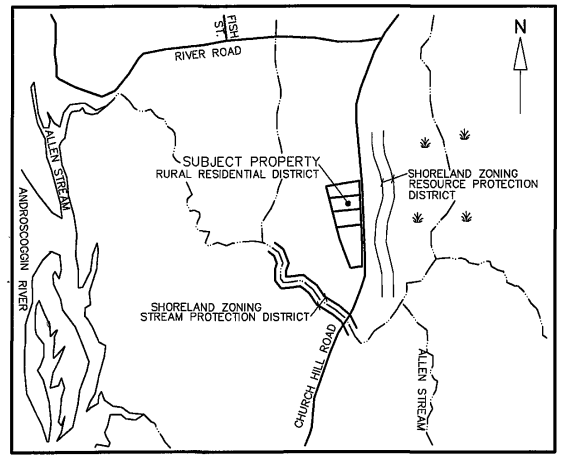
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BK 52 PG 83 Rec'd MAY 30, 2018 @ 12:00 pm



LOCATION MAP
1" = 2000 FEET

LEGEND

IRS	IRON ROD SET CAPPED "MARTIN, PLS 2403"
SMF	STONE MONUMENT FOUND
IRF(C)	IRON ROD FOUND CAPPED "BOUCHLES, PLS 2295"
IRF(B)	IRON ROD FOUND CAPPED "BUKER, PLS 1189"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
9453/203	DEED BOOK 9453, PAGE 203, ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
N/F	NOW OR FORMERLY OF
±	MORE OR LESS
CMP 14	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 14
—OU—	OVERHEAD UTILITIES
	WETLAND AREA SEE NOTE 6
	SOILS TEST PIT
⇐	NATURAL DRAINAGE (SEE NOTE 12)
340	CONTOUR LINE, ELEVATION 340 FEET (SEE NOTE 3)

MAGNETIC (OBSERVED 2017)

NOTES:

1.) THE OWNER OF THE SUBJECT PROPERTY IS RAYMOND N. POIRIER, WITH A MAILING ADDRESS OF 1331 SABATTUS STREET, LEWISTON, MAINE 04240. THE SUBJECT DEED IS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 9453, PAGE 203. REFERENCE IS ALSO MADE TO BOUNDARY LINE AGREEMENTS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 9748, PAGES 75 AND 77.

2.) THE PROPERTY IS DEPICTED ON THE TOWN OF LEEDS TAX MAP 5, LOT 3. THE PARCEL CONTAINS A TOTAL OF 22.99 ACRES.

3.) CONTOUR LINES SHOWN HEREON ARE FROM THE MAINE OFFICE OF GIS DATA CATALOG. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4.) NOT ALL SITE IMPROVEMENTS ARE SHOWN HEREON. SUBSURFACE FEATURES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY.

5.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 23001C0117E WITH AN EFFECTIVE DATE OF 7/8/2013.

6.) THE WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY VAUGHN SMITH. NO WETLANDS IMPACT IS PROPOSED.

7.) THE FORESTED BUFFER AREAS MUST REMAIN WOODED. SOME LIMITED HARVESTING OF THE FORESTED BUFFER CAN TAKE PLACE AS LONG AS DISTURBED AREAS ARE REVEGETATED. EXISTING HARVESTED AREAS WITHIN THE FORESTED BUFFER WILL BE ALLOWED TO REGENERATE. NO GRADING OR FILLING WITHIN THE THE FORESTED BUFFER EXCEPT THAT EACH LOT MAY DEVELOP UP TO 30% OF THE ROAD FRONTAGE WITHIN THE FOREST BUFFER TO PROVIDE FOR DRIVEWAYS AND UTILITIES.

8.) THE PROPOSED DRIVEWAY LOCATIONS SHOWN ON THIS PLAN ARE IN LOCATIONS WITH REQUIRED SITE DISTANCE AND ACCEPTABLE SITE CONDITIONS AS DETERMINED BY LARRY GRANT (CEO) ON MARCH 1, 2018. DRIVEWAYS MAY BE BUILT IN OTHER LOCATIONS PROVIDED THEY MEET TOWN REQUIREMENTS. PROPOSED DRIVEWAYS WILL NEED ENTRANCE PERMITS FROM THE TOWN OF LEEDS PRIOR TO THE START OF CONSTRUCTION. ALL DRIVEWAYS WILL BE CONSTRUCTED WITH A TURNAROUND AREA.

9.) NO FURTHER SUBDIVISION OF LOTS IS PERMITTED WITHOUT THE TOWN OF LEEDS PLANNING BOARD APPROVAL.

10.) ALL NEW PRINCIPAL STRUCTURES WILL BE LOCATED WITHIN THE BUILDING WINDOWS. NO MULTIPLE DWELLING UNITS SHALL BE PLACED ON ANY LOT.

11.) EACH LOT WILL BE SERVED WITH A PRIVATE WELL AND A PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEM.

12.) GRADING OR FILLING ON ANY LOT SHALL NOT IMPEDE EXISTING NATURAL DRAINAGE.

NET RESIDENTIAL ACREAGE CALCULATIONS:

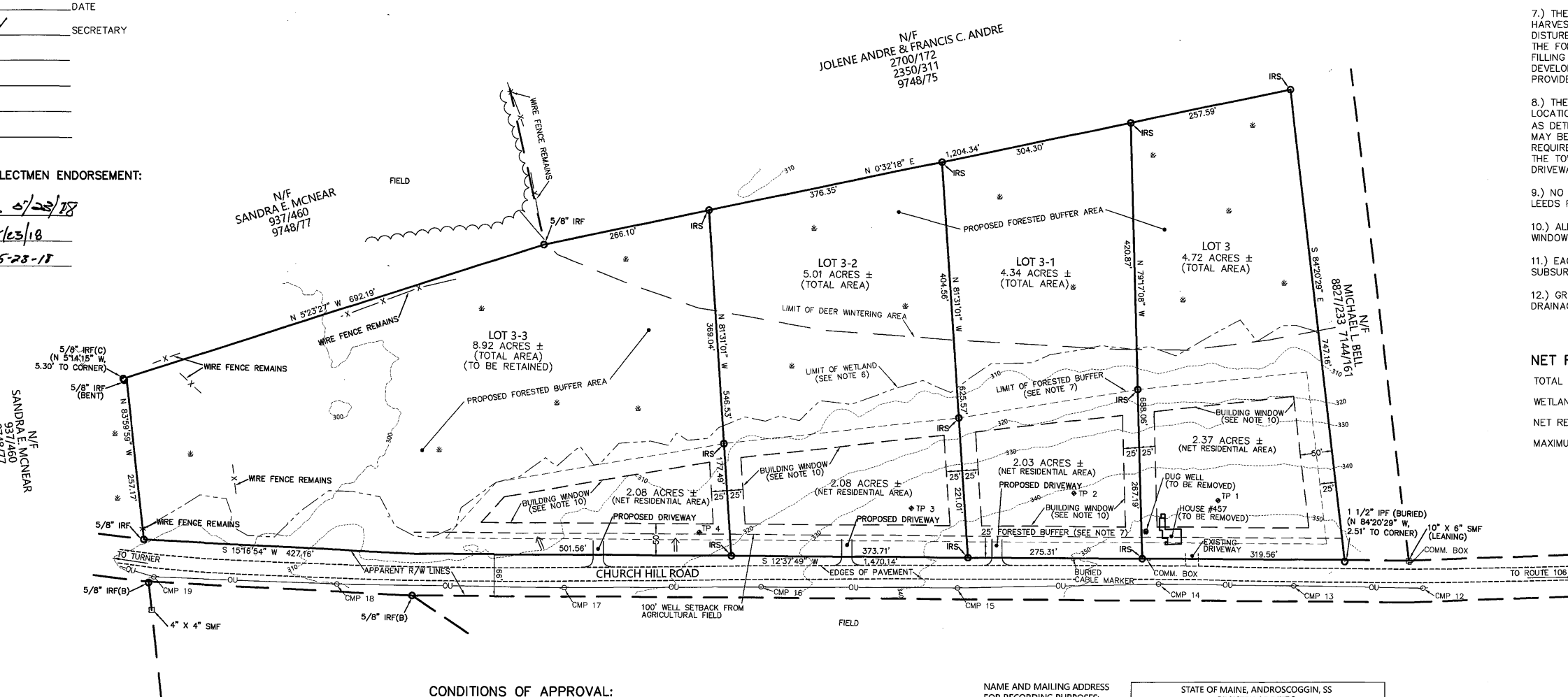
TOTAL LOT AREA OF ORIGINAL PARCEL:	1,001,483 S.F.±
WETLAND & DEER WINTERING AREAS:	628,561 S.F.±
NET RESIDENTIAL AREA:	372,922 S.F.±
MAXIMUM NUMBER OF DWELLING UNITS:	4

APPROVED:
TOWN OF LEEDS PLANNING BOARD:

[signature] CHAIR
5/21/2018 DATE
[signature] SECRETARY
[signature]
[signature]

TOWN OF LEEDS BOARD OF SELECTMEN ENDORSEMENT:

[signature] 5/23/18
[signature] 5/23/18
[signature] 5-23-18



CONDITIONS OF APPROVAL:

AN EROSION CONTROL MIX BERM WILL BE USED AS A FILTER BARRIER DOWNSLOPE OF DISTURBED AREAS. THE EROSION CONTROL MIX BERM WILL BE LEFT IN PLACE AND ALLOWED TO BECOME VEGETATED. CONTRACTORS AND/OR LOT OWNERS WILL PROTECT SLOPES FROM EROSION. ANY AREAS OF EROSION THAT DEVELOP WILL BE PERMANENTLY STABILIZED. REFERENCE IS MADE TO AN EROSION CONTROL PLAN FILED WITH THE SUBDIVISION APPLICATION.

PLAN REFERENCE:

PLAN OF BOUNDARY SURVEY, RAYMOND N. POIRIER, CHURCH HILL ROAD, LEEDS, ANDROSCOGGIN COUNTY, MAINE", DATED DECEMBER 1, 2017, BY MARTIN LAND SURVEYING, RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 52, PAGE 48.

NAME AND MAILING ADDRESS FOR RECORDING PURPOSES:

RAYMOND N. POIRIER
1331 SABATTUS ST.
LEWISTON, ME 04240

STATE OF MAINE, ANDROSCOGGIN, SS
REGISTRY OF DEEDS
Received May 30, 2018
at 12 h 00 m P. M and recorded in
Plan Book 52 Page 83
Attest: Tina M. Chouinard
Registrar

GRAPHIC SCALE
100 50 0 100 200 300 FEET

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL
STATE OF MAINE — MARTIN 2403 — PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAN

POIRIER SUBDIVISION

457 CHURCH HILL ROAD
LEEDS, ANDROSCOGGIN COUNTY, MAINE

PREPARED BY
MARTIN LAND SURVEYING LLC
391 NORTH ROAD, LEEDS, MAINE 04263
207-212-2424 MARTINLANDSURVEY.COM

DATE: MAY 14, 2018	SCALE: 1" = 100'	SHEET: 1 OF 1