

PLAN REFERENCES

- EXISTING CONDITIONS PLAN BY LAND USE CONSULTANTS SPURWINK WOODS FOR EDWARD V. DRINAN DATED JAN 24, 1990
- STANDARD BOUNDARY SURVEY FOR EDWARD V. DRINAN ON SPURWINK AVE, CAPE ELIZABETH BY LAND USE CONSULTANTS DATED JAN 25, 1990.
- PLAT OF MITCHELL HIGHLAND EXTENSION 2 CAPE ELIZABETH FOR DRIGO BUILDERS BY OWEN HASKELL, INC. DATED MAY 1966, RECORDED IN CORD BOOK 71 PAGE 37.
- PLAN OF SOUTH PORTLAND ESTATES SOUTH PORTLAND, ME OWNED BY EDGAR C. LINV BY R.F. SMITH DATED SEPT 1925 RECORDED IN CORD BOOK 16 PAGE 52.
- AMENDED SUBDIVISION PLAN HAMLIN ST. SUBDIVISION CAPE ELIZABETH, MAINE FOR CLOUTIER CONSTRUCTION BY PINKHAM + GREER DATED 4-30-04 REVISED 6-24-04 RECORDED CORD BOOK 204 PAGE 641.
- PROPOSED RIGHT OF WAY PLAN 26 KILLDEER RD. CAPE ELIZABETH, MAINE FOR RAINBOW CONSTRUCTION BY BACK BAY BOUNDARY, INC. DATED 9-24-04.
- PLAN SHOWING LAND SURVEYED FOR JOHN W. AND PATRICIA A. REED ON SPURWINK AVENUE IN CAPE ELIZABETH, MAINE BY LAND USE CONSULTANTS DATED AUGUST 2, 1984, RECORDED IN CORD PLAN BOOK 187 PAGE 1.

GENERAL NOTES

- ZONING DISTRICT: RC - RESIDENTIAL C DISTRICT
- DENSITY: 24.97 ACRES
- GROSS ACREAGE: 3.75 ACRES
- UNUSABLE LAND: 4.96 ACRES
- WETLANDS: 0.20 ACRES
- BEDROCK: 8.91 ACRES
- TOTAL UNUSABLE LAND: 16.06 ACRES
- NET RESIDENTIAL ACREAGE: 1 PER 15,000 S.F. OF NET RESIDENTIAL AREA 46.64 OR 46 LOTS/UNITS 23 LOTS
- TOTAL ALLOWABLE DWELLING UNITS = 42 DWELLING UNITS
- TOTAL PROPOSED DWELLING UNITS = 42 DWELLING UNITS
- OPEN SPACE/RESIDENTIAL C ZONING REQUIREMENTS: AVERAGE LOT SIZE (15,000 SF x 60%) = 9,000 SF 8,999 SF
- MINIMUM LOT SIZE = 7,500 SF 7,512 SF
- MINIMUM STREET FRONTAGE = 50 FEET 50 FEET
- MINIMUM FRONT SETBACK = 20 FEET 20 FEET
- MINIMUM SIDE SETBACK (LOTS) = 5 FEET 5 FEET
- MINIMUM REAR SETBACK (LOTS) = 5 FEET 5 FEET
- MINIMUM SIDE SETBACK (CONDOMINIUMS) = 15 FEET 15 FEET
- MINIMUM REAR SETBACK (CONDOMINIUMS) = 15 FEET 15 FEET
- MINIMUM BUILDING HEIGHT = 35 FEET 30 FEET
- MINIMUM OPEN SPACE (24.97 ACRES x 40%) = 9.99 ACRES 12.58 ACRES
- USABLE OPEN SPACE (4.99 ACRES x 33%) = 3.30 ACRES 7.80 ACRES
- WETLANDS AS SHOWN WERE DELINEATED BY DALE BREWER OF STATEWIDE SURVEYS, INC. IN JUNE 2005.
- THE WETLANDS WERE DELINEATED IN GENERAL ACCORDANCE OF THE 1987 A.C.O.E. WETLANDS DELINEATION MANUAL.
- WETLAND LINES SHOWN OUTSIDE OF THE WETLAND LINES WERE MAPPED WITH GPS AND MAY VARY FROM ACTUAL SURVEY LOCATION. WETLANDS INFORMATION BY OTHERS IN THE CONSERVATION AREA IN THE NORTHERLY PORTION OF THE SITE.
- ELEVATIONS ARE BASED ON PLAN REFERENCE 1. NOT FIELD SURVEYED BY OWEN HASKELL, INC.
- DATUM PLANE IS N.G.V.D. OF 1929. BENCHMARK IS 10M TOP OF FLANGE BOLT NEXT TO "O" IN OPEN ON HYDRANT AT CORNER OF CHEVERUS + MAULLEY ROADS EL= 92.65.
- CONTRACTOR SHALL CONTACT THE PUBLIC WORKS DIRECTOR PRIOR TO INSTALLING THE BASE COURSE OF BITUMINOUS CONCRETE ON FRANKLIN CIRCLE TO ALLOW TOWN VEHICLES TO TEST DRIVE THE PROPOSED ROAD ALIGNMENT. SHOULD THE PROPOSED ALIGNMENT BE INADEQUATE, THE CONTRACTOR SHALL BUILD FRANKLIN CIRCLE TO STANDARDS REQUIRED BY THE PUBLIC WORKS DIRECTOR.
- THERE SHALL BE NO SALE OF LOTS, NOR ISSUANCE OF BUILDING PERMITS, NOR SITE WORK COMMENCED UNTIL THE REQUIRED PERFORMANCE GUARANTEE HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 16-2-4 (C)37C3A).
- CONSTRUCTION SHALL START WITH PHASE ONE AND BE CONSTRUCTED IN SEQUENCE THROUGH PHASE FIVE.
- 20 PERCENT OF THE TREE BUDGET SHALL BE RESERVED AND HELD BY THE TOWN UNTIL THE END OF THE YEAR THREE AFTER THE TREES HAVE BEEN PLANTED TO PAY FOR REPLACEMENT OF TREES THAT DIE.
- WALKING TRAILS SHALL BE FIELD LOCATED IN CONSULTATION WITH THE CONSERVATION COMMISSION.
- AREAS DESIGNATED AS LEVEL LP SPREADER BUFFER SHALL REMAIN UNDISTURBED AND MAINTAINED IN ACCORDANCE WITH THE MAINE D.E.P. STORMWATER MANAGEMENT LAW, SECTION 4.
- PROJECT APPROVED BY CAPE ELIZABETH PLANNING BOARD AND MAINE D.E.P. AS SPURWINK WOODS.
- SUBDIVISION PLAT PLAN, DATED JUNE 2, 2006, WAS RECORDED AT THE CLERK AND COUNTY REGISTRY OF DEEDS (C.C.R.D.) ON AUGUST 31, 2006 IN BOOK 206, PAGE 557. AMENDED SUBDIVISION PLAT PLAN, DATED JULY 18, 2008, RECORDED AT THE C.C.R.D. ON AUGUST 7, 2008, BOOK 208, PAGE 351. AMENDED SUBDIVISION PLAT PLAN, DATED JANUARY 14, 2009, RECORDED AT THE C.C.R.D. JANUARY 27, 2009, BOOK 204, PAGE 35.
- STRUCTURES ON LOT 11 AND HILSE PROPERTY LOCATED BY BACK BAY BOUNDARY, INC. ON PLAN FOR RAINBOW CONSTRUCTION DATED SEPTEMBER 24, 2004.

Prepared For:
SPURWINK WOODS, LLC
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Prepared By:
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COTTAGE BROOK
Cape Elizabeth, Maine

Date: **NOVEMBER 16, 2010**

Issued For:

Revisions:

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Title: **AMENDED SUBDIVISION PLAT PLAN**

Scale: 1"=60'

0 30 60 120 ft.

North

Sheet No.: **1**

Town of Cape Elizabeth Planning Board

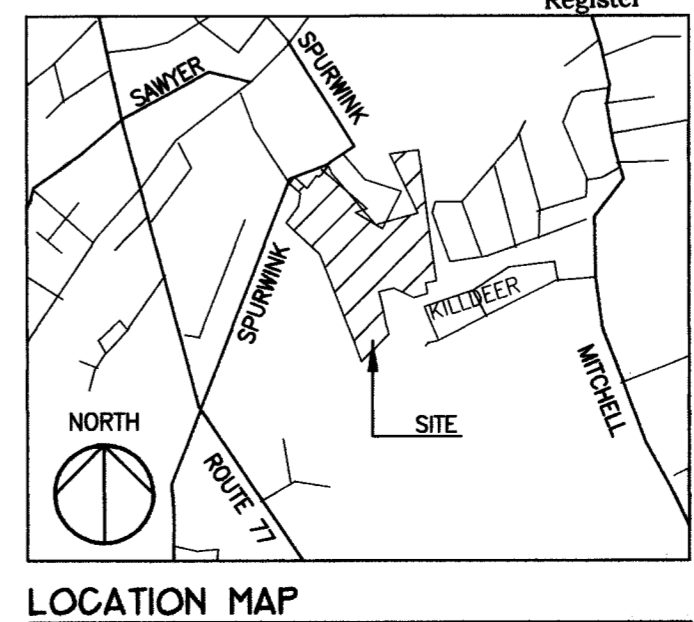
Chairman: *Elaine S. Blauder*

Board Members: *Carol Ann O'Neil, John W. Swan*

Attest: *Elaine S. Blauder* Register

11/16/2010 Date

Approved: Town of Cape Elizabeth Planning Board

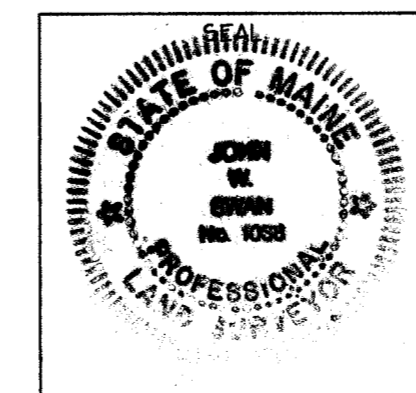


CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS OF PRACTICE.

11/23/10 DATE

JOHN W. SWAN, PLS NO. 1038



LEGEND	EXISTING	PROPOSED
PROPERTY LINE	---	---
IRON ROD	○	●
GRANITE MONUMENT	□	■
SETBACK LINE	---	---
MANHOLE	○	●
CATCH BASIN	□	■
HYDRANT	⋈	⋈
STREET SIGN	---	---
PROPOSED TREES	○	⊕
WETLAND	---	---
STONE WALL	---	---
RIP RAP	---	---