

GENERAL NOTES

- ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THE RECORD OWNER OF THE SUBJECT PARCEL IS BIRCH PARK PROPERTIES, LLC BY DEED DATED MARCH 7, 2023 AND RECORDED IN BOOK 1926M, PAGE 404.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF ARUNDEL TAX MAP 31 AS LOT 12-8 AND IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (DB1) AND THE DOWNTOWN BUSINESS 2 DISTRICT (DB2).
- TOTAL AREA OF THE SUBJECT PARCEL IS 2.910 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2023.
- PLAN REFERENCES:
 - "BOUNDARY RETRACEMENT AND LOT DIVISION SURVEY" PREPARED BY SCOT A. MACDONALD, DATED JULY 9, 2022, AND BEING PREVIOUSLY UNRECORDED.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY 1 - FEDERAL AID PROJECT NO. F-4-G41-H(89) DATED MARCH 1985, SHEETS 1 & 2, D.O.T. FILE NO. 16262.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

PARKING CALCULATION

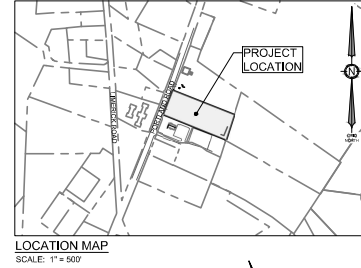
USE	UNIT	AMOUNT	TOTAL
RETAIL:			
RESIDENTIAL (WITH 2 BEDROOMS):	2/UNIT	2,400 S.F.	5.6
SERVICE BUSINESS:	2/UNIT	2,400 S.F.	4
		1,000 S.F.	31.07
TOTAL REQUIRED SPACES:			42.57 TOTAL
PROVIDED SPACES:			46 (INCLUDING GARAGES)

SPACE AND BULK REQUIREMENTS

DB-1	RESIDENTIAL USES	MIXED USE & NON RESIDENTIAL	PROVIDED
ZONING STANDARD	1 ACRE	1 ACRE	1.28 AC IN DB-1
MIN LOT SIZE	25,000 SF	25,000 SF	N/A
MIN FLOOR AREA PER FAMILY UNIT	ONE BEDROOM	600 SF	600 SF
TWO BEDROOM	750 SF	750 SF	1,200 SF
THREE BEDROOM	900 SF	900 SF	N/A
MIN LOT FRONTAGE	100 FT	100 FT	222 FT
MAX BUILDING FOOTPRINT	N/A	20,000 SF	2,400 SF
MAX LOT COVERAGE	70%	70%	26%
MAX PRINCIPAL BUILDING HEIGHT	30 FT	30 FT	23 FT 6IN
FRONT YARD SETBACK	20 FT	20 FT	20 FT
MAX FRONT YARD SETBACK	N/A	50 FT	-
SIDE YARD SETBACK	10 FT	10 FT	10 FT
REAR YARD SETBACK	20 FT	20 FT	20 FT
DB-2	MIXED USE & NON RESIDENTIAL		PROVIDED
ZONING STANDARD	1 ACRE		1.62 AC DB-2
MIN LOT SIZE	100,000 SF		9,500 SF
MAX BUILDING FOOTPRINT	70%		35%
MAX LOT COVERAGE	50 FT		35 FT
MAX PRINCIPAL BUILDING HEIGHT	40 FT		N/A
FRONT YARD SETBACK	15 FT		15 FT
SIDE YARD SETBACK	25 FT + 5 FT FOR EVERY STORY OVER 2 STORIES		25
REAR YARD SETBACK	75 FT		N/A
SETBACK FROM ADJACENT R1, R2 & R4	100 FT		222 FT
MIN LOT FRONTAGE			

LEGEND

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



DATE: 10-21-2024
BY: CRAIG M. SWEET

REVISIONS

NO. DATE

1 08/19/2023 COR. BLANK ALIGNMENT REVISION

2 10/21/2023 REVISIONS

3 10/21/2023 REVISIONS

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