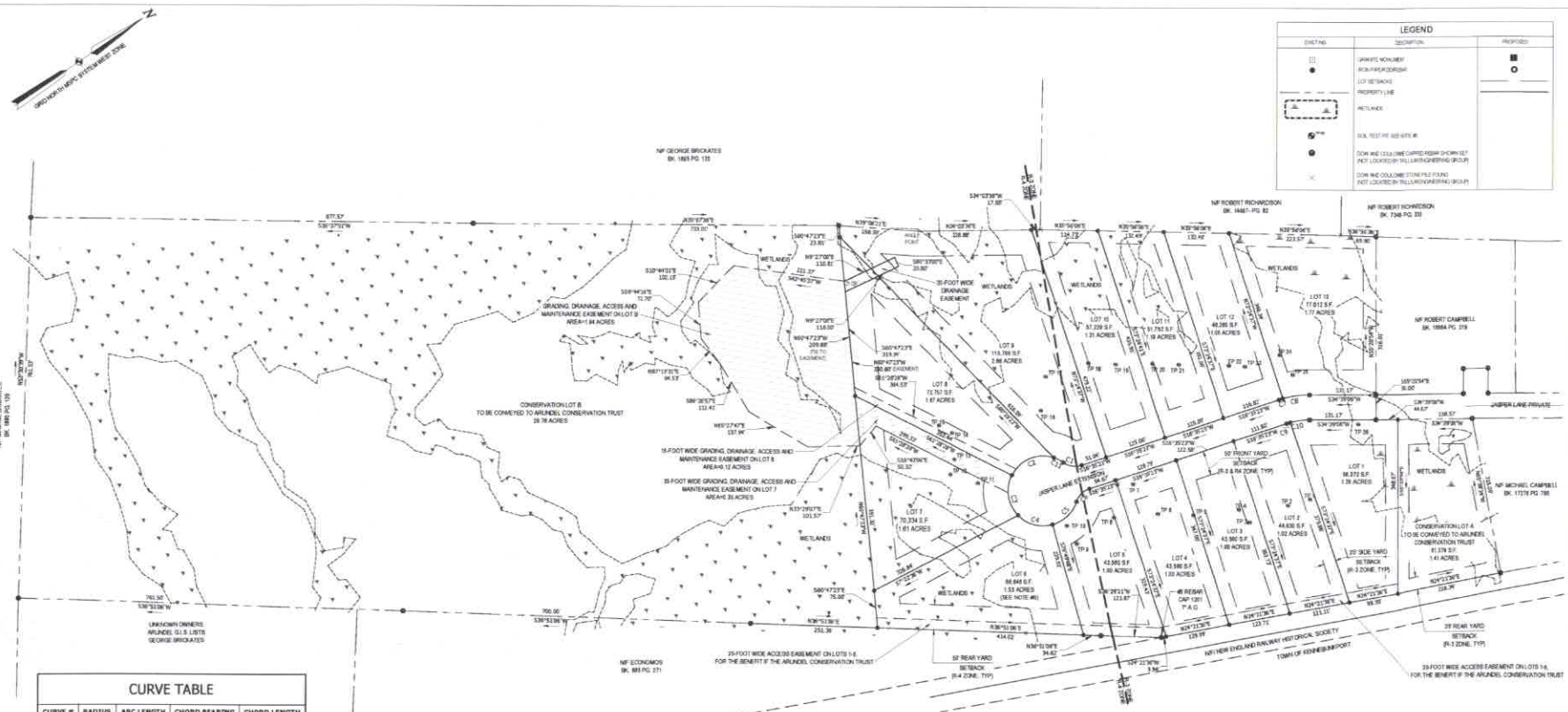


CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40.000	37.54'	N43° 28' 44"E	36.18
C2	70.000	98.94'	S11° 58' 05"W	90.91
C3	70.000	86.64'	S63° 59' 01"E	81.22
C4	70.000	75.00'	N49° 51' 51"E	71.46
C5	70.000	68.86'	N09° 00' 34"W	66.11
C6	40.000	37.54'	S10° 17' 58"E	36.18
C7	200.000	8.19'	S17° 45' 44"W	8.19
C8	200.000	54.86'	S26° 47' 36"W	54.69
C9	150.000	8.19'	S18° 09' 13"W	8.19
C10	150.000	39.10'	S27° 11' 04"W	38.99
C11	70.000	21.88'	S61° 24' 53"W	21.79

NOTES:

1. BEARINGS ARE RELATIVE TO GRID NORTH, MSPCS WEST ZONE.
2. PROPERTY IS SHOWN ON TOWN OF ARUNDEL TAX MAP NUMBER 1 AS LOT 18.
3. PROPERTY IS LOCATED IN THE R-3 AND R-4 ZONE.
4. BOUNDARY LINES SHOWN ARE BASED UPON A PLAN ENTITLED "PLAN SHOWING A BOUNDARY SURVEY MADE FOR COLLEEN CAMPBELL, DATED JANUARY 14, 2006, PREPARED BY DOW AND COULOMBE, INC."
5. A VIABLE TEST PIT SITE MUST BE DETERMINED BEFORE LOT 6 CAN BE CONVEYED.
6. THE PROJECT RECEIVED PLANNING BOARD APPROVAL ON APRIL 16, 2024. SEE CONDITIONS OF APPROVAL AS SHOWN TO THE RIGHT.
7. THE HOA OR ROAD ASSOCIATION THAT IS BEING ESTABLISHED, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE ROAD, FROM PROCTOR ROAD TO THE END, AND THE STORMWATER MANAGEMENT POND. CURRENT HOMEOWNERS ON STREET SHALL NOT BE BILLED FOR MAINTENANCE OF THE STREET OR POND.
8. WETLANDS WERE DELINEATED AND LOCATED BY LONGVIEW PARTNERS, LLC.
9. A PBR FOR THE STREAM CROSSING WAS PREPARED BY LONGVIEW PARTNERS, LLC.

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE CONSISTENT WITH ARTICLE XIII OF THE SUBDIVISION REGULATIONS.
2. THE APPLICANT COMPLIES WITH ALL WRITTEN MATERIALS SUBMITTED TO THE PLANNING BOARD DURING DELIBERATIONS.
3. THE HOA OR ROAD ASSOCIATION THAT IS BEING ESTABLISHED SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE ROAD FROM PROCTOR ROAD TO THE END. CURRENT HOMEOWNERS ON STREET SHALL NOT BE BILLED FOR MAINTENANCE OF THE STREET.

WAIVERS GRANTED:

1. (7.2.D.10.) A HIGH INTENSITY SOIL SURVEY BY A REGISTERED SOIL SCIENTIST. WETLAND AREAS SHALL BE IDENTIFIED ON THE SURVEY, REGARDLESS OF SIZE.
2. (7.2.D.11.) THE NUMBER OF ACRES WITHIN THE PROPOSED SUBDIVISION, LOCATION OF PROPERTY LINES, EXISTING BUILDINGS, VEGETATIVE COVER TYPE, AND OTHER ESSENTIAL EXISTING PHYSICAL FEATURES. THE LOCATION OF ANY TREES LARGER THAN 24 INCHES IN DIAMETER AT BREAST HEIGHT SHALL BE SHOWN ON THE PLAN. ON WOODED SITES, THE PLAN SHALL INDICATE THE AREA WHERE CLEARING FOR LAWNS AND STRUCTURES SHALL BE PERMITTED.

NET RESIDENTIAL DENSITY:

TOTAL LOT ACREAGE = 51.462 ACRES = 2,242,661.92 S.F.
WETLANDS = 17.62 ACRES = 767,537.39 S.F.
RIGHT OF WAY = 3.17 ACRES = 94,617.76 S.F.
SLOPES > 20% = 0.71 ACRES = 30,927.89 S.F.
REMAINING LAND = 32.583 ACRES = 1,349,718.96 S.F.

ZONE R-3 2 ACRES/LOT REQUIRED
ZONE R-4 3 ACRES/LOT REQUIRED
9 LOTS IN R-3/15 TOTAL LOTS @ 2.0 AC. MIN. 9.70 X 87,120 S.F. (2.0 AC.)= 80,884 S.F.
4 LOTS IN R-4/13 TOTAL LOTS @ 3.0 AC. MIN. 6.85 X 130,680 S.F. (3.0 AC.)= 39,204 S.F.
LOT AREA REQUIRED = 80,884 S.F. + 39,204 S.F. = 120,088 S.F./LOT
NET RESIDENTIAL AREA = 1,349,718.96 S.F. / 120,088 S.F./LOT = 13.47 LOTS

1 SUBDIVISION PLAN
SCALE: 1"=100'

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

TOWN OF ARUNDEL
PLANNING BOARD APPROVAL:

CHAIR _____ DATE _____

STATE OF MAINE, YORK SS.
REGISTRY OF DEEDS

RECEIVED _____, 20____

AT _____H _____M _____M AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____
REGISTER

CERTIFICATION:
To the best of my knowledge, information, and belief, and in my professional opinion, the survey conforms to the Standards of Practice promulgated by the Maine Board of Licensure for Professional Land Surveyors.

TAX MAP 1, LOT 18

ARUNDEL ZONING SUMMARY
R-3/R-4 ZONES

	EXISTING	PROPOSED
MIN. LOT AREA*	2 ACRES/3 ACRES	MIN. 1 ACRE/ MIN. 1.5 ACRES
LOT FRONTAGE	250 FT/350 FT	+/- 250 FT
LOT FRONTAGE ON CUL-DE-SACS	75 FT/ 75 FT	+/- 75 FT
FRONT YARD SETBACK	75 FT/100 FT	N/A
FRONT YARD SETBACK FROM NON-ARTERIAL COLLECTOR ROADS	50 FT/50 FT	50 FT/ 50 FT
SIDE YARD SETBACK	25 FT/25 FT	25 FT/25 FT
REAR YARD SETBACK	25 FT/50 FT	25 FT/50 FT
MAX. BUILDING HEIGHT	35 FT/35 FT	35 FT/35 FT
MAX. LOT COVERAGE	20%	+/- 20%

*CLUSTER SUBDIVISION MAXIMUM LOT AREA REDUCTION BASED ON DOMINATE SOIL TYPE DOMINATE SOIL TYPE: CLASS 3 LOT REDUCTION 85% BUT NO LESS THAN 25,000 S.F.

TRILLIUM ENGINEERING GROUP
189 MAIN STREET SUITE 205
YARMOUTH, ME 04096

PROPERTY OWNER/PROPERTY ADDRESS:
COLLEEN CAMPBELL
JASPER LANE
ARUNDEL, ME 04084
YORK COUNTY

CLIENT:
DEMPSEY LLC

P.O. BOX 468
OLD ORCHARD BEACH, ME 04064

GLENCOE HEIGHTS SUBDIVISION

JASPER LANE
ARUNDEL, MAINE

ISSUED

NUMBER	DESCRIPTION	BY	DATE
1	ADDED MONUMENTATION BY MBCLS, REVISED ZONE LINE PER USGS MAP DATUM	AJC	7-24-24

SHEET TITLE:
SUBDIVISION PLAN

CHECKED BY: AJC
DRAWN BY: BVD/AJC
PROJECT NUMBER: 23-243

S-1

Z:\01 - PROJECTS\2023\23-243 GLENCOE HEIGHTS SUBDIVISION\DWG\ - DWG\23-243 - GLENCOE SURVEY PLAT REV8-30-24.DWG - 7/30/2024 - ART COLVIN