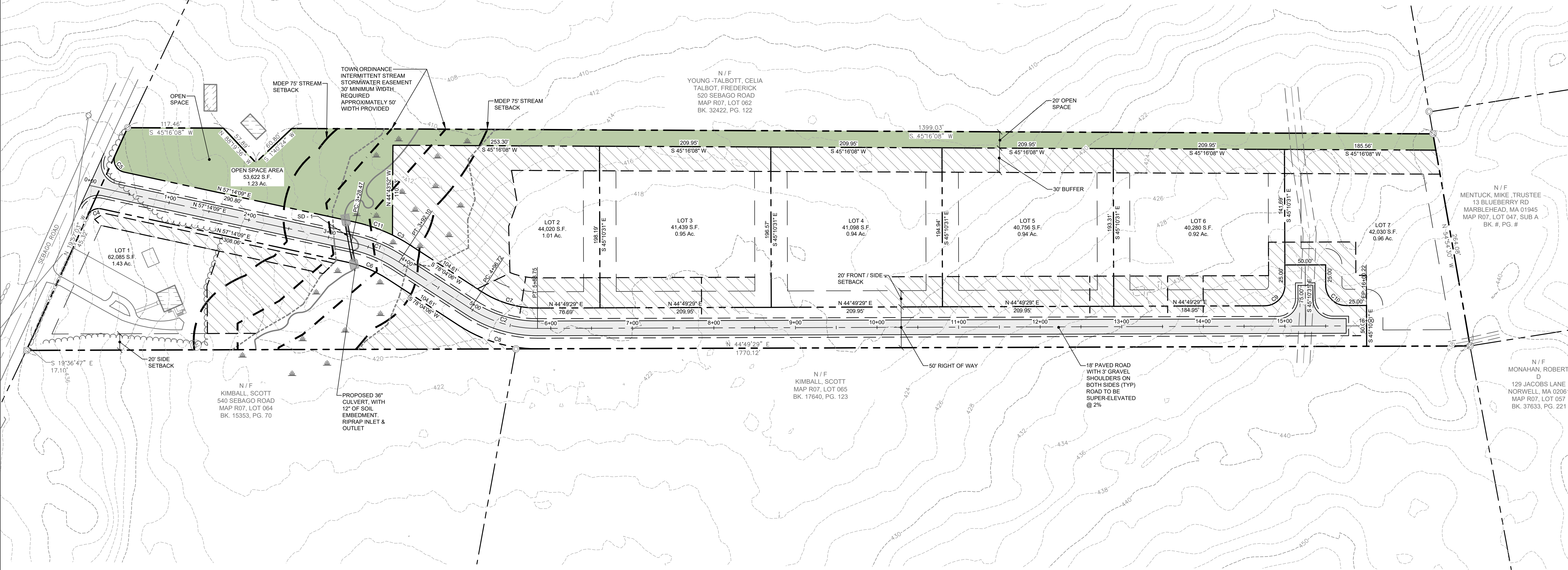
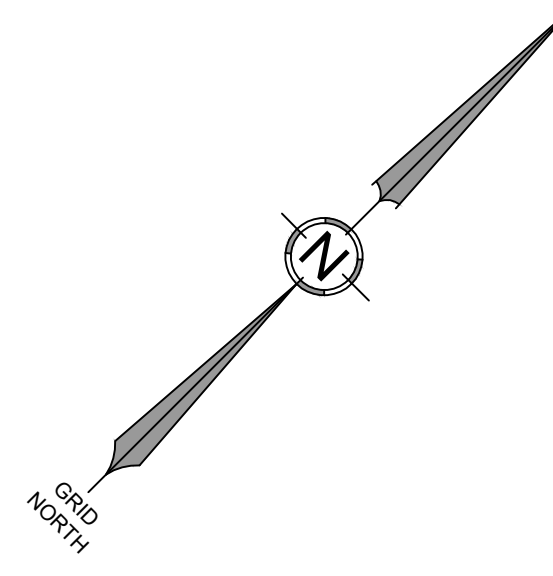


DATE: 2-4-2025



LEGEND

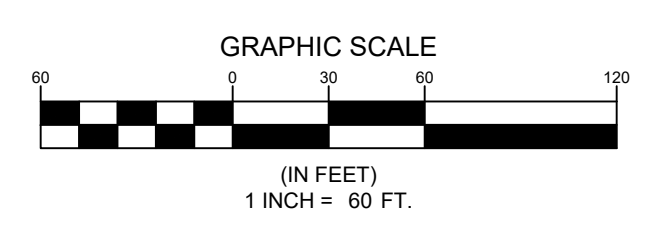
EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	INTERIOR PROPERTY LINE	---
---	SETBACK LINE	---
---	CENTER LINE	---
□	MONUMENT	■
○	IRON PIPE	●
⊙	DRILLHOLE	⊙
▭	BUILDING	▭
▨	BITUMINOUS PAVEMENT	▨
▨	GRAVEL	▨
▨	WETLAND AREA	▨
—OHU—	OVERHEAD UTILITY	—OHU—
—OHE—	OVERHEAD ELECTRIC	—OHE—
—U—	UTILITY POLE	—U—
—G—	GUY WIRE	—G—
▭	OPEN SPACE	▭
▨	FORESTED BUFFER	▨
~	TREE LINE	~

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	63.63'	175.00'	S 67°39'08" W	63.28'
C2	87.03'	150.00'	N 61°26'47" E	85.82'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C3	24.69'	200.00'	S 74°31'52" W	24.68'
C4	20.37'	15.00'	S 18°19'23" W	18.84'
C5	26.75'	15.00'	S 71°40'37" E	23.34'
C6	54.54'	150.00'	S 67°39'08" W	54.24'
C7	72.53'	125.00'	N 61°26'47" E	71.51'
C8	101.54'	175.00'	N 61°26'47" E	100.12'
C9	39.27'	25.00'	N 0°10'31" W	35.36'
C10	39.27'	25.00'	N 89°49'29" E	35.36'
C11	48.02'	200.00'	S 64°06'53" W	47.91'



GENERAL NOTES

- THE RECORD OWNER OF THE SUBJECT PARCEL IS ROGER F. BEAN AND BARBARA L. BEAN BY DEED DATED JANUARY 25, 1994 AND RECORDED IN BOOK 11255, PAGE 160.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF NAPLES TAX MAP R07 AS LOT 063 AND IS LOCATED IN THE RURAL AREA DISTRICT.
- SPACE AND BULK STANDARDS FOR THE RURAL AREA DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
 - MIN. LOT SIZE: 40,000 SQ. FT.
 - MIN. FRONTAGE: 100 FT.
 - MIN. FRONT SETBACK: 20 FT.
 - MIN. SIDE SETBACK: 20 FT.
 - MIN. REAR SETBACK: 20 FT.
 - MAX. BUILDING HEIGHT: 55 FT.
- TOTAL AREA OF THE SUBJECT PARCEL IS 449,250.60 SQ. FEET OR 10.31 ACRES.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NAPLES, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 0236, HAVING AN EFFECTIVE DATE OF JUNE 20, 2004. THE REMAINDER OF THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY TERRADYN CONSULTANTS, 2024. 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.
- THE DEPTH, SIZE, LOCATION, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT INVESTIGATED AS PART OF THIS SURVEY. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. 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.
- FIRE CISTERN LOCATION AND SIZE TO BE COORDINATED WITH TOWN FIRE DEPARTMENT.

NO.	DATE	REVISIONS
1	2-4-2025	SKETCH PLAN SUBMITTAL

TERRADYN CONSULTANTS, LLC
 Civil Engineering | Land Surveying | Geomatics
 Stormwater Design | Land Planning | Environmental Permitting

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
 NEW GLOUCESTER, ME 04260
 PHONE: (207) 926-5111
 WEB SITE: www.terradynconsultants.com

PERMIT DRAWING
 NOT FOR CONSTRUCTION

PROJECT: SEBAGO ROAD SUBDIVISION
 528 SEBAGO ROAD, NAPLES, MAINE

SHEET TITLE: SKETCH PLAN

CLIENT: ALL IN ONE INSULATION, INC. (DAN COLE)
 P.O. BOX 985
 WINDHAM, MAINE 04092

DATE: 2-4-2025
 SCALE: 1" = 60'
 JOB NO.: 24-82.1
 SHEET: C-1.0

C:\001\Terradyn\Consultants\Project Folders - Documents\2024\Jes04-02_1_Sebago_Road_Subdivision\CAD\Permitting\24-82.1 SUB.dwg