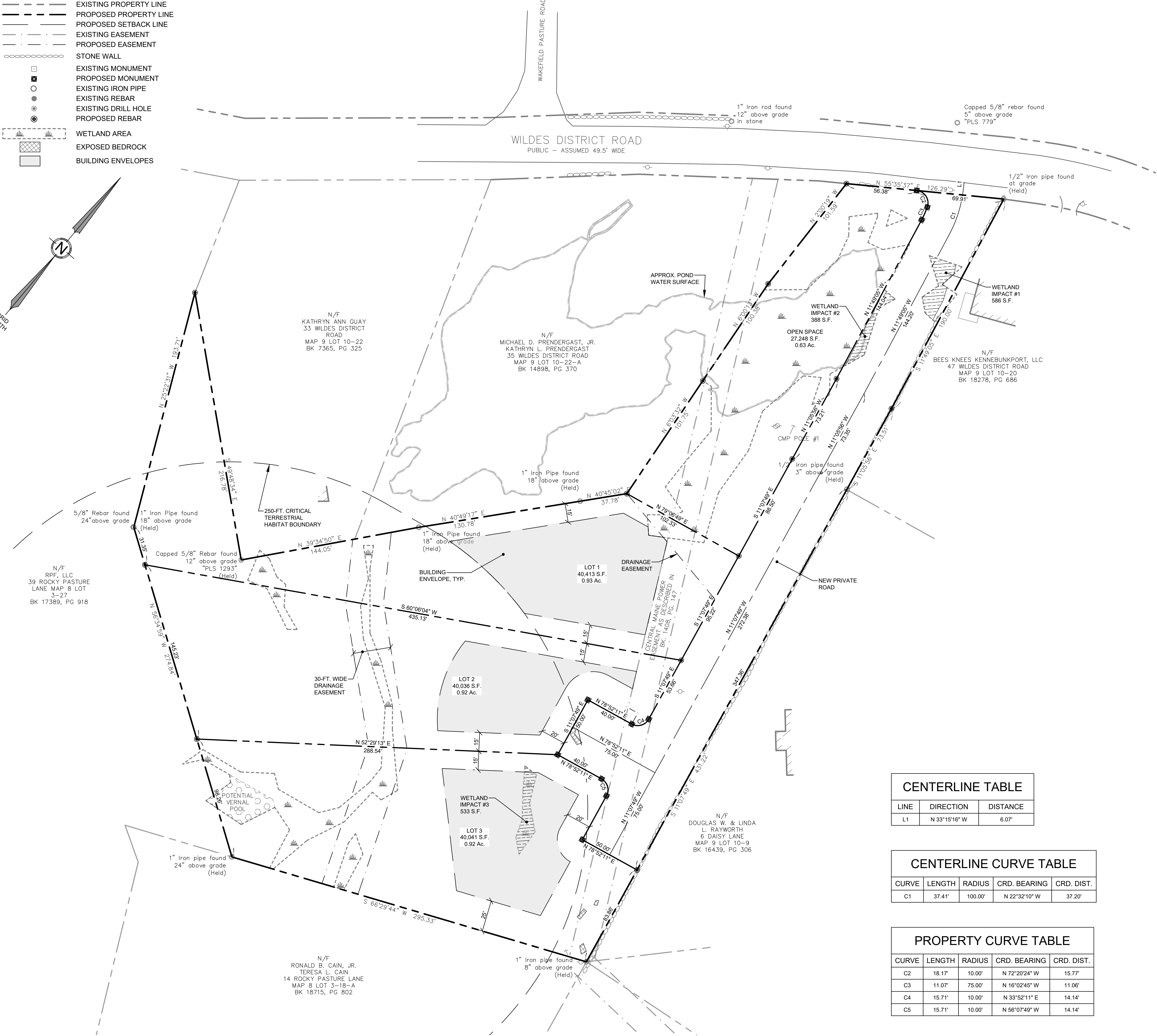
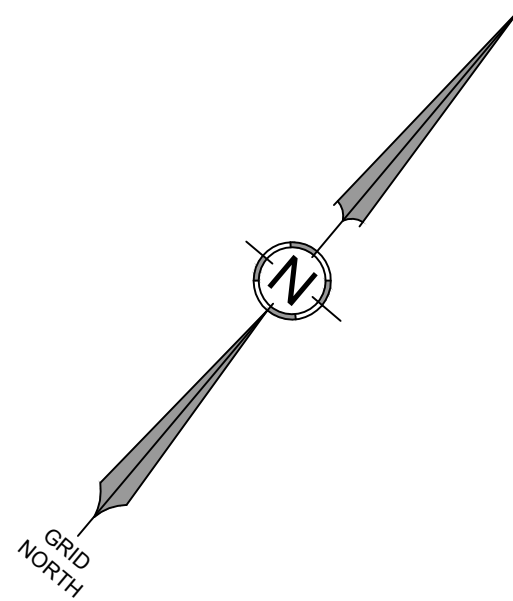


LEGEND

- EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED SETBACK LINE
EXISTING EASEMENT
PROPOSED EASEMENT
STONE WALL
EXISTING MONUMENT
PROPOSED MONUMENT
EXISTING IRON PIPE
EXISTING REBAR
EXISTING DRILL HOLE
PROPOSED REBAR
WETLAND AREA
EXPOSED BEDROCK
BUILDING ENVELOPES



CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 33°15'16" W	6.07'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	37.41'	100.00'	N 22°32'10" W	37.20'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	18.17'	10.00'	N 72°20'24" W	15.77'
C3	11.07'	75.00'	N 16°02'45" W	11.06'
C4	15.71'	10.00'	N 33°52'11" E	14.14'
C5	15.71'	10.00'	N 56°07'49" W	14.14'

GENERAL NOTES:

- THE PROPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF THE SUBJECT PARCELS
- ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THE RECORD OWNER OF THE SUBJECT PARCEL IS MICHAEL D. PRENDERGAST BY A DEED DATED OCTOBER 6, 2011 AND RECORDED IN BOOK 16177, PAGE 988.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF KENNEBUNKPORT TAX MAP 9 AS LOT 10-23 AND IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT.
- SPACE AND BULK STANDARDS FOR THE VILLAGE RESIDENTIAL DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

MIN. LOT SIZE:	40,000 SQ FT
MIN. LOT WIDTH:	100 FT
MIN. FRONT SETBACK:	20 FT
MIN. SIDE SETBACK:	15 FT
MIN. REAR SETBACK:	15 FT
MAX. BUILDING HEIGHT:	35 FT
MIN. OPEN SPACE:	20%
- TOTAL AREA OF THE SUBJECT PARCEL IS 4.1 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY AND MARCH OF 2023 AND SUPPLEMENTED WITH LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED LAZ POINT CLOUD.

NAVD88-GEOD18
ERROR (95% CONFIDENCE INTERVAL) IN METERS = 0.040
- PLAN REFERENCES:
 - "PLAN SHOWING MAPLEWOOD - KENNEBUNKPORT, MAINE" DATED JULY 19, 1963, PREPARED BY LIBBY & DOW ENGINEERS, AND RECORDED IN PLAN BOOK 37, PAGE 3.
 - "PLAN SHOWING LAND TO BE CONVEYED TO ANTHONY & JUDITH & PAUL GELARDI FROM A PORTION OF LAND OWNED BY MARJORIE ELLIS" DATED OCTOBER, 1975 AND RECORDED IN PLAN BOOK 78, PAGE 3.
 - "PLAN SHOWING A BOUNDARY SURVEY OF ROCKY PASTURE" DATED JULY, 1988, REVISED DECEMBER 13, 1988, PREPARED FOR ANTHONY & PAUL GELARDI AND RECORDED IN PLAN BOOK 184, PAGE 45.
 - "PRIVATE WAY PLAN - WILDES DISTRICT ROAD" DATED OCTOBER 17, 2002, PREPARED FOR WESLEY & LIZ PHILLIPS BY PINKHAM & GREER CONSULTING ENGINEERS, INC. AND BEING PREVIOUSLY UNRECORDED.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
- NO RECORD WIDTH WAS FOUND FOR WILDES DISTRICT ROAD. PER MSRA TITLE 23, SUBSECTION 2103 THIS SURVEYOR HELD 1 1/2 RODS ON EACH SIDE OF THE APPROXIMATE CENTER OF THE TRAVELED WAY AS FURTHER EVIDENCED BY STONE WALLS FOUND ON EITHER SIDE OF THE ROAD IN THE PROJECT AREA.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C. AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF KENNEBUNKPORT, YORK COUNTY, COMMUNITY-PANEL NUMBER 230170 0003 B, HAVING AN EFFECTIVE DATE OF APRIL 18, 1983.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY LONGVIEW PARTNERS, LLC ON OCTOBER 3, 2022. THIS WETLANDS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLAND DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED SURVEY LOCATED BY TERRADYN CONSULTANTS, LLC.
- THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.

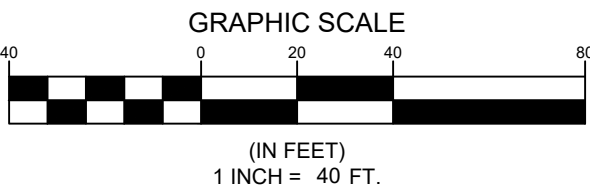
NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL		
ITEM#	DESCRIPTION	AREA SF
	GROSS LOT AREA	180,353
SUBTRACTIONS PER ZONING ORDINANCE		
1	15% ROADS	27,053
2	ISOLATED AREAS	-
3	FLOOD ZONE	-
4	WETLANDS	20,783
5	ROW OR EASEMENTS	10,012
6	RESOURCE PROTECTION	-
7	FILLED WETLAND	-
	TOTAL NET RESIDENTIAL AREA	122,505

LOTS = NET AREA / MIN LOT SIZE PER ZONE DISTRICT = 122,505 SF / 40,000 SF = 3 LOTS

OPEN SPACE:

OPEN SPACE	27,248 SF
TOTAL PROJECT AREA	180,353 SF
PERCENTAGE OF OPEN SPACE	15.11% > 15% REQUIRED



STATE OF MAINE
MICHAEL E. WILSON
LICENSED PROFESSIONAL ENGINEER

DATE: 11/27/2023

PROJECT: WILDES DISTRICT ROAD SUBDIVISION
SHEET TITLE: SUBDIVISION PLAN
RECORD OWNER: MICHAEL D. PRENDERGAST
789 RIDGEFIELD ROAD
WILTON, CT 06897

DATE: 10/2/2023
SCALE: 1" = 40'
JOB NO: 23-003
SHEET: C-2.0

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN
CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

ADDED BUILDING ENVELOPES ON PROPOSED LOTS
SUBMITTED FOR PRELIMINARY SUBDIVISION APPROVAL

REVISIONS

NO	DATE	REVISIONS
2	11/27/2023	
1	10/2/2023	
		NO

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