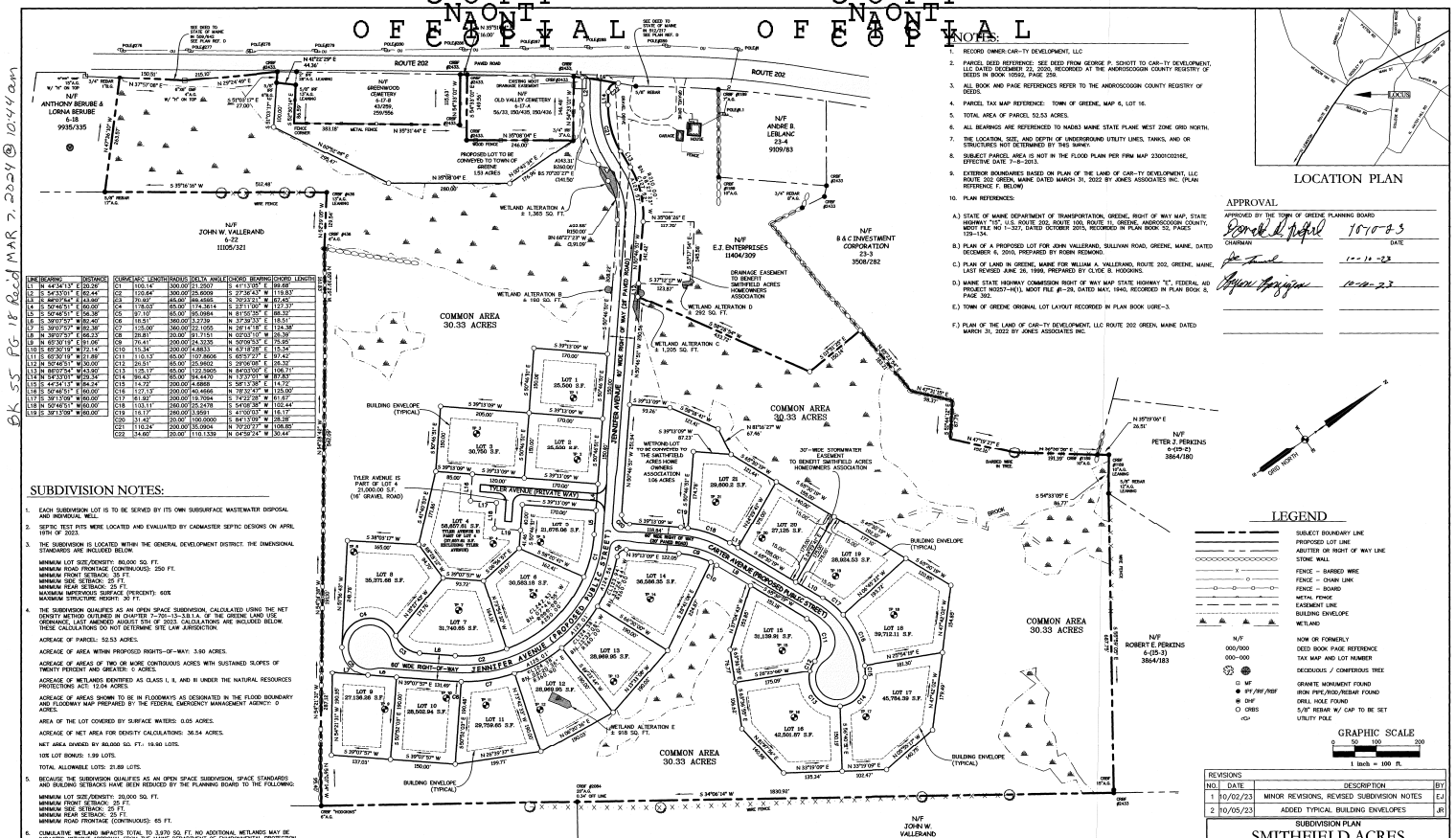
NAOT OFFICIAL
NAOT OFFICIAL
NAOT OFFICIAL
NAOT OFFICIAL
NAOT OFFICIAL

BK 55F PG 18 Rec'd MAR 7, 2024 @ 10:44am



LINE	BEARING	DISTANCE
L1	N 64°34'13" E	50.28'
L2	S 54°53'01" E	62.44'
L3	E 89°57'54" E	43.99'
L4	S 50°46'51" E	60.00'
L5	S 50°46'51" E	56.38'
L6	S 39°07'57" E	82.40'
L7	S 39°07'57" W	82.36'
L8	N 39°07'57" E	66.23'
L9	N 45°30'18" E	91.06'
L10	S 69°30'19" W	72.14'
L11	S 60°30'19" W	21.89'
L12	N 50°46'51" W	30.00'
L13	N 89°03'54" W	43.60'
L14	N 54°53'01" W	59.34'
L15	S 44°34'13" W	84.24'
L16	S 50°46'51" E	60.00'
L17	S 39°13'09" W	60.00'
L18	N 50°46'51" W	60.00'
L19	S 39°13'09" W	60.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.14'	300.00'	21.350°	S 41°13'05" E	99.68'
C2	120.64'	300.00'	25.609°	S 27°36'43" W	119.83'
C3	70.65'	45.00'	89.958°	S 50°33'21" W	63.62'
C4	178.03'	65.00'	174.361°	S 23°11'06" W	127.37'
C5	97.10'	65.00'	85.599°	N 61°50'35" E	88.32'
C6	18.51'	360.00'	3.273°	N 37°39'33" E	18.51'
C7	125.09'	360.00'	22.105°	N 26°14'18" E	124.38'
C8	28.81'	20.00'	91.715°	N 02°03'10" W	26.39'
C9	176.41'	200.00'	24.335°	N 50°09'53" E	75.85'
C10	15.34'	200.00'	4.883°	N 63°18'28" E	15.34'
C11	110.13'	65.00'	107.866°	S 85°57'39" E	97.42'
C12	26.51'	65.00'	23.362°	S 29°06'08" E	26.32'
C13	125.17'	65.00'	122.590°	N 84°03'00" E	106.71'
C14	95.42'	65.00'	84.147°	N 77°37'01" W	87.03'
C15	14.72'	200.00'	4.686°	S 58°13'38" E	14.72'
C16	127.12'	200.00'	40.466°	N 78°37'44" W	125.00'
C17	61.92'	200.00'	19.709°	S 74°32'28" W	61.67'
C18	103.11'	260.00'	25.247°	S 64°08'38" W	102.44'
C19	16.17'	260.00'	3.951°	S 41°00'03" W	16.17'
C20	31.42'	20.00'	100.000°	S 84°13'09" W	28.28'
C21	110.24'	200.00'	35.090°	N 70°20'27" W	108.85'
C22	34.60'	20.00'	110.139°	N 04°59'24" W	30.44'

SUBDIVISION NOTES:

1. EACH SUBDIVISION LOT IS TO BE SERVED BY ITS OWN SUBSURFACE WASTEWATER DISPOSAL AND INDIVIDUAL WELL.
2. SEPTIC TEST PITS WERE LOCATED AND EVALUATED BY CANDIDATE SEPTIC DESIGNS ON APRIL 19TH OF 2023.
3. THE SUBDIVISION IS LOCATED WITHIN THE GENERAL DEVELOPMENT DISTRICT. THE DIMENSIONAL STANDARDS ARE INCLUDED BELOW.

   MINIMUM LOT SIZE/DENSITY: 80,000 SQ. FT.
   MINIMUM ROAD FRONTAGE (CONTINUOUS): 250 FT.
   MINIMUM FRONT SETBACK: 35 FT.
   MINIMUM SIDE SETBACK: 25 FT.
   MINIMUM REAR SETBACK: 25 FT.
   MAXIMUM IMPERVIOUS SURFACE (PERCENT): 60%
   MAXIMUM STRUCTURE HEIGHT: 30 FT.
4. THE SUBDIVISION QUALIFIES AS AN OPEN SPACE SUBDIVISION, CALCULATED USING THE NET DENSITY METHOD OUTLINED IN CHAPTER 7-701-13-3.B.1.A. OF THE GREENE LAND USE ORDINANCE, LAST AMENDED AUGUST 5TH OF 2023. CALCULATIONS ARE INCLUDED BELOW. THESE CALCULATIONS DO NOT DETERMINE SITE LAW JURISDICTION.

   ACREAGE OF PARCEL: 52.53 ACRES.

   ACREAGE OF AREA WITHIN PROPOSED RIGHTS-OF-WAY: 3.90 ACRES.

   ACREAGE OF AREAS OF TWO OR MORE CONTIGUOUS ACRES WITH SUSTAINED SLOPES OF TWENTY PERCENT AND GREATER: 0 ACRES.

   ACREAGE OF WETLANDS IDENTIFIED AS CLASS I, II, AND III UNDER THE NATURAL RESOURCES PROTECTIONS ACT: 12.04 ACRES.

   ACREAGE OF AREAS SHOWN TO BE IN FLOODWAYS AS DESIGNATED IN THE FLOOD BOUNDARY AND FLOODWAY MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: 0 ACRES.

   AREA OF THE LOT COVERED BY SURFACE WATERS: 0.05 ACRES.

   ACREAGE OF NET AREA FOR DENSITY CALCULATIONS: 36.54 ACRES.

   NET AREA DIVIDED BY 80,000 SQ. FT.: 19.90 LOTS.

   10% LOT BONUS: 1.99 LOTS.

   TOTAL ALLOWABLE LOTS: 21.89 LOTS.
5. BECAUSE THE SUBDIVISION QUALIFIES AS AN OPEN SPACE SUBDIVISION, SPACE STANDARDS AND BUILDING SETBACKS HAVE BEEN REDUCED BY THE PLANNING BOARD TO THE FOLLOWING:

   MINIMUM LOT SIZE/DENSITY: 20,000 SQ. FT.
   MINIMUM FRONT SETBACK: 25 FT.
   MINIMUM SIDE SETBACK: 25 FT.
   MINIMUM REAR SETBACK: 25 FT.
   MINIMUM ROAD FRONTAGE (CONTINUOUS): 65 FT.
6. CUMULATIVE WETLAND IMPACTS TOTAL TO 3,870 SQ. FT. NO ADDITIONAL WETLANDS MAY BE IMPACTED WITHOUT APPROVAL FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION OR THE UNITED STATES ARMY CORPS OF ENGINEERS.

NOTES:

1. RECORD OWNER: CAR-TY DEVELOPMENT, LLC
2. PARCEL DEED REFERENCE: SEE DEED FROM GEORGE P. SCHOTT TO CAR-TY DEVELOPMENT, LLC DATED DECEMBER 23, 2020, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 10592, PAGE 254.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: TOWN OF GREENE, MAP 6, LOT 16.
5. TOTAL AREA OF PARCEL 52.53 ACRES.
6. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE WEST ZONE GRID NORTH.
7. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
8. SUBJECT PARCEL AREA IS NOT IN THE FLOOD PLAIN PER FIRM MAP 2300102216E, EFFECTIVE DATE 7-8-2013.
9. EXTERIOR BOUNDARIES BASED ON PLAN OF THE LAND OF CAR-TY DEVELOPMENT, LLC ROUTE 202 GREEN, MAINE DATED MARCH 31, 2022 BY JONES ASSOCIATES INC. (PLAN REFERENCE F. BELOW)
10. PLAN REFERENCES:

A.) STATE OF MAINE DEPARTMENT OF TRANSPORTATION, GREENE, RIGHT OF WAY MAP, STATE HIGHWAY "US", U.S. ROUTE 202, ROUTE 100, ROUTE 11, GREENE, ANDROSCOGGIN COUNTY, MDOT FILE NO. 1-327, DATED OCTOBER 2015, RECORDED IN PLAN BOOK 52, PAGES 129-134.

B.) PLAN OF A PROPOSED LOT FOR JOHN VALLERAND, SULLIVAN ROAD, GREENE, MAINE, DATED DECEMBER 6, 2010, PREPARED BY ROBIN REDMOND.

C.) PLAN OF LAND IN GREENE, MAINE FOR WILLIAM A. VALLERAND, ROUTE 202, GREENE, MAINE, LAST REVISED JUNE 26, 1995, PREPARED BY CLYDE B. HODGKINS.

D.) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "E", FEDERAL AID PROJECT NO257-H(1), MDOT FILE #1-29, DATED MAY, 1940, RECORDED IN PLAN BOOK 8, PAGE 392.

E.) TOWN OF GREENE ORIGINAL LOT LAYOUT RECORDED IN PLAN BOOK U26-3.

F.) PLAN OF THE LAND OF CAR-TY DEVELOPMENT, LLC ROUTE 202 GREEN, MAINE DATED MARCH 31, 2022 BY JONES ASSOCIATES INC.

LOCATION PLAN

APPROVAL

APPROVED BY THE TOWN OF GREENE PLANNING BOARD

CHAIRMAN — DATE 10-10-23

3-11-10-23

10-10-23

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED LOT LINE
- ABUTTER OR RIGHT OF WAY LINE
- STONE WALL
- FENCE – BARBED WIRE
- FENCE – CHAIN LINK
- FENCE – BOARD
- METAL FENCE
- EASEMENT LINE
- BUILDING ENVELOPE
- WETLAND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- DECIDUOUS / COMIFEROUS TREE
- GRANITE MONUMENT FOUND
- IPF/PF/RF/RBF IRON PIPE/ROD/REBAR FOUND
- DHF DRILL HOLE FOUND
- CIRS 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/02/23	MINOR REVISIONS, REVISED SUBDIVISION NOTES	EJ
2	10/05/23	ADDED TYPICAL BUILDING ENVELOPES	JR

SUBDIVISION PLAN

SMITHFIELD ACRES

403 ROUTE 202
GREENE, MAINE

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
NO. 2433
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 240-3235

RECORD OWNERS:
CAR-TY DEVELOPMENT, LLC
1041 SAWYER ROAD
GREENE, ME 04236

PLAN DATE:
AUGUST 30, 2023
SCALE: 1" = 100'
PROJ. #:21-086

MICHAEL A. HARTMAN — STATE OF MAINE — 2433 — REGISTERED PROFESSIONAL LAND SURVEYOR

Androscoggin, ss. Registry of Deeds
Received March 7, 2024 at 10 h 44 m A. M
Recorded in Plan Book 55 Page 18
Attest Brenda M. Chenard Register