

- LEGEND**
- SURVEYORS TRAVERSE POINT
  - FOUND IRON ROD OR PIPE
  - PROPERTY LINE
  - - - ALIENATED PROPERTY LINE
  - SETBACK LINE
  - ROW OR FRONTYARD
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - CATCH BASIN
  - WATER SHUTOFF

NR  
GONVILLE  
BOOK 1598Z PAGE 291

EXISTING LOT 4.9 ACRES

EXISTING BUILDING SLAB EL:10.14

EXISTING BUILDING SLAB EL:10.27

EXISTING BUILDING SLAB EL:10.66

PORTLAND ROAD

EXISTING LOT 4.9 ACRES

NR  
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**ZONING REQUIREMENTS: BI ZONE**

LOT SIZE	1 ACRE
FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	25 FEET
REAR YARD SETBACK	25 FEET
MINIMUM LOT WIDTH	45 FEET
MINIMUM LOT DEPTH	75 FEET
MINIMUM FRONT SETBACK	20 FEET

SCALE: 1" = 30'

**APPROVAL**  
**TOWN OF ARUNDEL**  
**PLANNING BOARD**



DATE: \_\_\_\_\_  
COMMISSIONER: \_\_\_\_\_

**PAUL P. GADBOIS**  
ENGINEERING SURVEYING  
LAND PLANNING  
P.O. BOX 327, SACO, MAINE 04072  
(207) 283-3980

**EROSION CONTROL:**

1. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS AS HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES"

**DEED REFERENCE:**

1. QUITCLAIM DEED WITH CONJUNCT FROM NEAL J. GERTHEN TO EMP PROPERTIES, LLC DATED JANUARY 3, 2018 AND TO NEAL J. GERTHEN FROM COUNTY RECEIPT OF DEEDS IN BOOK 1754D, PAGE 278.

**PLAN REFERENCE:**

1. PROPOSED LAND DIVISION SURVEY MAP FOR NEAL GERTHEN BY NADOLU LAND SURVEYS AND DATED MAY 23, 2015.

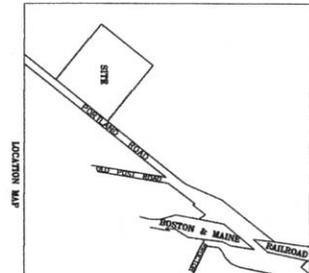
**PARKING REQUIREMENTS:**

AUTOMOBILE REPAIR	3 SPACES PER BAY (7)	21 (REQ'D)	
WORKSHOP SALES	1 SPACE PER 30 VEHICLES	4 (REQ'D)	
MOTORCYCLES	1 SPACE PER 500 SF	10 (REQ'D)	
	1 SPACE PER 800 SF	8 (REQ'D)	
	4300 SF	1 SPACE PER 800 SF	5 (REQ'D)
		TOTAL	43 (REQ'D)

\*\* TOTAL NUMBER OF SPACES PROPOSED IS 43 PLUS BUS PARKING.

**NOTES:**

1. RECORD OWNER / APPLICANT: EMP PROPERTIES, LLC ARUNDEL, MAINE ROAD
2. TOTAL AREA OF PROPERTY IS 4.0 ACRES (PER PLAN REF A).
3. TAX MAP 2, LOT 1A.
4. THE PROPERTY IS LOCATED IN THE BI ZONE.
5. NO ELECTRICAL, WATER OR SEPTIC SERVICES ARE PROPOSED WITH THIS PROJECT.
6. THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE.
7. NO WETLAND FILL IS PROPOSED FOR THIS PROJECT.
8. THE PROJECT REQUIRES A WOOD ENHANCEMENT PERMIT FOR EXPANSION OF THE EXISTING DRAIN OUT.
9. A SIGN PERMIT IS REQUIRED FROM THE TOWN SHOULD ANY NEW SIGNS BE REQUIRED.



**SITE PLAN**  
EMP PROPERTIES, LLC  
2564 PORTLAND ROAD  
ARUNDEL, MAINE

**RECORD OWNER**  
EMP PROPERTIES, LLC  
2564 PORTLAND ROAD  
ARUNDEL, MAINE 04046

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1" = 30'	
FIELD BOOK:	
DATE: 02-15-2019	
JOB NO. 1595-19	
SHEET 1 OF 1	ADD'D TWO PARKING SPACES