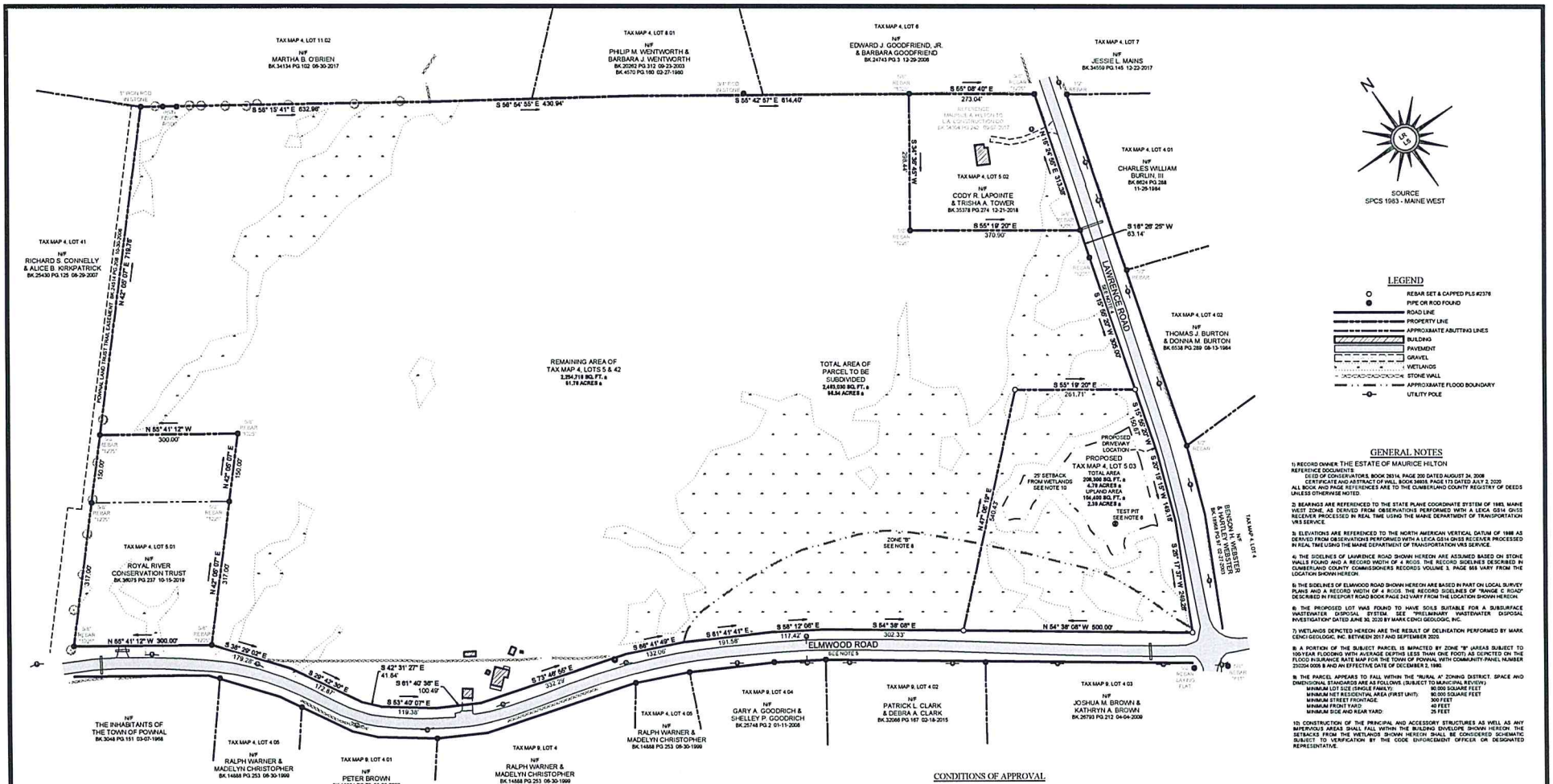


LEGEND

- REBAR SET & CAPPED PLS #2376
- PIPE OR ROD FOUND
- ROAD LINE
- PROPERTY LINE
- APPROXIMATE ABUTTING LINES
- BUILDING
- PAVEMENT
- GRAVEL
- WETLANDS
- STONE WALL
- APPROXIMATE FLOOD BOUNDARY
- UTILITY POLE

GENERAL NOTES

1) RECORD OWNER: THE ESTATE OF MAURICE HILTON
REFERENCE DOCUMENTS:
DEED OF CONSERVATOR'S, BOOK 28314, PAGE 200 DATED AUGUST 24, 2008
CERTIFICATE AND ABSTRACT OF WILL, BOOK 34803, PAGE 173 DATED JULY 2, 2020
ALL BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER PROCESSED IN REAL TIME USING THE MAINE DEPARTMENT OF TRANSPORTATION VRS SERVICE.

3) ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER PROCESSED IN REAL TIME USING THE MAINE DEPARTMENT OF TRANSPORTATION VRS SERVICE.

4) THE SIDELINES OF LAWRENCE ROAD SHOWN HEREON ARE ASSUMED BASED ON STONE WALLS FOUND AND A RECORD WIDTH OF 4 RODS. THE RECORD SIDELINES DESCRIBED IN CUMBERLAND COUNTY COMMISSIONERS RECORDS VOLUME 3, PAGE 868 VARY FROM THE LOCATION SHOWN HEREON.

5) THE SIDELINES OF ELMWOOD ROAD SHOWN HEREON ARE BASED IN PART ON LOCAL SURVEY PLANS AND A RECORD WIDTH OF 4 RODS. THE RECORD SIDELINES OF "RANGE C ROAD" DESCRIBED IN FREEPORT ROAD BOOK PAGE 242 VARY FROM THE LOCATION SHOWN HEREON.

6) THE PROPOSED LOT WAS FOUND TO HAVE SOILS SUITABLE FOR A SUBSURFACE WASTEWATER DISPOSAL SYSTEM. SEE "PRELIMINARY WASTEWATER DISPOSAL INVESTIGATION" DATED JUNE 30, 2020 BY MARK CENCI GEOLOGIC, INC.

7) WETLANDS DEPICTED HEREON ARE THE RESULT OF DELINEATION PERFORMED BY MARK CENCI GEOLOGIC, INC. BETWEEN 2017 AND SEPTEMBER 2020.

8) A PORTION OF THE SUBJECT PARCEL IS IMPACTED BY ZONE "B" (AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF POWNAL WITH COMMUNITY-PANEL NUMBER 230204 0005 B AND AN EFFECTIVE DATE OF DECEMBER 2, 1980.

9) THE PARCEL APPEARS TO FALL WITHIN THE "RURAL A" ZONING DISTRICT. SPACE AND DIMENSIONAL STANDARDS ARE AS FOLLOWS: (SUBJECT TO MUNICIPAL REVIEW)

MINIMUM LOT SIZE (SINGLE FAMILY):	80,000 SQUARE FEET
MINIMUM NET RESIDENTIAL AREA (FIRST UNIT):	80,000 SQUARE FEET
MINIMUM STREET FRONTAGE:	300 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM SIDE AND REAR YARD:	25 FEET

10) CONSTRUCTION OF THE PRINCIPAL AND ACCESSORY STRUCTURES AS WELL AS ANY IMPERVIOUS AREAS SHALL FALL WITHIN THE BUILDING ENVELOPE SHOWN HEREON. THE SETBACKS FROM THE WETLANDS SHOWN HEREON SHALL BE CONSIDERED SCHEMATIC SUBJECT TO VERIFICATION BY THE CODE ENFORCEMENT OFFICER OR DESIGNATED REPRESENTATIVE.

CONDITIONS OF APPROVAL

1) THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITION. IF THIS PLAN SHOWS THE SUBDIVISION OR ANY PORTION OF IT TO BE WITHIN A FLOOD HAZARD AREA, ALL PRINCIPAL STRUCTURES HEREAFTER CONSTRUCTED OR PLACED THEREIN SHALL BE SO LOCATED THAT THEIR LOWEST FLOOR, INCLUDING BASEMENT, IS AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

2) INDIVIDUAL LOT OWNERS SHALL COMPLY WITH THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" ON FILE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION WHICH IS AVAILABLE ONLINE AT: https://www.maine.gov/dep/land/erosion/escpractices_bmps_book.pdf

3) FOR REASONS OF PUBLIC SAFETY AND THE PROTECTION OF SENSITIVE ENVIRONMENTAL AREAS, THE DRIVEWAY TO PROPOSED LOT 5.03 MUST BE CONSTRUCTED OFF THE LAWRENCE ROAD IN THE GENERAL LOCATION SHOWN HEREON.

APPROVAL

APPROVED BY THE TOWN OF POWNAL PLANNING BOARD

_____

_____

_____

_____

_____

_____

DATED_____

PLAN REFERENCES

1) "SKETCH OF SURVEY FOR PERCY M. WENTWORTH" DATED DECEMBER 28, 1978 AND RECORDED IN PLAN BOOK 113, PAGE 75.

2) "SUBDIVISION PLAN FOR JOAN BRITTON" DATED AUGUST 20, 1981 AND RECORDED IN PLAN BOOK 132, PAGE 19.

3) "PLAN OF PROPERTY... MADE FOR MYRON & JEANETTE SAMUELS" DATED JULY 7, 1994 AND RECORDED IN PLAN BOOK 144, PAGE 24.

4) "DONALD AND SYLVIA GRAY LOT... PLAN SHOWING TWO LOTS BY AND #2 TO BE SOLD OUT OF THE GRAY LOT #3" DATED JUNE 1996 AND RECORDED IN PLAN BOOK 154, PAGE 66.

5) "CHRISTOPHER J WARNER SUBDIVISION" DATED FEBRUARY 2006 AND RECORDED IN PLAN BOOK 206, PAGE 367 AS AMENDED SEPTEMBER 2006 AND RECORDED IN BOOK 208, PAGE 294.

6) "PLAN SHOWING "SNOWFIELDS"... DAVID & MARTHA B. O'BRIEN" DATED FEBRUARY 22, 2006 AND RECORDED IN PLAN BOOK 205, PAGES 375 AND 376.

7) "SURVEY PLAN OF A SINGLE LOT DIVISION OF THE MAURICE HILTON PARCEL, MAP 4 LOT 5 01" DATED MARCH 1, 2012 AND RECORDED IN PLAN BOOK 212, PAGE 141 AS REVISED JUNE 5, 2014 AND RECORDED IN PLAN BOOK 214, PAGE 233.

8) "SURVEY PLAN OF A SINGLE LOT DIVISION OF THE MAURICE HILTON PARCEL FOR MAP 4 LOT 5 02" JUNE 20, 2017 AND RECORDED IN PLAN BOOK 217, PAGE 334.

9) "SURVEY PLAN OF A FAMILY LOT DIVISION OF THE MAURICE HILTON PARCEL" DATED JULY 24, 2017 RECORDED IN PLAN BOOK 217, PAGE 335.

CERTIFICATION

TO: JUDITH HILTON, PERSONAL REPRESENTATIVE
TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR'S STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1) NO SEPARATE REPORT

STATE OF MAINE
JERAMIAH RAITT
No. 2376
REGISTERED PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

CUMBERLAND, ss REGISTRY OF DEEDS

Received_____

At_____h_____m_____ M., and

Filed in Plan Book_____Page_____

ATTEST: _____
Register

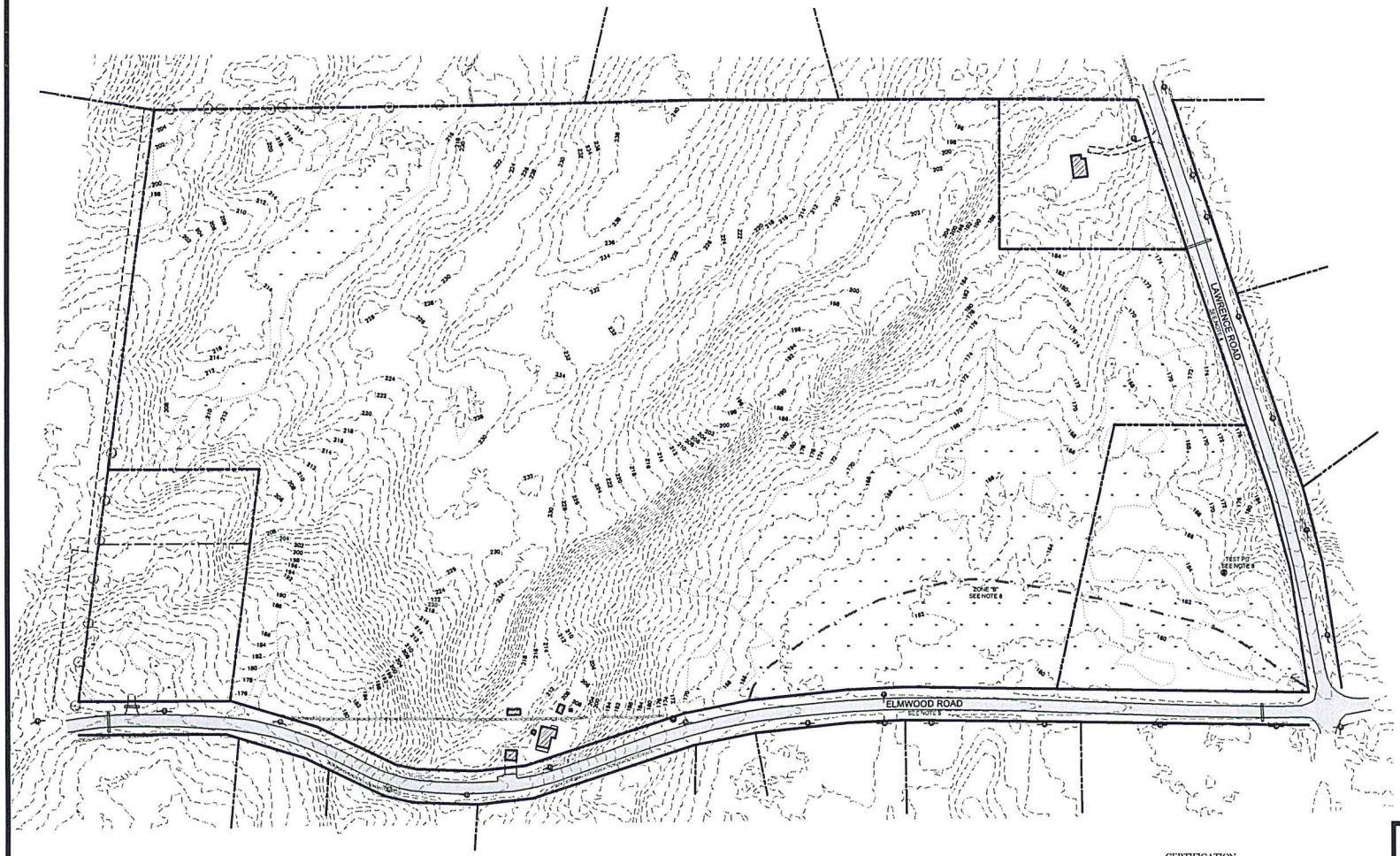
SUBDIVISION OF THE HILTON PROPERTY

RECORD OWNER: THE ESTATE OF MAURICE HILTON
C/O JUDITH HILTON, 503 ESSEX STREET, BANGOR, ME 04401

SITE LOCATION: ELMWOOD ROAD & LAWRENCE ROAD
POWNAL, MAINE (TAX MAP 4, LOTS 5 & 42)

LITTLE RIVER
LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: SEPTEMBER 8, 2020
REVISED: SEPT. 28, 2020
SCALE: 1" = 100'
PROJECT: 20-042
DRAWING: 20-042
DRAWN BY: TJC
CHECKED BY: JJR



SOURCE
SPCS 1983 - MAINE WEST

LEGEND

- REBAR SET & CAPPED PLS #2376
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100 50 0 100 200 300
SCALE IN FEET

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1) NO SEPARATE REPORT

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL
LAND SURVEYOR

JERAMIAH L. RAITT PLS #2376

TOPOGRAPHIC PLAN OF THE HILTON PROPERTY

RECORD OWNER: THE ESTATE OF MAURICE HILTON
C/O JUDITH HILTON, 503 ESSEX STREET, BANGOR, ME 04401

SITE LOCATION: ELMWOOD ROAD & LAWRENCE ROAD
POWNAL, MAINE (TAX MAP 4, LOTS 5 & 42)

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