

NOTES

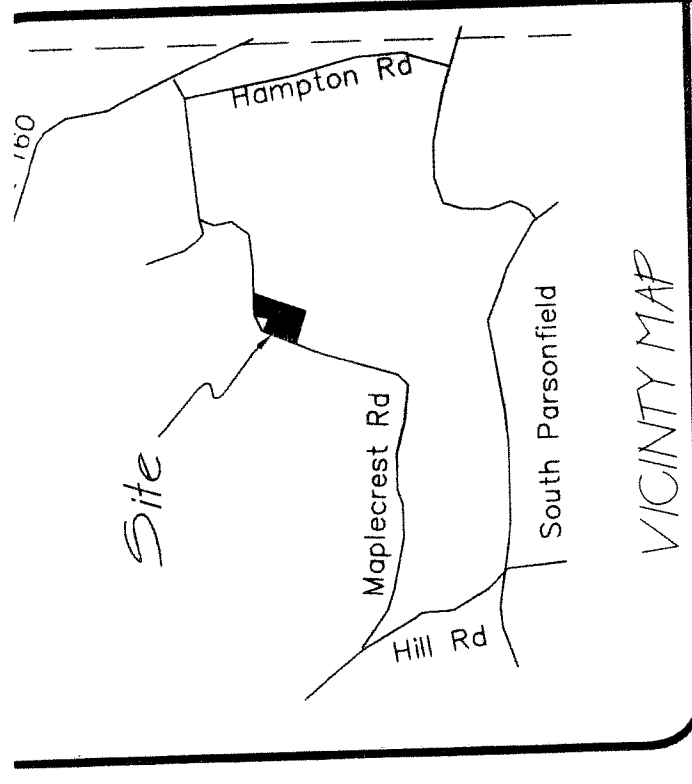
- 1) Project Area=40.59 Acres
- 2) Proposed Use=6 Lot residential subdivision
- 3) Sewer/Septic= Onsite individual septic systems
- 4) Water= Onsite individual wells
- 5) Electric/Telephone= Overhead
- 6) All construction, the erosion prevention provisions in accordance with the Maine Erosion Control and Sedimentation Handbook for Construction: Best Management Practices, 1991 as updated.
- 7) Topographic information provided by Eastern Topographics, compiled August, 2005, Photo Date April 1990.
- 8) All or a portion of this property may be within the watershed of Lake Arrowhead.
- 9) Forest Type= Mixed Hard & Softwoods
- 10) Driveways shall be constructed according to Sheet 2 of this plan. No building permit shall be issued until driveway is approved by Road Commissioner.
- 11) Driveways serving lots 4, 5 & 6 to be paved in areas where grade exceeds 6% per 100'
- 12) Wooded buffers to be maintained within all lot setback lines, except for clearing as needed for driveways, utilities, etc., and the removal of dead & diseased trees. Wooded areas on Lots 2-6, beyond the "Limits of Clearing" as depicted on plan, shall be maintained in a forested condition, with the exception of selected cutting for firewood or as required for driveways, utilities, etc.
- 13) Further, within the area 50 feet from Maplecrest Road, as labeled on the plan as "Buffer", only clearing for driveways, utilities and the removal of dead and diseased trees shall be allowed.
- 13) Storm Water Best Management Practices for the site are dispersed flow into forested area. (Europe's diaphragm), though not afforded protection
- 14) The white wood aster is a common and should be avoided if possible.
- 15) The State shall be offered for sale until either the required road improvements and fire cistern have been completed or a bond in the amount of \$40,000 (if that is the amount approved by the Board) payable to the Town of Parsonsfield has been acquired and placed in possession of the town.
- 16) Wells shall not be constructed within 100 feet if located uphill of the street, if located downhill from the street or 50 feet if located uphill of the street.

RESTRICTIVE COVENANTS

- 1) No trailer, mobile home or any other moveable building shall be erected or maintained on any lot, except as may be necessary for a short time to facilitate construction operations.
- A travel trailer may be stored on any lot, provided it is not in view from any residence on any other lot, but it may not be habitated for permanent living space.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. Such items shall be kept in sanitary containers, until their removal and proper disposal.
- Lots subject to common driveway easements, as shown below.

WARRANTS

- 1) SEC. 7.2.d.3- Monuments, Iron Rods w/ Surveyor's Cap
- 2) SEC. 7.2.d.10- High Intensity Soil Survey, Additional test pits per SEC.11-6.B.2.b



MAP R-13 LOT 83B
RICHARD DUBONT

HOWARD NORRIS, JR.
BK. 3096 Pg. 7/5



LEGEND

- Iron Rod/Iron Pipe FND
- Rebar w/ Cap SET
- Unmonumented Point
- Utility Pole
- ▬ Existing Stonewall
- ▬ Property Line
- ▬ Pond
- ▬ Setback
- ▬ Paved Road
- ▬ Gravel Road
- ▬ Soils
- ▬ Hardwood Tree > 24" dbh
- ▬ Softwood Tree > 24" dbh
- ▬ Aster ditricata plant
- ▬ Approx. Limits of Clearing
- ▬ Prop. Waste Disposal Area

DRIVEWAY EASEMENTS

LINE	BEARING	DISTANCE
L1	S 84°15'56" W	25.24'
L2	S 73°42'03" E	75.73'
L3	S 24°15'56" W	25.24'
L4	N 73°42'03" W	75.73'
L5	S 73°42'03" E	75.73'
L6	S 24°15'56" W	25.24'
L7	S 73°42'03" E	100.00'
L8	S 20°23'44" W	96.31'
L9	S 73°42'03" E	100.00'
L10	S 20°23'44" W	96.31'
L11	S 73°42'03" E	20.05'
L12	S 20°23'44" W	20.05'
L13	S 73°42'03" E	20.05'

ALL COMMON DRIVEWAYS TO BE MIN. 15' ALONG COMMON PORTION.

ZONING DESIGNATION

Zone "F1" - Farm & Forest
Min. Lot Size - 3.0 Acres
Min. Frontage Requirement - 250 Feet
Max. Frontage to Depth Ratio 3:1
Set Backs:
Front - 75'
Side - 25'
Rear - 50'
Zone "RP" - Resource Protection

SURVEY NOTES

THE BOUNDARY INFORMATION FOR THIS PLAN IS BASED ON A PLAN BY BH2M, ENTITLED "SKETCH PLAN SUBDIVISION FOR SUSAN CANNAFARINA", STANDARD BOUNDARY SURVEY, DATED APRIL, 2005. NO FURTHER WORK PERFORMED BY THIS OFFICE WITH RESPECT TO THE BOUNDARIES OF ORIGINAL PARCEL, MAP R-13 LOT 85 PLAN BY GBW

WETLANDS SCALED FROM PLAN REF. #1 AND PARSONSFIELD LAND USE MAP

SOIL NOTES

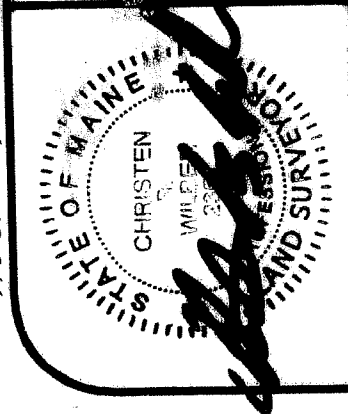
HmB - Hermon very stony fine sandy loam, 3-8% slopes
HmC - Hermon very stony fine sandy loam, 8-15% slopes
HmD - Hermon very stony fine sandy loam, 15-25% slopes
S4B - Sherry fine sandy loam, 0-8% slopes
S4B - Sherry fine sandy loam, 0-8% slopes
B8B - Brayton and Westbury very stony fine sandy loams, 0-8% slopes
Scaled from the York County Soil Survey

Project Consultants

Plant Survey - Northern Ecological Associates, Inc.
Site Evaluators - Albert Fricke Associates, Inc.
Traffic Analysis - SVE Associates
Storm Water Management & Erosion Control Plans - SVE Associates
Topography - Western Maine Water Wells, Inc.
Topography - Eastern Topographics.

OWNER OF RECORD

Map R-13 Lot B5
Susan Cannafarina
133 Old Portland Road
North Waterboro, ME 04061
Bk. 13787 Pg. 43



WILDER CONSULTING
Professional Seal of the State of Maine
Professional Seal of the State of Maine

Approved by the Planning Board of the Town of Parsonsfield
Ann Hurd
Debra J. Hurd
John D. Hurd
Date: 12/13/05
Maurice Wright, Chairman

HUBERT A. VERRIER
JOANNE M. KINNEY
BK. 4574 Pg. 33

Right of Way to be Granted to Barbara & David Conover by Susan Cannafarina

BRIAN L. LYLE
BK. 4247 Pg. 85

LEWIS & THELMA
GOODNOW
BK. 7597 Pg. 5

CHRISTIAN'S CROSSING
PROPOSED SUBDIVISION
LAND OF
SUSAN CANNAFARINA
PREPARED FOR
CERSOSIMO INDUSTRIES, INC.
MAPLECREST ROAD
IN
PARSONSFIELD, ME
MAY 11, 2005 SCALE: 1"=100'



Revised: 6/9/05, 6/27/05, 8/15/05, 9/08/05, 9/27/05
9/20/05, 10/25/05, 11/18/05

York County 12/14/05
Plan 306
Plan 142