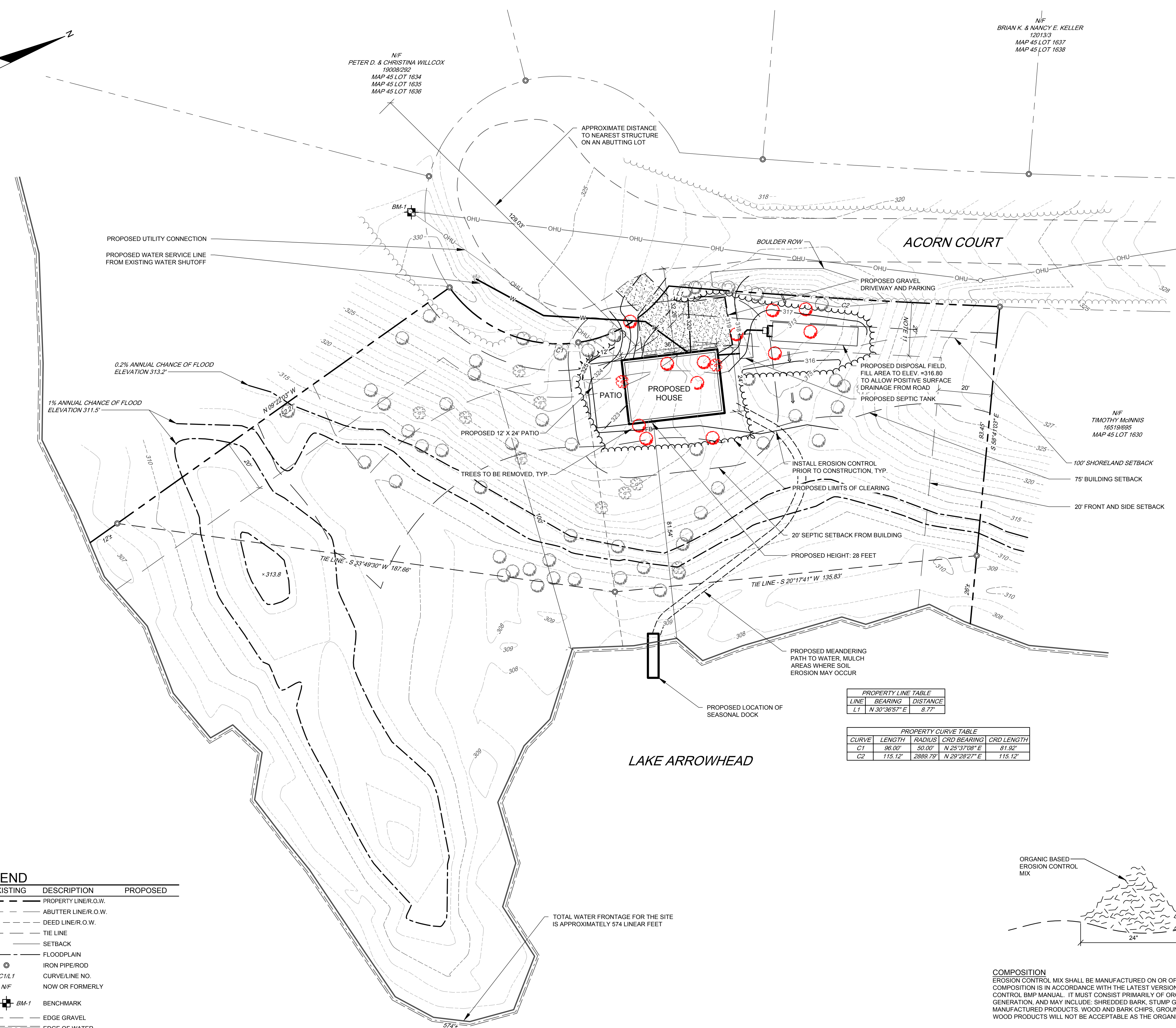


PROGRESS PRINT

NOT FOR CONSTRUCTION



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCEL ARE WILLIAM AND CHONG MIN MATHEWS BY DEED DATED JANUARY 7, 1991 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 5605, PAGE 93.
- THE PROPERTY IS SHOWN AS LOT 1632 AND LOT 1633 ON THE TOWN OF WATERBORO TAX MAP 45 AND IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT AND RESOURCE PROTECTION DISTRICT.
- SPACE AND BULK CRITERIA FOR THE VILLAGE RESIDENTIAL DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 20,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 100 FT. OR 50 FT. ON CUL-DE-SAC
 MINIMUM FRONT YARD: 40 FT.
 MINIMUM SIDE YARD: 20 FT.
 MINIMUM REAR YARD: 20 FT.
 SHORELAND SETBACK: 100 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 *SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.1 ACRES OR 48,021 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN OCTOBER OF 2021 AND JANUARY OF 2023.
- PLAN REFERENCES:
 A. "PLAN OF LAND IN WATERBORO, MAINE OWNED BY LAKE ARROWHEAD ESTATES SECTION NO. 2 SHEET NO. 16 OF 24" DATED MARCH, 1970 BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS AND RECORDED AT THE YCRD IN PLAN BOOK 62, PAGE 16.
 B. "PRELIMINARY PLAT LAKE ARROWHEAD ESTATES SECTION NO. 2 TOWN OF WATERBORO, COUNTY OF YORK, STATE OF MAINE OWNED BY LAKE ARROWHEAD ESTATES, INC. NORTH WATERBORO, MAINE" RECORDED DECEMBER 30, 1969 BY WRIGHT, PIERCE, BARNES & WYMAN ENGINEERS AND RECORDED AT THE YCRD IN PLAN BOOK 50, PAGE 30.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA033. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
 BM-1 SPIKE IN UTILITY POLE ELEVATION: 330.40' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 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.
- THE LOCUS PROPERTY AS DEPICTED HEREON PARTIALLY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WATERBORO, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230 199 0004C, HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 1985. THE LOCUS PARTIALLY FALLS WITHIN AN AREA IDENTIFIED AS ZONE AS AREAS OF 100-YEAR FLOOD, BASED FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED AT 312 FEET NAVD29 OR 313.5 FEET NAVD88. THE 500-YEAR FLOOD FLOOD ELEVATION OF 313.7 FEET NAVD29 OR 313.2 FEET NAVD88 WAS DERIVED FROM THE FIS REPORT FOR THE LITTLE OSSIPEE RIVER DATED AUGUST 1, 1984. ELEVATION CONVERTED UTILIZING THE NGS COORDINATE AND TRANSFORMATION TOOL.
- THE SETBACK FROM ACORN COURT IS DEPICTED AS 20-FOOT FOR THE REAR SETBACK AND THE FRONTAGE BEING CONSIDERED ON LAKE ARROWHEAD PER CONVERSATION WITH CODE ENFORCEMENT OFFICER.
- THIS LOT IS SUBJECT TO THE RULES AND RESTRICTIONS SET FORTH BY THE SACO RIVER CORRIDOR COMMISSION.
- THE SACO RIVER CORRIDOR COMMISSION APPROVED THIS PLAN UNDER PERMIT #15-571 AT A COMMISSIONER MEETING ON MARCH 22, 2023 AS DESCRIBED IN A LETTER DATED APRIL 10, 2023.

REV.	BY	DATE	STATUS
D	MKO	04-27-2023	ISSUED FOR TOWN OF WATERBORO ZONING BOARD OF APPEALS
C	MKO	03-16-2023	REVISED FOR SACO RIVER CORRIDOR COMMISSION REVIEW
B	MKO	02-21-2023	REVISED GRADING AND NOTES OVER SEPTIC AREA FOR LOCAL APPROVAL
A	MKO	02-01-2023	ISSUED FOR SACO RIVER CORRIDOR COMMISSION REVIEW

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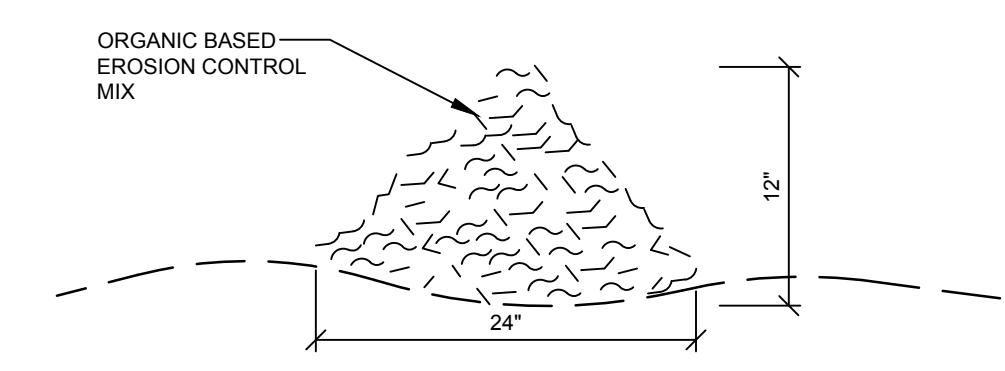
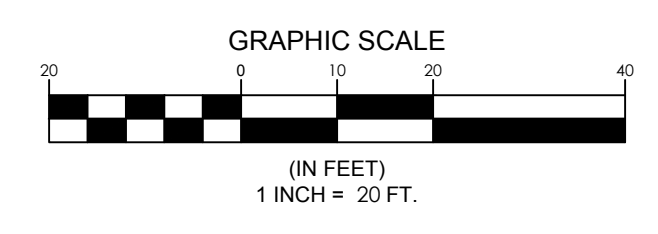
SITE IMPROVEMENT PLAN
OF:
ACORN COURT PARCEL
ACORN COURT
WATERBORO, MAINE 04081
FOR:
WILLIAM & CHONG MIN MATHEWS
11 CEMETERY ROAD
LEBANON, MAINE 04027

DESIGNED	EOB
DRAWN	ABB
CHECKED	MKO
DATE	12/20/2022
SCALE	1" = 20'
PROJECT	21823

SHEET 1 OF 1

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE, O.W.	---
---	ABUTTER LINE, O.W.	---
---	DEED LINE, O.W.	---
---	TIE LINE	---
---	SETBACK	---
---	FLOODPLAIN	---
⊙	IRON PIPE/ROD	---
C1/L1	CURVILINE NO.	---
N/F	NOW OR FORMERLY	---
⊕	BENCHMARK	---
---	EDGE GRAVEL	---
---	EDGE OF WATER	---
---	TREELINE	---
---	CONTOURS	---
⊙	DECIDUOUS TREE	---
⊙	CONIFEROUS TREE	---
---	BUILDING	---
---	DECK/STEPS/OVERHANG	---
---	EDGE PAVEMENT	---
W	WATER	W
O/HU	OVERHEAD UTILITY	O/HU



COMPOSITION
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE LATEST VERSION OF THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

- INSTALLATION:**
- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
 - EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
 - THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 - EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.
 - BERMS COMPOSED OF EROSION CONTROL MIX CAN BE RESHAPED WHEN NECESSARY.

EROSION CONTROL MIX BERM
NOT TO SCALE