

REFERENCE PLANS:

- "BOUNDARY SURVEY & DIVISION OF LAND OF ROLAND LABRIE & PAUL D. MAZGELIS, MOUNTAIN ROAD/ROUTE 1, CAPE NEDDICK, YORK COUNTY, MAINE"
DATED: FEB. 11, 2002
BY: CIVIL CONSULTANTS
RECORDED AT YCRD IN PLAN BOOK 267, PAGE 44
- "NEUMANN PROJECT, MOUNTAIN ROAD/ROUTE 1, CAPE NEDDICK, YORK COUNTY, MAINE, PREPARED FOR: DON NEUMANN, OWNER'S MAILING ADDRESS: DON NEUMANN, P.O. BOX 338, CAPE NEDDICK, MAINE 03902"
DATED: JULY 2, 2011; LAST REVISED: SEPT. 30, 2002
BY: CIVIL CONSULTANTS
RECORDED AT YCRD IN PLAN BOOK 275, PAGE 39
- "DRN CONDOMINIUM, 1376 US ROUTE 1, CAPE NEDDICK, MAINE, PREPARED FOR: DONALD D. NEUMANN, JR. AND RENE C. ROY-NEUMANN, OWNER'S MAILING ADDRESS: DONALD D. NEUMANN, JR. AND RENE C. ROY-NEUMANN, P.O. BOX 338, CAPE NEDDICK, MAINE 03902

- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY '1', YORK COUNTY, FEDERAL AID PROJECT NO. FR-F-01-1(60) D.O.T. FILE NO. 16-277"
DATED: JUNE 1982
RECORDED AT YCRD IN PLAN BOOK 140, PAGE 40
- "LAND CONVEYED BY SUSIE A. HUTCHINS TO LITTLE & COFFIN OIL CO. INC., AUGUST 28, 1929, AT CAPE NEDDICK, TOWN OF YORK, MAINE"
RECORDED AT YCRD IN PLAN BOOK 11, PAGE 27
- "PLAN DEPICTING PROPOSED LOT DIVISION OF LAND OF DRN CONDOMINIUM ASSOCIATION, 1376 U.S. ROUTE 1, YORK, YORK COUNTY, MAINE", BY CIVIL CONSULTANTS, DATED JUNE 12, 2012, RECORDED AT YCRD IN PLAN BOOK 573, PAGE 2.

AREAS & LOT COVERAGE

TOTAL LOT AREA=45,150 S.F.
AREA WITHIN DRAINAGE EASEMENT=1,016 S.F. (NO DEDUCTION APPLIED TO NET AREA)

AREA OF PAVEMENT EXISTING=15,067 S.F.
BUILDING AREA EXISTING=5,670 S.F. (AT DRIP LINE)
AREA OF CRUSHED STONE EXISTING=495 S.F. (x0.75) = 371 S.F.
AREA OF WALKS, RETAINING WALLS, CONCRETE EXISTING=695 S.F.
TOTAL EXISTING IMPERVIOUS AREA = 21,803 S.F.

EXISTING IMPERVIOUS SURFACE RATIO=21,803/45,150=48.3%

AREA OF PAVEMENT PROPOSED=14,780 S.F.
BUILDING AREA PROPOSED=6,592 S.F. (AT DRIP LINE)
AREA OF CRUSHED STONE PROPOSED=420 S.F. (x0.75) = 315 S.F.
AREA OF WALKS, RETAINING WALLS, CONCRETE PROPOSED=579 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 22,266 S.F.

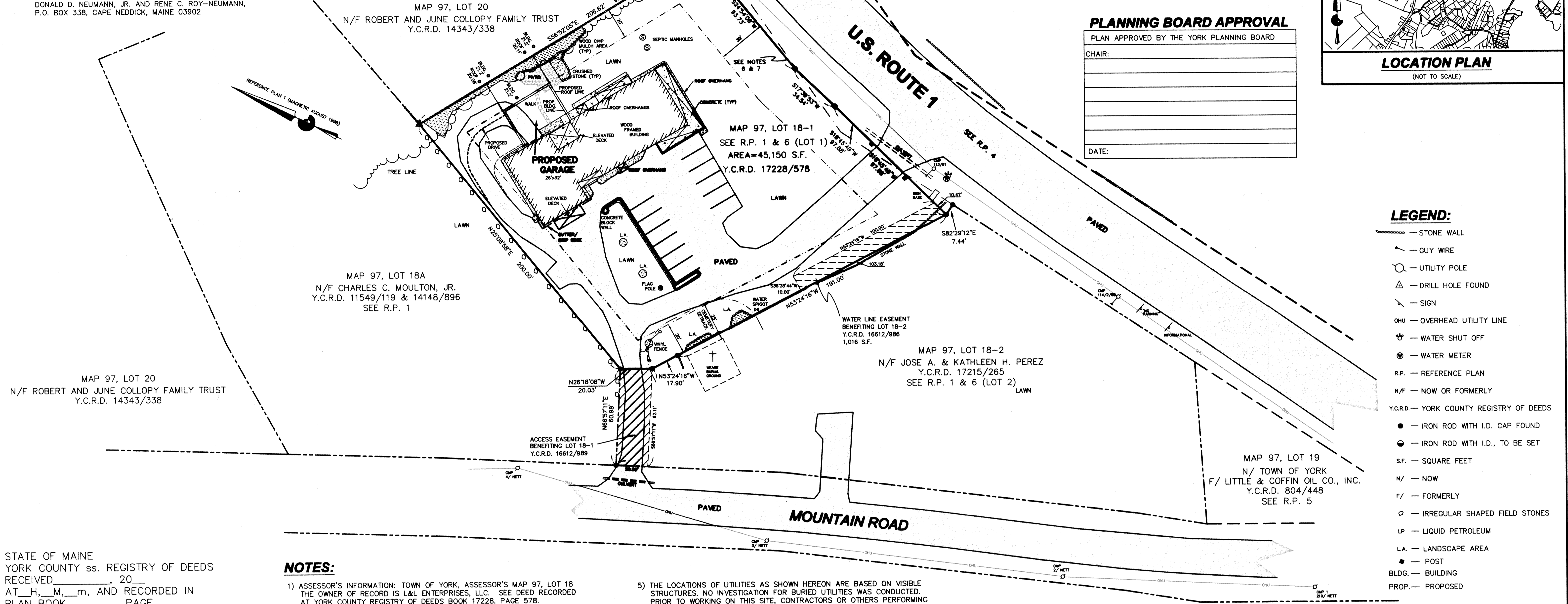
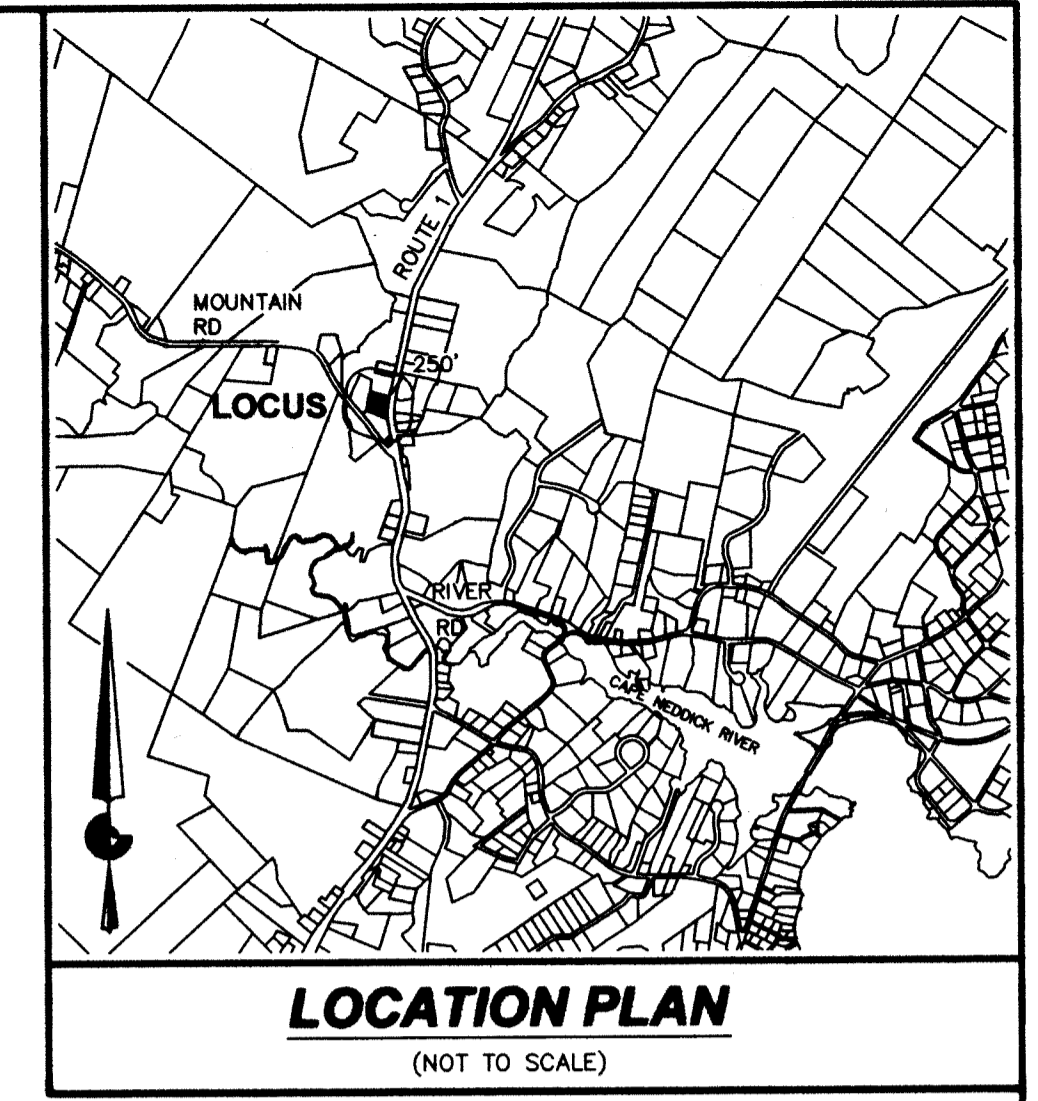
PROPOSED IMPERVIOUS SURFACE RATIO=22,266/45,150=49.3%

PLANNING BOARD APPROVAL

PLAN APPROVED BY THE YORK PLANNING BOARD

CHAIR:

DATE:



- LEGEND:**
- STONE WALL
 - - - GUY WIRE
 - UTILITY POLE
 - △ DRILL HOLE FOUND
 - ▽ SIGN
 - OHU OVERHEAD UTILITY LINE
 - ⊕ WATER SHUT OFF
 - ⊙ WATER METER
 - R.P. REFERENCE PLAN
 - N/F NOW OR FORMERLY
 - Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
 - IRON ROD WITH I.D. CAP FOUND
 - IRON ROD WITH I.D., TO BE SET
 - S.F. SQUARE FEET
 - N/ NOW
 - F/ FORMERLY
 - IRREGULAR SHAPED FIELD STONES
 - LP LIQUID PETROLEUM
 - L.A. LANDSCAPE AREA
 - POST
 - BLDG. BUILDING
 - PROP. PROPOSED

NOTES:

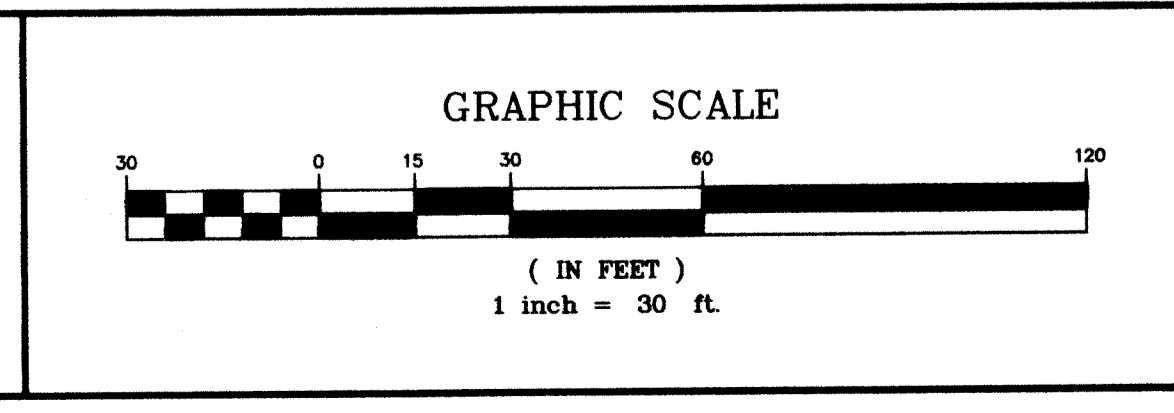
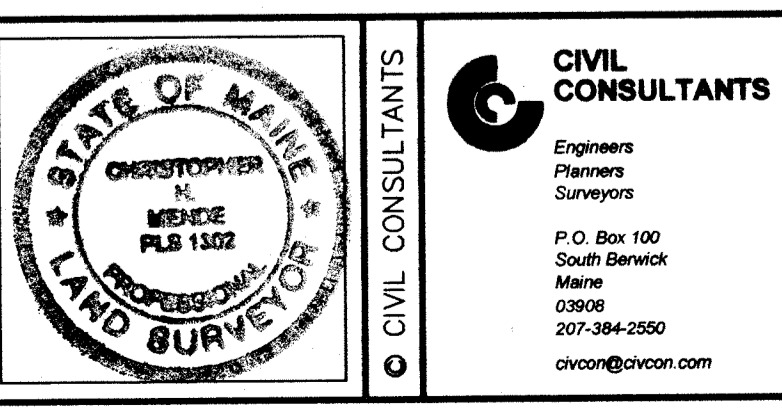
- ASSESSOR'S INFORMATION: TOWN OF YORK, ASSESSOR'S MAP 97, LOT 18 THE OWNER OF RECORD IS L&L ENTERPRISES, LLC. SEE DEED RECORDED AT YORK COUNTY REGISTRY OF DEEDS BOOK 17228, PAGE 578. SEE CONDOMINIUM TERMINATION AGREEMENT RECORDED AT BOOK 16612, PAGE 984. SEE ALSO RELEASE DEEDS AT BOOK 16612, PAGES 896 AND 989.
- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED ON THE FOLLOWING DATES; AUGUST 1998, JANUARY 2002, NOVEMBER 2003 AND MAY 2012.
- NORTH AS DEPICTED HEREON IS BASED ON REFERENCE PLAN 1 (MAGNETIC AUGUST 1998).
- THE LOCUS PARCEL IS LOCATED IN THE ROUTE ONE-ZONE 5 DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS: MINIMUM LAND AREA 1 ACRE, MINIMUM STREET FRONTAGE 150', MINIMUM LOT DEPTH NONE, MINIMUM FRONT & SIDE SETBACK (NON-RESIDENTIAL USE) (INCLUDES PARKING) 20' & REAR 30', MINIMUM FRONT SETBACK (RESIDENTIAL USE) 30', MINIMUM SIDE SETBACK (RESIDENTIAL USE) 20', MINIMUM REAR SETBACK (RESIDENTIAL USE) 20', MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE RATIO) 50%, MAXIMUM BUILDING AND STRUCTURE HEIGHT 35'.
- THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. NO INVESTIGATION FOR BURIED UTILITIES WAS CONDUCTED. PRIOR TO WORKING ON THIS SITE, CONTRACTORS OR OTHERS PERFORMING EXCAVATION WORK SHALL CONTACT DIGSAFE.
- FOR THE LAYOUT OF ROUTE 1 SEE YORK COUNTY SUPREME JUDICIAL RECORDS VOLUME 5, PAGE 493. SEE ALSO CONDEMNATION RECORDED AT YORK COUNTY REGISTRY OF DEEDS VOLUME 2974, PAGE 246 AND REFERENCE PLAN 4. THE SIDELINE OF ROUTE 1 AS SHOWN HEREON, EXCEPT AS EVIDENCED BY STONE WALLS (LOCATED IN 2002, MISSING IN 2012), IS BASED ON REFERENCE PLAN 4. STONE WALLS PRESENT IN 2002 ARE ASSUMED TO BE THE BEST EVIDENCE OF THE ROAD SIDELINE.
- BOUNDARY LINES AT ROUTE 1 ARE IN THE LOCATION OF STONE WALLS AS LOCATED IN 2002. WALLS WERE REMOVED PRIOR TO 2012.
- THE LOCUS PARCEL IS LOCATED IN "ZONE C", ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF YORK, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230159 00268, EFFECTIVE DATE: DECEMBER 15, 1983. ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING."
- THE EXTERIOR PROPERTY LINES FOR THE SUBJECT LOT ARE BASED ON REFERENCE PLAN 6. RESEARCH WAS UPDATED FROM THE DATE OF THAT PLAN TO JANUARY 5, 2017. A SITE INSPECTION WAS PERFORMED ON JANUARY 6, 2017. NO CHANGES NOTED.
- CIVIL CONSULTANTS HAS FOUND NO LAYOUT FOR MOUNTAIN ROAD. MOUNTAIN ROAD IS A PUBLIC HIGHWAY MAINTAINED BY THE TOWN OF YORK, MAINE. FOR THE PURPOSES OF THIS PLAN WE HAVE ASSUMED THAT THE ROAD RIGHT-OF-WAY IS THREE RODS (49.5') WIDE. THE ROAD SIDELINES AS DEPICTED HEREON ARE PARALLEL TO AND 1.5 RODS (24.75') FROM THE CENTERLINE OF THE EXISTING TRAVELED WAY.

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____, M., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

CERTIFICATION:
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (02-360 CMR CHAPTER 90, PART I & PART II - SEE NOTES HEREON FOR EXCEPTIONS, IF ANY).

CHRISTOPHER H. MENDE
MAINE PROFESSIONAL LAND SURVEYOR #1302
CIVIL CONSULTANTS
SOUTH BERWICK, MAINE 03908
DATE: JANUARY 6, 2017

TAX MAP 97, LOT 18-1



NO.	REVISIONS	INT.	DATE
8			
7			
6			
5			
4			
3			
2			
1			

DRAWN CHM/TJM	CALC. CHM/TJM	SHEET TITLE:
DATE JANUARY 6, 2017		• SITE PLAN
CHECKED MPP		
APPROVED CHM		
SCALE 1"=30'		
FIELD BOOK NB 409, PAGE 14		

SITE PLAN DEPICTING PROPOSED GARAGE ADDITION

LAND OF L & L ENTERPRISES, LLC
1376 U.S. ROUTE 1, YORK, YORK COUNTY, MAINE
PREPARED FOR:
L&L ENTERPRISES, LLC
MAILING ADDRESS: 1 MORGAN WAY, CAPE NEDDICK, ME 03902

SHEET NUMBER: **1**
SHEET 1 OF 1
PROJECT # 16-312.00