GENERAL NOTES

1. ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
2. THE RECORD OWNER OF THE SUBJECT PARCEL IS BIRCH PARK PROPERTIES, LLC BY DEED DATED MARCH 7, 2023 AND RECORDED IN BOOK 19206, PAGE 404.
3. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF ARUNDEL TAX MAP 33 AS LOT 12-B AND IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (DB1) AND THE DOWNTOWN BUSINESS 2 DISTRICT (DB2).
4. TOTAL AREA OF THE SUBJECT PARCEL IS 2.910 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2024.
6. PLAN REFERENCES:
   A. "BOUNDARY RETRACEMENT AND LOT DIVISION SURVEY" PREPARED BY SCOT A. MACDONALD, DATED JULY 9, 2022, AND BEING PREVIOUSLY UNRECORDED.
   B. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY 1 - FEDERAL AID PROJECT NO. F-FG-01-1(69)" DATED MARCH 1985, SHEETS 1 & 2. D.O.T. FILE NO. 16-292.
9. 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.
10. THE LOCATION OF PORTLAND ROAD/ROUTE ONE IS ASSUMED AND BASED ON LOCAL EXISTING MONUMENTS FOUND.
11. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ARUNDEL, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301920010C, HAVING AN EFFECTIVE DATE OF JUNE 4, 1996.
12. A WETLAND DELINEATION WAS PREFORMED ON THIS PROJECT SITE BY MARK HAMPTON ASSOCIATES. 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 USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
13. UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON FEBRUARY 1, 2024 AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES WITHIN THE SUBJECT PARCELS. 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.
14. SNOW AND ICE CONDITIONS WERE PRESENT AT THE TIME OF THIS SURVEY. A FIELD INSPECTION IN THE SPRING MAY BE NEEDED TO VERIFY CERTAIN DETAILS.

PARKING CALCULATION

USE:	UNIT	AMOUNT	TOTAL
RETAIL:	4/1000 SF	2,100 SF	8.4
RESIDENTIAL (WITH 2 BEDROOMS):	2/UNIT	2 UNITS	4
SERVICE BUSINESS:	1/300 SF	8,500 SF	28.3
TOTAL REQUIRED SPACES:			40.7
TOTAL PROVIDED SPACES:			43 (INCLUDING GARAGES)

SPACE AND BULK REQUIREMENTS

DB-1

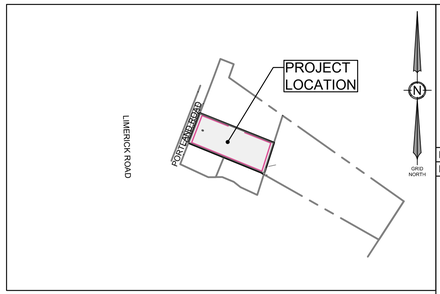
ZONING STANDARD	RESIDENTIAL USES	MIXED USE & NON RESIDENTIAL
MIN LOT SIZE	1 ACRE	1 ACRE
MIN NET LOT AREA PER FAMILY UNIT	25,000 SF	25,000 SF
MIN FLOOR AREA PER FAMILY UNIT		
ONE BEDROOM	600 SF	600 SF
TWO BEDROOM	750 SF	750 SF
THREE+ BEDROOM	900 SF	900 SF
MIN LOT FRONTAGE	100 FT	100 FT
MAX BUILDING FOOTPRINT	N/A	20,000 SF
MAX LOT COVERAGE	70%	70%
MAX PRINCIPAL BUILDING HEIGHT	30 FT	50 FT
FRONT YARD SETBACK	20 FT	20 FT
MAX FRONT YARD SETBACK	N/A	50 FT
SIDE YARD SETBACK	10 FT	10 FT
REAR YARD SETBACK	20 FT	20 FT

DB-2

ZONING STANDARD	MIXED USE & NON RESIDENTIAL
MIN LOT SIZE	1 ACRE
MAX BUILDING FOOTPRINT	100,000 SF
MAX LOT COVERAGE	70%
MAX PRINCIPAL BUILDING HEIGHT	50 FT
FRONT YARD SETBACK	40 FT
SIDE YARD SETBACK	15 FT
REAR YARD SETBACK	25 FT + 5 FT FOR EVERY STORY OVER 2 STORIES
SETBACK FROM ADJACENT R1, R2 & R4	75 FT
MIN LOT FRONTAGE	100 FT

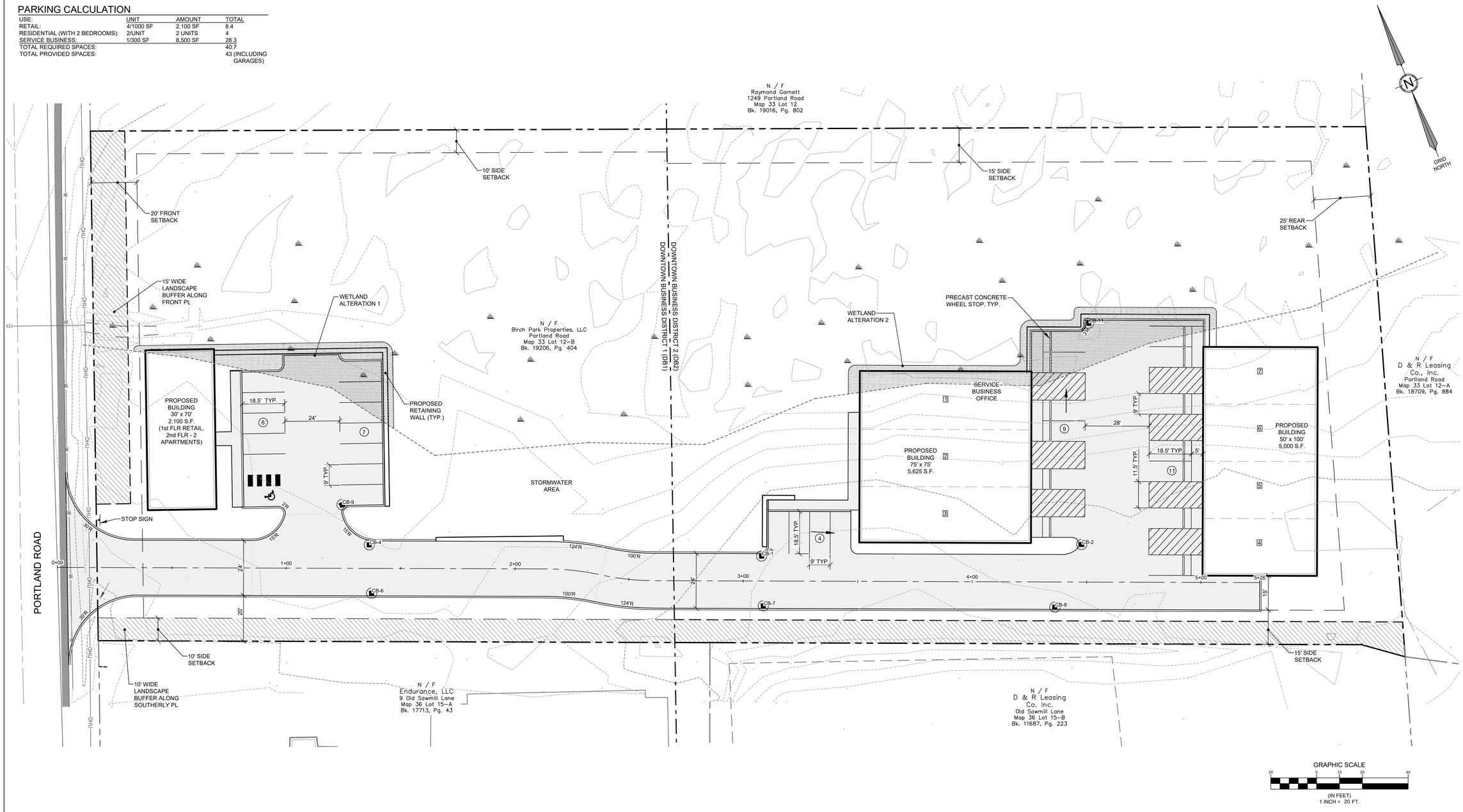
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	BUFFER LINE	
	STREET / SITE SIGN	
	BUILDING	
	BITUMINOUS PAVEMENT	
	CURBING	
	WETLAND AREA	
106	CONTOUR	



LOCATION MAP

SCALE: 1" = 500'



NO.	DATE	REVISIONS

DATE:
PE:

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

PROJECT: BIRCH PARK MIXED USE DEVELOPMENT
1248 PORTLAND ROAD, ARUNDEL, MAINE

SHEET TITLE: CONCEPT PLAN

CLIENT: BIRCH PARK PROPERTIES, LLC
1248 PORTLAND ROAD
ARUNDEL, MAINE 04046

DATE:	02-13-2024
SCALE:	1" = 20'
JOB NO:	22-173
SHEET:	C-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-173 Portland Road Arundel\CAD\Concepts\22-173 B-CS.dwg