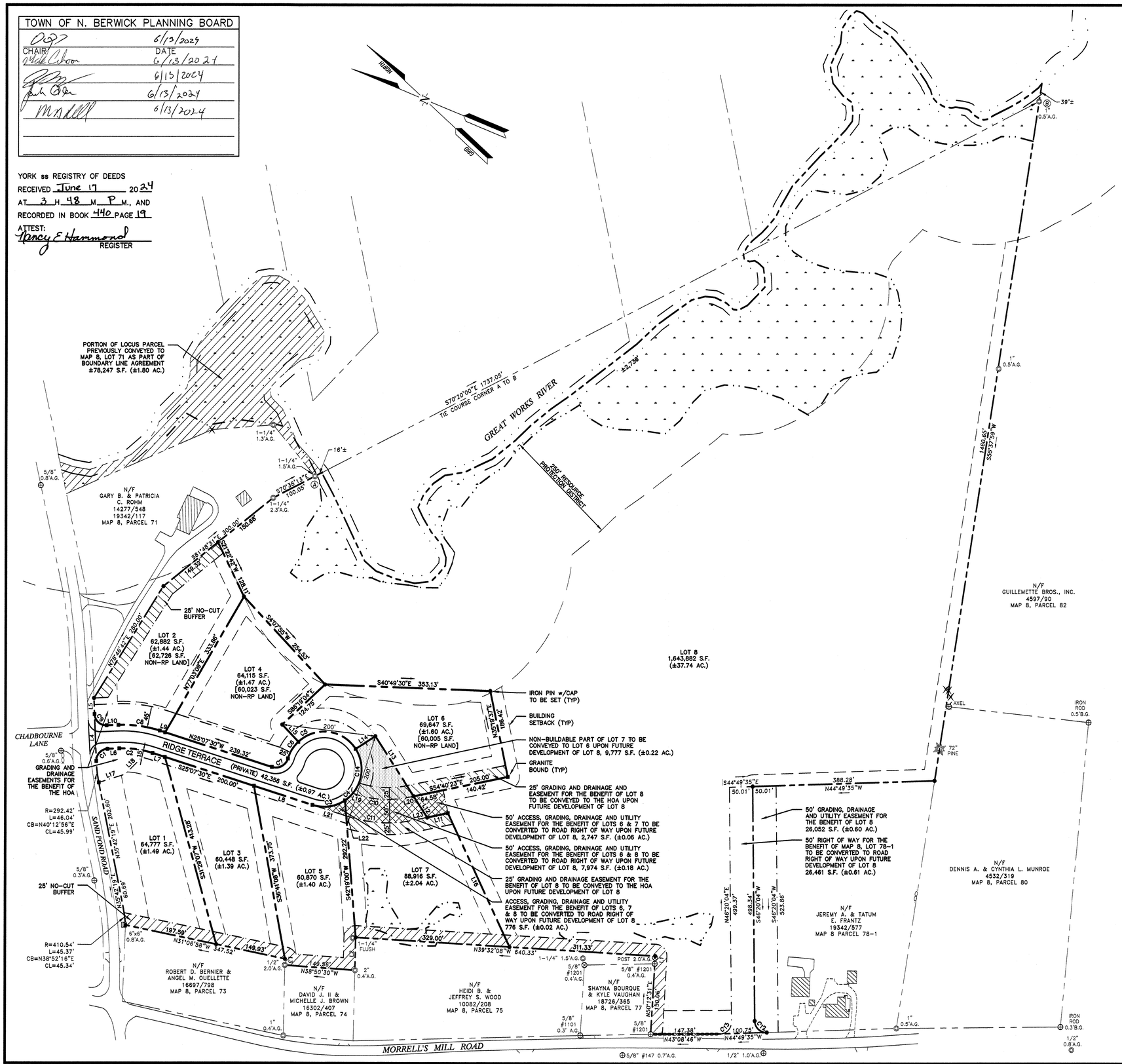
TOWN OF N. BERWICK PLANNING BOARD	
	6/13/2024
CHAIR	DATE
	6/13/2024
	6/13/2024
	6/13/2024

YORK ss REGISTRY OF DEEDS
RECEIVED June 17 2024
AT 3 H 48 M P M., AND
RECORDED IN BOOK 440 PAGE 19
ATTEST: Nancy E Hammond
REGISTER



SUBDIVISION NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE DEVELOPMENT OF THE SITE INTO A SINGLE–FAMILY RESIDENTIAL SUBDIVISION WITH LOTS SERVED BY PRIVATE INDIVIDUAL SUBSURFACE SANITARY DISPOSAL SYSTEMS AND WELLS.
2. THE PARCEL IS IDENTIFIED ON THE TOWN OF NORTH BERWICK ASSESSOR'S MAP 8, PARCEL 78.
3. APPROXIMATE LOT AREA: 2,157,894 SF. (±49.54 AC.)
4. DEED REFERENCE: YCRD BOOK 19301 PAGE 510 & BOOK 19342 PAGE 117
5. ZONE: SHORELAND LIMITED RESIDENTIAL (SLR)
6. DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	60,000 S.F.
MIN. STREET FRONTAGE:	200'
MIN. SHORE FRONTAGE:	200'
FRONT SETBACK:	50'
SIDE SETBACK:	25'
REAR SETBACK:	25'
MAX. BUILDING HEIGHT:	35'
MAX. BLDG. COVERAGE:	10%
WETLAND SETBACK:	100' FROM "FRESHWATER WETLANDS"
SHORELAND SETBACK:	100' FROM NORMAL HIGH WATER
OPEN SPACE REQUIRED:	10% (7.27% PROVIDED)
RESOURCE PROTECTION:	250' FROM RIVER

7. AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER MAINE DEP NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
8. WETLANDS WERE DELINEATED BY ALEX FINAMORE, CWS, LSE OF MAINELY SOILS, LLC IN JULY, 2023.
9. A PORTION OF THE PROPERTY ALONG THE GREAT WORKS RIVER LIES WITHIN FLOOD ZONE A3 (BASE FLOOD ELEVATIONS AND FLOOD FACTORS DETERMINED) AS SHOWN ON FIRM PANEL 23019700033C DATED FEBRUARY 1, 1985.
10. DUG WELLS SHALL NOT BE PERMITTED IN THIS SUBDIVISION.
11. ALL BONDS AND FEES FOR ROADWAYS AND ASSOCIATED INFRASTRUCTURE SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION. THIS SHALL INCLUDE PAYMENT OF A FEE SET BY THE MUNICIPALITY IN LIEU OF DEDICATED OPEN SPACE. IMPACT FEES ASSESSED ON INDIVIDUAL RESIDENCES SHALL BE PAID BY THE HOMEOWNER PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN.
13. SOME OR ALL OF THE CUL DE SAC PAVEMENT AND SUBGRADE SHOWN HEREON MAY BE REMOVED UPON THE FUTURE DEVELOPMENT OF LOT 8 AND FUTURE EXTENSION OF THE ROADWAY, LIMITS TO BE DETERMINED AT THAT TIME BY THE OWNER OF LOT 8.
14. EXISTING CONDITIONS SURVEY DATA SHOWN HERE WAS OBTAINED FROM "EXISTING CONDITIONS PLAN" SHEET 1 OF 1 DATED NOVEMBER 9, 2023 AS PREPARED BY KIMBALL SURVEY AND DESIGN, INC.
15. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM–WEST ZONE, U.S. SURVEY FEET.
16. ELEVATION AND CONTOURS ARE BASED ON NAVD88 DATUM. RIVER LOCATION BASED ON AERIAL CONTOURS.
17. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
18. PLAN REFERENCE: "STANDARD SURVEY OF LAND OF JOSEPH & RACHEL DUPUIS MORRIL'S MILL ROAD NORTH BERWICK, MAINE" BY CIVIL CONSULTANTS DATED 04/08/90 AND RECORDED IN YCRD PLAN BOOK 192, PAGE 32.
19. REFERENCE IS MADE TO A RELEASE DEED FROM NET&T TO LELAND & LUANNAH STEVENS RECORDED IN YCRD DEED BOOK 1737 PAGE 404.
20. MORRELL'S MILL ROAD 3 RODS (49.5') 1809, SAND POND ROAD 3 RODS (49.5') 1901.
21. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
22. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
23. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION WAS PREPARED
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS.
24. LOT 8 MAY BE SUBJECT TO FURTHER DEVELOPMENT IN ONE OR MORE PHASES AT ANY POINT IN THE FUTURE. ANY LOT OR UNIT IN ANY POTENTIAL FUTURE PHASE SHALL BE PART OF THE SAND RIDGE FARM SUBDIVISION HOMEOWNERS ASSOCIATION.
25. NO WAIVERS OF THE NORTH BERWICK SUBDIVISION REGULATIONS WERE GRANTED FOR THIS PROJECT.
26. ALL HOMES WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH A NFPA–COMPLIANT SPRINKLER SYSTEM.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°15'52"E	16.29'
L2	S48°17'52"W	70.02'
L3	N48°04'50"E	13.03'
L4	N44°43'30"E	100.00'
L5	N44°43'30"E	34.16'
L6	S45°16'30"E	25.00'
L7	S25°07'30"E	27.52'
L8	S25°07'30"E	130.65'
L9	N25°07'30"W	11.89'
L10	N45°16'30"W	25.00'
L11	S54°40'23"E	45.30'
L12	S14°14'58"W	53.59'
L13	S14°14'58"W	151.72'
L14	S75°45'02"E	50.00'
L15	N03°40'58"E	50.00'
L16	S22°04'18"W	313.54'
L17	S60°33'39"E	59.04'
L18	S88°07'50"E	50.36'
L19	S25°07'30"E	5.84'
L20	S54°40'23"E	10.10'
L21	S25°07'30"E	75.56'
L22	S25°07'30"E	4.44'
L23	S54°40'23"E	29.37'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	N89°43'28"E	35.36'
C2	205.00'	72.10'	S35°12'00"E	71.72'
C3	80.00'	72.34'	S51°01'48"E	69.90'
C4	80.00'	22.57'	S85°01'05"E	22.50'
C5	80.00'	140.42'	N36°02'03"W	123.07'
C6	80.00'	42.47'	S78°28'31"W	41.97'
C7	27.00'	43.17'	S70°55'42"E	38.72'
C8	255.00'	89.88'	S35°12'00"E	89.22'
C9	25.00'	39.27'	S00°16'30"E	35.36'
C10	225.00'	116.04'	S39°53'56"E	114.75'
C11	275.00'	141.82'	S39°53'56"E	140.25'
C12	25.00'	39.78'	S00°45'15"W	35.71'
C13	25.00'	39.50'	S88°24'21"E	35.52'
C14	80.00'	101.44'	N50°34'28"E	94.78'

LEGEND

PROPERTY LINE
BUILDING SETBACK
EASEMENT
WETLAND
OPEN WATER
MONUMENT AS DESCRIBED

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

KIMBALL SURVEY & DESIGN, INC.
30 Frost Hill Road
York, Maine 03909
207-351-0226
Isaiah@KimballLandSurveying.com
www.KimballLandSurveying.com
Professional Land Surveying

STATE OF MAINE JAMES A. MULLEN No. 2023 PROFESSIONAL LAND SURVEYOR

ISSUED FOR: RECORDING

ISSUE DATE: MAY 10, 2024

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	PRELIMINARY	EBS	01/18/24
1	REV. PER COMMENTS	EBS	04/18/24
2	REV. PER COMMENTS	EBS	05/10/24

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5471-SITE.dwg

SCALE: 24" x 36" - 1" = 100'
11" x 17" - 1" = NTS

OWNER:
NOBO FARM HOUSE, LLC
P.O. BOX 555
YORK BEACH, MAINE 03910

APPLICANT:
NOBO FARM HOUSE, LLC
P.O. BOX 555
YORK BEACH, MAINE 03910

PROJECT:
SAND RIDGE FARM SUBDIVISION
MAP 8 LOT 78
692 MORRELL'S MILL ROAD
NORTH BERWICK, MAINE

TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
C-1

P5471