EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
EL1	N 71°43'26" E	18.00'
EL2	S 18°16'34" E	22.00'
EL3	S 71°43'26" W	18.00'

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
EC1	28.83'	28.00'	S 78°46'39" E	27.57'
EC2	28.83'	28.00'	S 42°13'31" W	27.57'

RESIDENTIAL AREA CALCULATIONS:

TOTAL PARCEL AREA = 194,709 S.F. (4.47 Ac.)
LESS 15% ROADS = - 29,206 S.F.
LESS 15% OPEN SPACE= - 29,206 S.F.
LESS WETLANDS = - 50,281 S.F.
NET RESIDENTIAL AREA = 86,016 S.F. (1.97 Ac.)

NET RESIDENTIAL DENSITY =
86,016 S.F. / 20,000 S.F. = 4.3 OR 4 LOTS

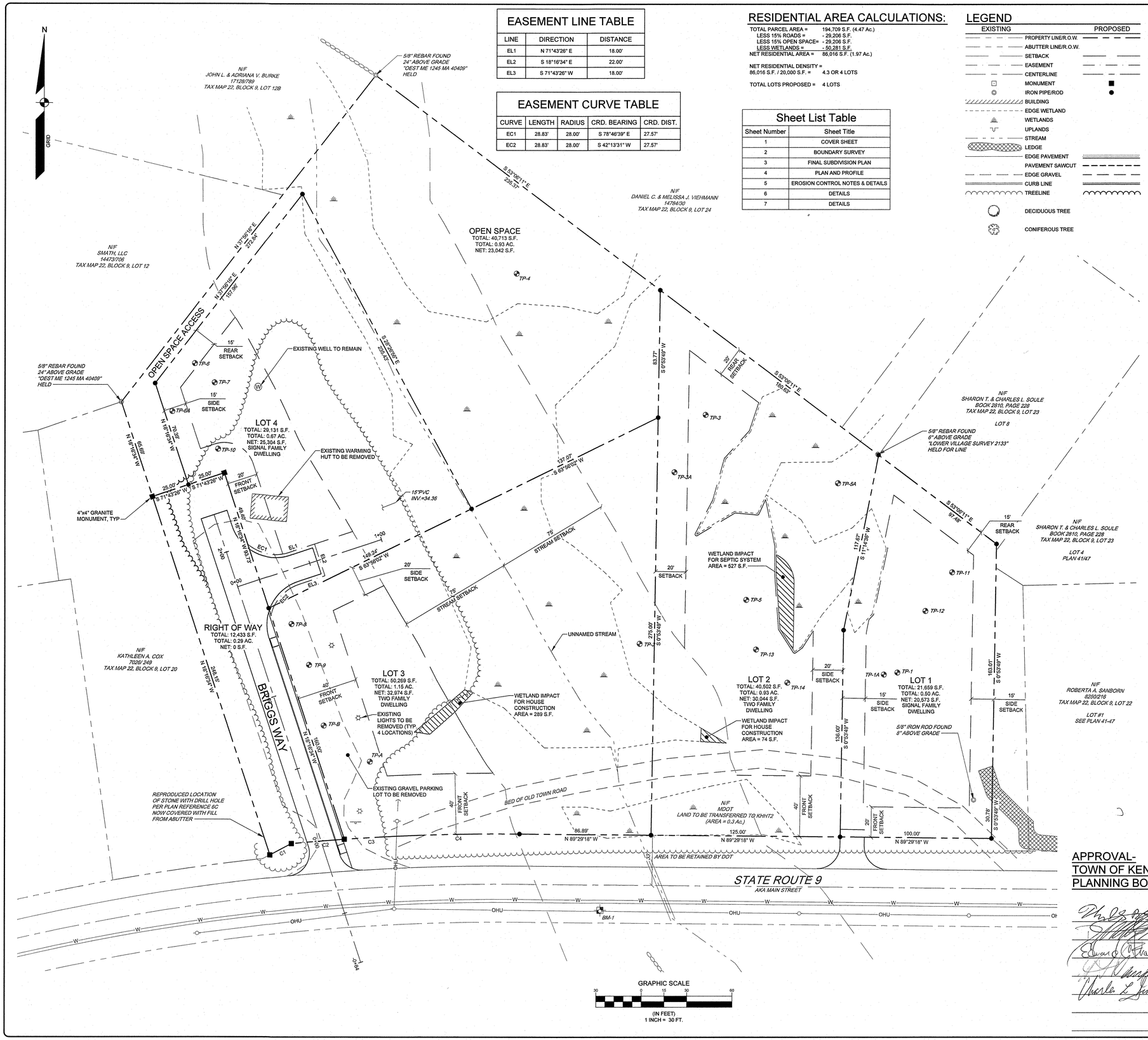
TOTAL LOTS PROPOSED = 4 LOTS

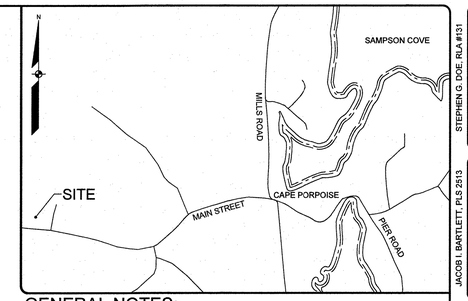
Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	BOUNDARY SURVEY
3	FINAL SUBDIVISION PLAN
4	PLAN AND PROFILE
5	EROSION CONTROL NOTES & DETAILS
6	DETAILS
7	DETAILS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	UPLANDS	
	STREAM	
	LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE GRAVEL	
	CURB LINE	
	TREELINE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	





GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS KENNEBUNKPORT HERITAGE HOUSING TRUST 2 BY DEED DATED JUNE 13, 2019 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17993, PAGE 771. SEE DETERMINATION OF DISCONTINUANCE BY ABANDONMENT ISSUED BY THE TOWN OF KENNEBUNKPORT RECORDED AT YCRD IN BOOK 18424, PAGE 43. SEE CORRESPONDENCE FROM MAINE DOT DATED FEBRUARY 10, 2020 AND OCTOBER 2, 2020.
2. THE PROPERTY IS SHOWN AS BLOCK 9, LOT 21 ON THE TOWN OF KENNEBUNKPORT TAX MAP 22 AND IS LOCATED IN THE CAPE PORPOISE WEST DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE CAPE PORPOISE WEST DISTRICT ARE AS FOLLOWS:

	SINGLE FAMILY	TWO FAMILY
MINIMUM LOT SIZE:	20,000 S.F.	30,000 S.F.
MINIMUM LOT WIDTH:	100 FEET	100 FEET
MINIMUM FRONT YARD:	20 FEET	40 FEET
MINIMUM SIDE YARD:	15 FEET	20 FEET
MINIMUM REAR YARD:	15 FEET	20 FEET
MAXIMUM BUILDING HEIGHT:	30 FEET	30 FEET
MAXIMUM LOT COVERAGE:	20%	20%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 4.17 Ac. + MDOT 0.3Ac. ROW = 4.47Ac.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. ON FEBRUARY 10, 2020.
6. PLAN REFERENCES:
   A. "LAND OF JAMES H. JOHNSON, WESTVALE ROAD AT CAPE PORPOISE IN KENNEBUNKPORT, MAINE" DATED JANUARY 2, 1961 BY JULIAN C. HOWARD AND RECORDED AT YCRD IN PLAN BOOK 41, PAGE 49.
   B. "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION STATE AID HIGHWAY NO. 1, KENNEBUNKPORT, YORK CO. ACROSS LAND OF MARY A. SEAVEY, WILLIAM E. MORAN & J.F. SEAVEY" DATED FEBRUARY 1933 AND ON FILE AT THE STATE OF MAINE DOT.
   C. "STANDARD BOUNDARY & EXISTING CONDITIONS PLAN, TOWN OF KENNEBUNKPORT, MAINE" DATED NOVEMBER 2003 BY OEST ASSOCIATES, INC.
   D. "STANDARD BOUNDARY SURVEY AND LOT DIVISION OFF OLD CAPE ROAD, KENNEBUNKPORT, MAINE OWNED BY SMATH, LLC" DATED OCTOBER 6, 2015 BY LOWER VILLAGE SURVEY CO.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. BENCHMARK:
   BM-1 SPIKE IN UTILITY POLE J66 ELEVATION: 37.30' (NAVD88)
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KENNEBUNKPORT, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230170-0007-B HAVING AN EFFECTIVE DATE OF APRIL 18, 1983. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF 100-YEAR FLOOD;BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY JIM LOGAN OF LONGVIEW PARTNERS. THE WETLANDS, STREAM LOCATION AND TEST PITS SHOWN HEREON WERE LOCATED BY GPS BY LONGVIEW PARTNERS.
12. USE: RESIDENTIAL
13. THERE SHALL BE NO CONVEYANCE OF ANY LOT OR ISSUANCE OF ANY BUILDING PERMIT UNTIL A PERFORMANCE GUARANTEE(S) COVERING THE COST OF ALL REQUIRED IMPROVEMENTS IS SUBMITTED AND APPROVED BY THE TOWN OF KENNEBUNKPORT.
14. THE DEVELOPMENT IS SUBJECT TO THE FINDING OF FACTS, CONCLUSIONS, DECISIONS, AND CONDITIONS OF APPROVAL AS APPROVED BY THE TOWN OF KENNEBUNKPORT PLANNING BOARD AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
15. ALL STORM DRAIN PIPING SHALL COMPLY WITH TOWN SPECIFICATIONS.
16. THE ROAD IN THIS SUBDIVISION IS INTENDED TO REMAIN PRIVATE AND BE MAINTAINED BY THE DEVELOPER.
17. WETLAND IMPACTS:
    PREVIOUS IMPACTS = 3,400 S.F.
    PROPOSED IMPACTS = 890 S.F.
    TOTAL IMPACTS = 4,290
18. LOTS WILL BE SERVED BY OVERHEAD POWER, PUBLIC WATER, AND SUBSURFACE SEPTIC WASTE DISPOSAL SYSTEMS.
19. WAIVER REQUEST GRANTED JULY 1, 2020:
    A. SECTION 7.2.D.12 - HYDROGEOLOGIC ASSESSMENT. BOARD WAIVED REQUIREMENT OF PROVIDING THIS.
    B. SECTION 12.2.B.2.F - SHARED DRIVEWAY/ THE BOARD WAIVED THE SUBDIVISION REGULATIONS WHICH REQUIRE THAT THE SHARED DRIVEWAY FOR LOTS 1 AND 2 BE TREATED AS A PRIVATE ROAD.
20. NEITHER THE LANDOWNER NOR ANY HOME OWNER MAY USE, OR CAUSE TO BE USED, ANYWHERE ON THE PROPERTY NON-ORGANIC FERTILIZERS, PESTICIDES OR HERBICIDES, UNLESS THERE IS NO REASONABLE ALTERNATIVE TO THE USE OF SUCH NON-ORGANIC PRODUCT (AND PROVIDED FURTHER THAT NO HOME OWNER MAY USE ANY SUCH NON-ORGANIC PRODUCT WITHOUT THE APPROVAL OF THE LANDOWNER).

APPROVAL-
TOWN OF KENNEBUNKPORT
PLANNING BOARD

	DATE
	11/17/20
	CHAIRPERSON
	11/20/2020
	11/20/2020
	12/2/2020
	12/3/2020

STATE OF MAINE, YORK COUNTY SS,
REGISTRY OF DEEDS

RECEIVED Dec 14 20 20
AT 8 H 50 M A M AND
RECORDED IN
PLAN BOOK 412 PAGE 19
ATTEST: Nancy E Hammond
REGISTER

STEPHEN G. DOE, RLA #131

STEPHEN G. DOE
REGISTERED LANDSCAPE ARCHITECT
No. 131
STATE OF MAINE
10/20/2020

JACOB I. BARTLETT, PLS 2513

JACOB I. BARTLETT
No. 2513
STATE OF MAINE
PROFESSIONAL LAND SURVEYOR

REV.	BY:	DATE:	STATUS:
E	SGD	8/5/2020	ISSUED FOR FINAL SUBDIVISION REVIEW
D	SGD	5/20/2020	REVISION PER KKW&WVD REVIEW
C	SGD	4/30/2020	REISSUED PER STORMWATER & KKW WATER DIST. COMMENTS
B	SGD	3/20/2020	REISSUED FOR SUBDIVISION REVIEW
A	SGD	2/19/2020	ISSUED FOR PRELIMINARY SUBDIVISION REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
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75 John Roberts Rd.
Suite A
South Portland, ME 04106
Tel: 207-200-2100

FINAL SUBDIVISION PLAN
OF:
HERITAGE WOODS RESIDENTIAL SUBDIVISION
MAIN STREET
CAPE PORPOISE, ME
FOR RECORD OWNER:
KENNEBUNKPORT HERITAGE HOUSING TRUST 2
P.O. BOX 535
KENNEBUNKPORT, ME 04046

DESIGNED	KJR
DRAWN	BVD
CHECKED	SGD
DATE	2/13/2020
SCALE	1" = 30'
PROJECT	01300

SHEET 3 OF 7

01300S.dwg, TAB:24x36