

**CONDITIONS AND RESTRICTIONS
CONTINUED:**

NOTE:

1. THIS SURVEY CONFORMS WITH THE STANDARDS SET FORTH BY THE MAINE BOARD OF LICENSING FOR LAND SURVEYORS - CATEGORY I CONDITION 3. EXCEPTION - NO REPORT.
2. DEED REFERENCE:
KENNEBEC COUNTY REGISTRY OF DEEDS:
BOOK 5616
PAGE 228
3. TAX MAP - U-18 LOT 100
4. SOILS TESTING WAS PERFORMED ON LOTS 1 - 5 BY STEVE HOWELL - SOILS SCIENTIST AND SITE EVALUATOR OF ORRINGTON, MAINE. SUITABLE SOILS WERE FOUND ON EACH LOT FOR INDIVIDUAL SEPTIC SYSTEMS AND BACK-UP AREAS.
5. WATER SUPPLY WILL BE BY INDIVIDUAL WELLS.
6. SOIL TYPE BOUNDARIES ARE TAKEN FROM THE KENNEBEC COUNTY SOIL CONSERVATION MAPS.
7. NET BUILDABLE ACREAGE - 0.07 ACRES.
8. PROPOSED BUILDING SITES SHOWN.
9. PERMISSION HAS BEEN RECEIVED FROM THE AUGUSTA SANITARY DISTRICT TO USE AND IMPROVE THE SURFACE OF THE EXISTING ROAD INTO LOTS 2 THRU 5.
10. CONTOUR INTERVALS SHOWN ARE 2' WITH SOME AREAS SPREAD TO LESSEN CONFUSION OF DETAIL. DATUM IS ASSUMED FOR THE PROJECT.
11. BUILDING SET BACKS MEET OR EXCEED THE TOWN REGULATIONS.
12. THIS PROJECT WILL NOT SIGNIFICANTLY ALTER THE EXISTING DRAINAGE PATTERN. THE WET POND THAT WILL BE PROVIDED FOR PHOSPHOROUS CONTROL WILL PROVIDE EVEN MORE DETENTION THAN NECESSARY.
13. TRAFFIC PROPOSED TO BE GENERATED BY THIS DEVELOPMENT DOES NOT REACH THE LEVEL NECESSARY TO REQUIRE A TRAFFIC STUDY.
14. PHOSPHOROUS EXPORT HAS BEEN CALCULATED AND WILL BE SUCCESSFULLY CONTROLLED BY THE USE OF BUFFERS AND TWO STORMTREAT UNITS. ALL CALCULATIONS AND PLANS HAVE BEEN DISCUSSED WITH WILLIAM MONAGLE OF THE COBBOSEE WATERSHED DISTRICT. STORMTREAT UNIT PLACEMENT WILL BE TO STANDARDS AND SPECIFICATIONS SATISFACTORY TO THE WATERSHED DISTRICT.
15. A 50' BUFFER CONDITION HAS BEEN PLACED ON THE SOUTHEAST BOUNDARY IN THE DEED OF CONVEYANCE TO THE CURRENT OWNER AS A PERMANENT CONDITION.
16. EXISTING WOODED BUFFERS WILL BE LEFT IN PLACE WITH LIMITS OF 10000 SQ FT OF CLEARING AT EACH BUILDING SITE. THESE BUFFERS LEFT SHOULD SUFFICE IN MEETING THE TOWN BUFFER REQUIREMENTS.

3. ALL PRIVATE ROADS AND DRIVENWAYS SHOWN ARE JUST THAT AND ARE NOT THE RESPONSIBILITY OF THE TOWN OF MANCHESTER. SAID PRIVATE ROADS AND DRIVES WILL NOT BE ELIGIBLE FOR ACCEPTANCE BY THE TOWN UNLESS BROUGHT TO CONFORM TO TOWN STANDARDS.
4. AN EASEMENT FOR ACCESS OVER PERKINS DRIVE WILL BE DEEDED TO ALL LOTS AND ROAD AND PHOSPHOROUS CONTROL MEASURES MAINTENANCE RESPONSIBILITY WILL BE INCLUDED IN DEEDS TO THE LOTS.

NOTE:

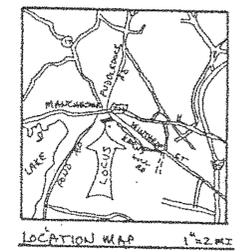
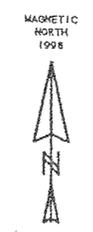
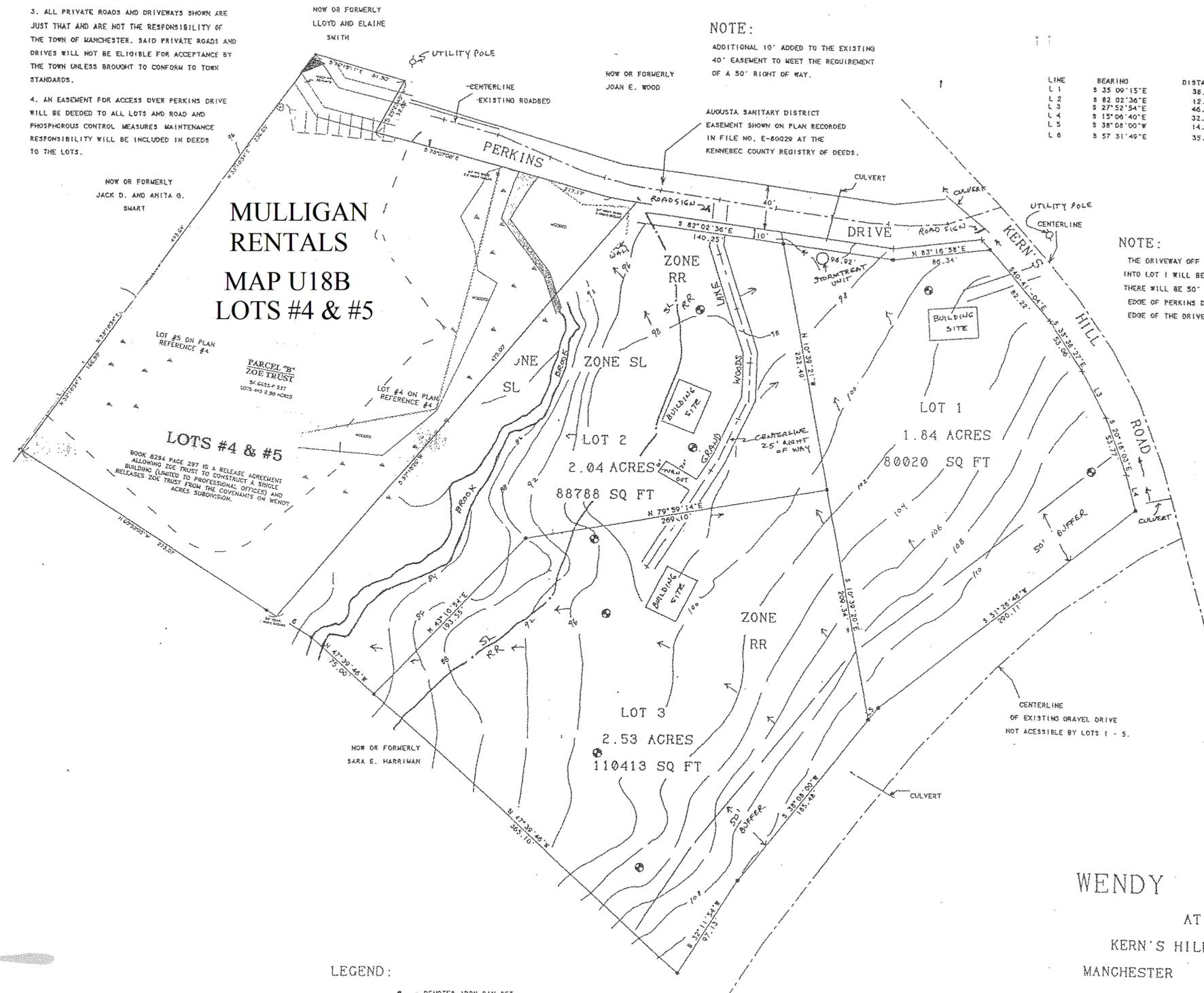
ADDITIONAL 10' ADDED TO THE EXISTING 40' EASEMENT TO MEET THE REQUIREMENT OF A 50' RIGHT OF WAY.

AUGUSTA SANITARY DISTRICT EASEMENT SHOWN ON PLAN RECORDED IN FILE NO. E-80029 AT THE KENNEBEC COUNTY REGISTRY OF DEEDS.

LINE	BEARING	DISTANCE
L 1	S 35° 09' 15" E	36.16'
L 2	S 82° 02' 30" E	12.15'
L 3	S 27° 52' 54" E	46.15'
L 4	S 15° 06' 40" E	32.24'
L 5	S 38° 08' 00" W	14.00'
L 6	S 57° 31' 49" E	35.00'

NOTE:

THE DRIVEWAY OFF KERN'S HILL ROAD INTO LOT 1 WILL BE PLACED SO THAT THERE WILL BE 50' FROM THE SOUTH EDGE OF PERKINS DRIVE AND THE NORTH EDGE OF THE DRIVEWAY.



LEGEND:

- - DENOTES IRON PIN SET
- - DENOTES PIN OR PIPE FOUND
- ⊙ - DENOTES SOIL TEST PIT
- ⊕ - DENOTES UTILITY POLE

SCALE 1"=50'

WENDY ACRES
AT
KERN'S HILL ROAD
MANCHESTER MAINE

PROPERTY MAP
MANCHESTER, MAINE **U-18A**
APRIL 1, 2020 SCALE: 1"=50'