

SITE PLAN GENERAL NOTES

PROJECT DESCRIPTION: THE PROPOSED BUILDING USE WILL BE TO OFFER SEPARATE LEASE SPACES FOR SMALL BUSINESSES PRIMARILY INTENDED FOR CONSTRUCTION TRADES OR ART STUDIOS. THE PROJECT WILL TAKE PLACE IN TWO PHASES:
 PHASE 1 - RENOVATE AND OCCUPY A 2,280GSF PORTION OF THE BUILDING FOR 2 TENANTS
 PHASE 2 - RENOVATE AND OCCUPY THE REMAINING 4,967GSF FOR 11 ADDITIONAL PLANNED TENANTS

FULL LOT AREA: 264,779 SF
 BUILDING GROSS AREA: 9,766 SF
 BUILDING FOOTPRINT AREA: 5,831 SF
 ADDITIONAL LOT COVERAGE: 1,425 SF
 % OF LOT OCCUPIED: 7,256 / 264,779 = 2.74%

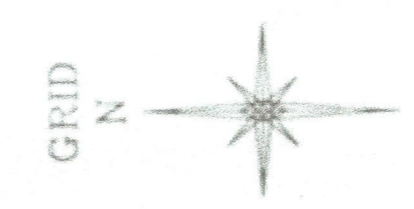
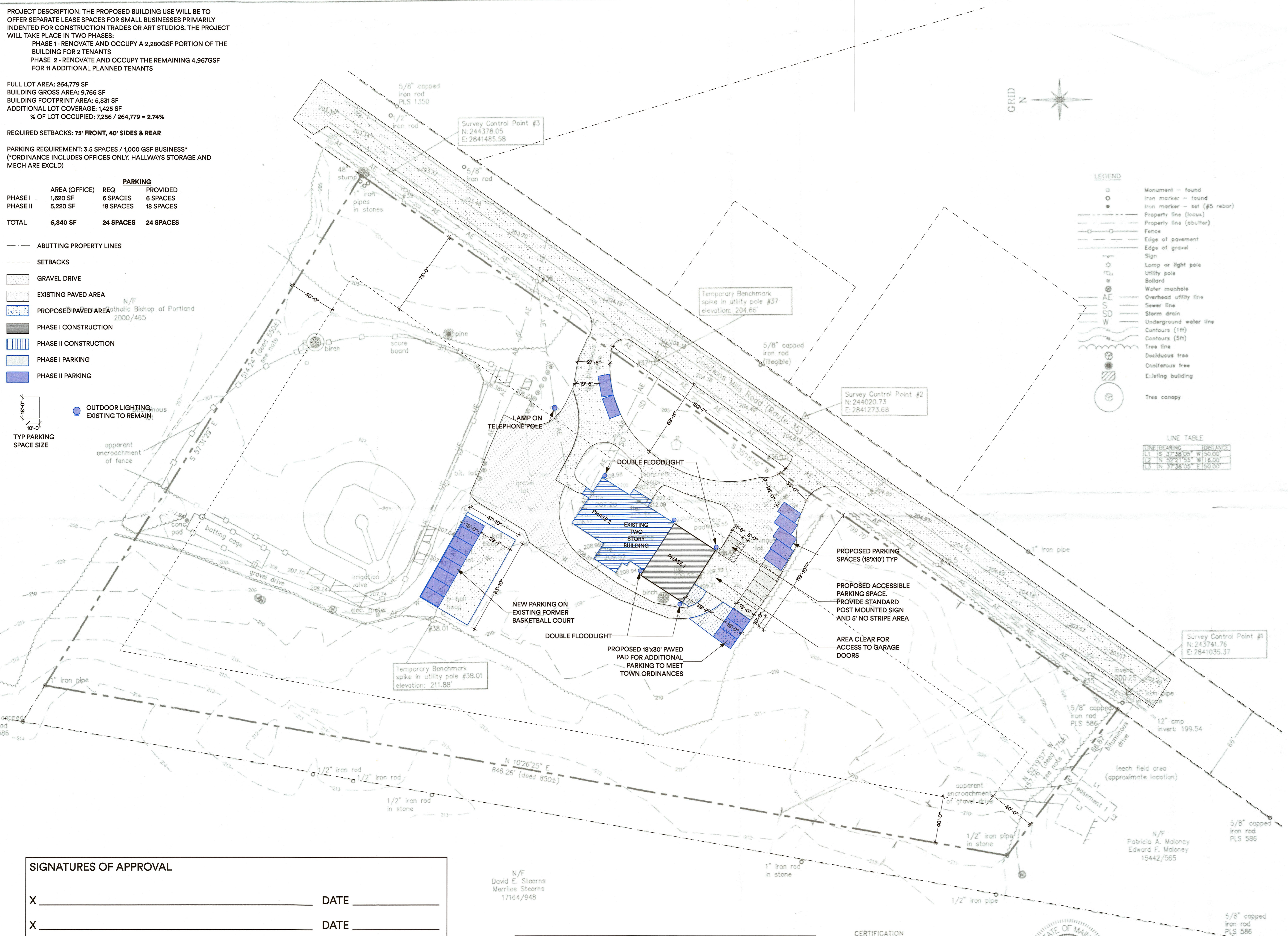
REQUIRED SETBACKS: 75' FRONT, 40' SIDES & REAR

PARKING REQUIREMENT: 3.5 SPACES / 1,000 GSF BUSINESS*
 (*ORDINANCE INCLUDES OFFICES ONLY. HALLWAYS STORAGE AND MECH ARE EXCLD)

	AREA (OFFICE)	REQ	PROVIDED
PHASE I	1,620 SF	6 SPACES	6 SPACES
PHASE II	5,220 SF	18 SPACES	18 SPACES
TOTAL	6,840 SF	24 SPACES	24 SPACES

- ABUTTING PROPERTY LINES
- SETBACKS
- GRAVEL DRIVE
- EXISTING PAVED AREA
- PROPOSED PAVED AREA
- PHASE I CONSTRUCTION
- PHASE II CONSTRUCTION
- PHASE I PARKING
- PHASE II PARKING
- OUTDOOR LIGHTING EXISTING TO REMAIN
- TYP PARKING SPACE SIZE

/Volumes/Network Files/CJAB/PROJECTS/B COMMERCIAL STUDIO/1 Current Projects/22-C-008-382 Goodwins Mill Road/1 DESIGN/DRAWINGS/3 SD/ARCHICAD/2022-06-15_382 Goodwins Mill.pln

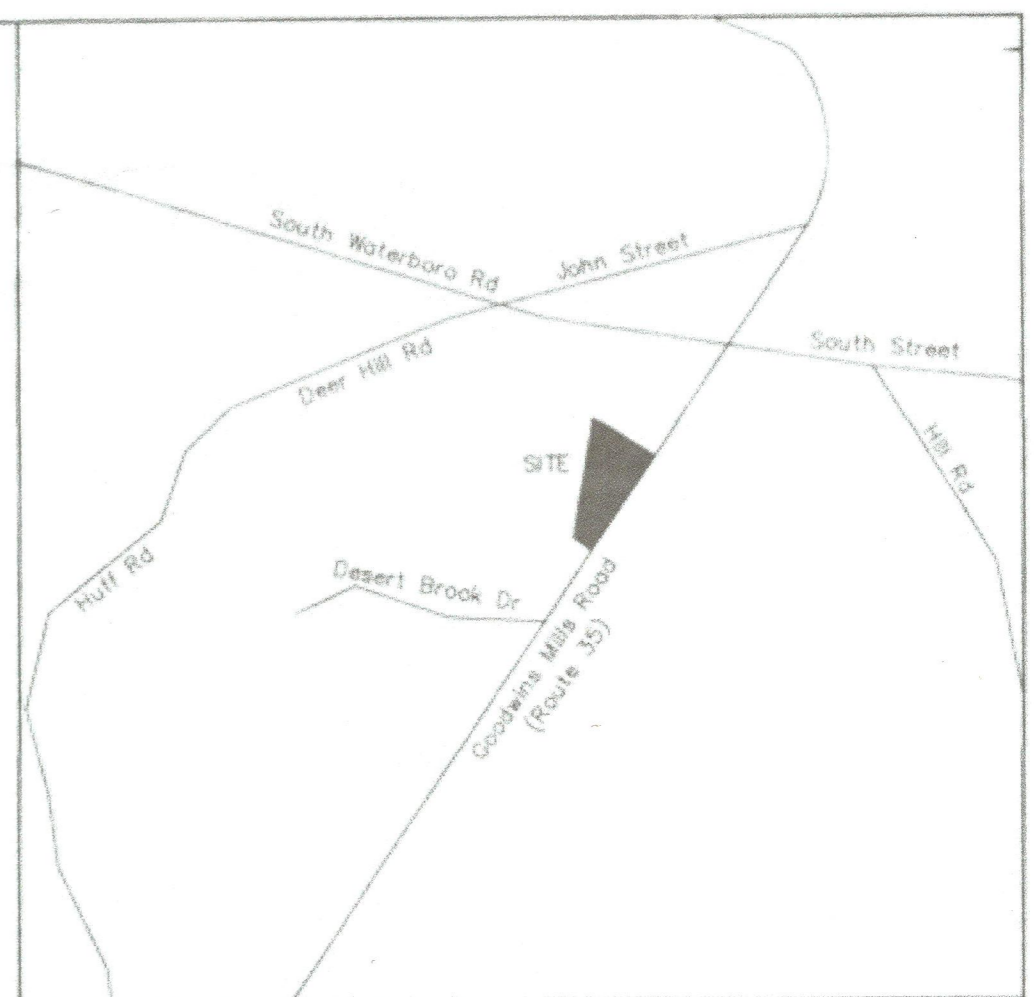


LEGEND

- Monument - found
- Iron marker - found
- Iron marker - set (#5 rebar)
- Property line (locus)
- Property line (abutter)
- Fence
- Edge of pavement
- Edge of gravel
- Sign
- Lamp or light pole
- Utility pole
- Bollard
- Water manhole
- Overhead utility line
- Sewer line
- Storm drain
- Underground water line
- Contours (1ft)
- Contours (5ft)
- Tree line
- Deciduous tree
- Coniferous tree
- Existing building
- Tree canopy

LINE TABLE

LINE BEARING	DISTANCE
L1 S 37°38'05" W 50.00'	
L2 N 52°21'25" W 116.00'	
L3 N 37°38'05" E 150.00'	



VICINITY MAP
No Scale

- NOTES**
- Book and Page references are to the York County Registry of Deeds unless otherwise noted.
 - Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - Elevations are based on NAVD88 datum. Benchmarks are as shown.
 - Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - Property lies within Zone X based on FIRM Community #230195 Panel #0010 A, dated May 15, 1991. It does not lie within a special flood hazard area.
 - Goodwins Mills Road (Route 35) is a 4 road wide (66') public way. Location is assumed based on found monuments and road centerline.
 - Original outside parcel as described in Book 891, Page 377 from Susan E. Larabee gives erroneous distances on side lines abutting The Roman Catholic Church given as 550' (measured: 514.24'), the boundary line now abutting Maloney given as 175' (measured: 157.76'). It appears that the seller intended to leave a strip between subject parcel and land now or formerly of Stearns. Deed calls for stone posts (not found). Side lines held based on plan reference to old found iron pins.

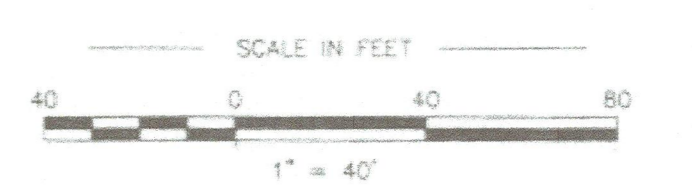
- PLAN REFERENCES**
- Standard Boundary Survey made for Kasprzak, Inc. by Survey, Inc., dated March 1996 and recorded in Plan Book 231, Page 50.
 - Plan of Property of Maurice B. Corvelli and Eleanor T. Corvelli made by John E. Large, dated June 1980 and recorded in Plan Book 115, Page 13.
 - Boundary Retacement Survey 34 South Waterboro Road made for Allen B. & Linda M. Jordan by Amos J. Gay, dated May 19, 2007 and recorded in Plan Book 328, Page 11.
 - Boundary Survey Map & Lot Division made for David E. Stearns, Merrilee Stearns Meserve & Ronald G. Stearns by Robert A. Yorumian II, dated November 16, 2016, not recorded.

- EASEMENTS / ENCUMBRANCES**
- Benefiting from a 16 foot wide septic line easement granted by Maurice B. Corvelli and Eleanor T. Corvelli, further described in a deed recorded in said Registry in Book 1292, Page 341. (Location shown is approximate).

AREA
264,788 square feet, 6.1 acres

OWNERS OF RECORD
Town of Lyman
Book 17269, Page 720

(see also a boundary agreement between School Administrative District No. 57 and Kasprzak, Inc. described in a deed recorded in Book 8127, Page 91.)



PLAN OF
Boundary and Topographic Survey
382 Goodwins Mills Road Lyman, Maine

MADE FOR
Town of Lyman
11 South Waterboro Road Lyman, Maine

JOB #217048 DATE: 06/26/2017 SCALE: 1" = 40'
 BOOK #903
 217048.dwg
 FILE #9883

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-8198 www.titcombsurvey.com

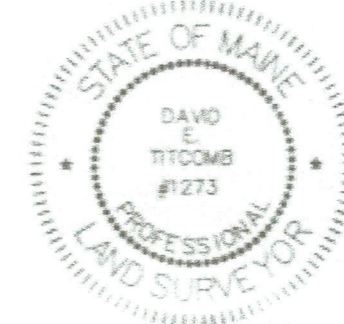
SIGNATURES OF APPROVAL

X _____	DATE _____
X _____	DATE _____
X _____	DATE _____
X _____	DATE _____
X _____	DATE _____

CJS PROVIDED ANNOTATIONS SHOWING PROPOSED WORK OVERLAID ON EXISTING SURVEY INFORMATION FOR THE PURPOSES OF LOCAL SITE PLAN REVIEW. THIS DRAWING IS NOT INTENDED FOR THE PURPOSES OF RECORDING AT A REGISTRY OF DEEDS

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

David E. Titcomb, P.L.S. #1273



CALEB JOHNSON
STUDIO
110 EXCHANGE ST, 2ND FLOOR, PORTLAND, ME 04101
207.283.8777

CJS PROJECT LEAD:
KJ/78
DATE OF ISSUE:
6/15/22
PROJECT STATUS:
TOWN SITE PLAN REVIEW

382 GOODWINS MILL
382 GOODWINS MILL RD LYMAN ME

ANNOTATED SURVEY
G-100A