ENGINEERING AND DESIGN
34 WOODFIELD DRIVE - SCARBOROUGH - MAINE - 04074
PHONE (207) 210-7726

TITLE
CONCEPTUAL SUBDIVISION PLAN

PROJECT NAME AND ADDRESS
CLAY HILL SUBDIVISION
40 CLAY HILL ROAD
YORK, ME 03909

RICHARD AND MICHELLE KNIGHT
PO BOX 944
OGUNQUIT, ME 03907

SCALE 1"=40'	DWG. No. SK-1
DATE 11/4/2016	
CHK. BY LDA / DWG. BY LDA	
REF. No CONC-SUBDIV.DWG	PROJECT 16004