

- NOTES**
- OWNER OF RECORD FREDERICK A. SCANNELL, JR. & CAMILLE I. SCANNELL SOURCE DEED BOOK 1229, PAGE 39, DATED 05-14-2016, TAX MAP B, LOT 35A
 - INDIVIDUAL LOT OWNER ARE RESPONSIBLE FOR BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. THIS PRACTICE WILL BE ENFORCED BY THE TOWN C.E.O. AT THE TIME OF CONSTRUCTION.
 - THE REMAINING LAND IS SUBJECT TO AND BENEFITED BY A RIGHT OF WAY RESERVED FOR THE GENERAL PUBLIC IN AND OVER THE WOODARD ROAD AS REFERENCED IN DEED DATED 06-29-1941 AS RECORDED AT THE K.C.R.D. IN BOOK 779, PAGE 423.
 - THE PERIMETER PROPERTY LINES ARE BASED ON THE BOUNDARY SURVEY REFERENCED BELOW AS PLAN REFERENCE I.
 - THE SUBJECT PARCEL IS LOCATED IN THE RPD5 ZONE BASED ON THE CITY OF AUGUSTA ZONING MAP.
 - THE PROPOSED USE OF LOT 1 IS FOR A SINGLE FAMILY RESIDENTIAL HOUSE.

- PLAN REFERENCE**
- SURVEY SKETCH OF PARCELS "A" & "B" WARD ROAD & WOODARD ROAD, AUGUSTA, MAINE FOR MCGEE PROPERTIES LLC, DATED 1-15-2016, PROJECT NO. 14063 BY DANIEL R. LAFLIN.
 - COTTAGE LOT PLAN BY EVERETT BLACKWELL, DATED JANUARY 1945, RECORDED AT THE K.C.R.D. IN PLAN BOOK 14, PAGE 68.
 - PROPERTY PLAN FOR CHARLES LEONHARDT, TOGUS POND, AUGUSTA, MAINE, DATED 12/15/71 BY HERBERT R. DOTEN, RECORDED AT THE K.C.R.D. IN PLAN BOOK 1978, PAGE 12.
 - SUBDIVISION PLAN FOR WILLIAM GRIFFIN, WARD ROAD, AUGUSTA, MAINE, DATED JULY 11, 2006 BY E.S. COFFIN, RECORDED AT THE K.C.R.D. IN PLAN BOOK 2006, PAGE 127.

- TOPOGRAPHY NOTES**
- THE CONTOUR LINES SHOWN HEREON ARE BASED ON THE CITY OF AUGUSTA LIDAR INFORMATION AND ARE SHOWN AT 2 FOOT INTERVALS. CONTOURS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED IF USED FOR ENGINEERING OR DESIGN.
 - NO INVESTIGATION OF SUBSURFACE FEATURES HAS BEEN MADE. A UTILITY LINE LOCATION CONSULTANT SHOULD BE CALLED BEFORE ANY EXCAVATION IS PERFORMED ON THIS SITE.

MINIMUM LOT REQUIREMENTS FOR THE RURAL PONDS DISTRICT

MIN. LOT FRONTAGE = 150 FEET
 MIN. LOT DEPTH = 100 FEET
 MIN. LOT SIZE (GROUP C SOILS) = 3 ACRES
 FRONT SETBACK LIMIT = 20 FEET
 SIDE SETBACK LIMIT = 20 FEET
 REAR SETBACK LIMIT = 40 FEET

REMAINING LAND OF
**FREDERICK A. SCANNELL, JR.
 CAMILLE I. SCANNELL**
 AREA = 412 ACRES ±
 TAX MAP B, LOT 35A
 (SEE NOTE 4)

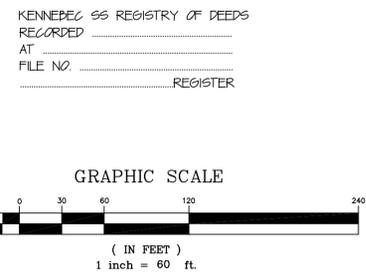
N/F
**ROBERT D. LOUNSBURY
 WENDY S. LOUNSBURY**
 BOOK 5955, PAGE 342, 05-09-1997
 TAX MAP B, LOT 36

DATE	
REVISED	
NO.	
SHEET TITLE:	SUBDIVISION SURVEY OF THE SCANNELL SUBDIVISION
PROJECT / CLIENT:	FRED & CAMILLE SCANNELL P.O. BOX 166 AUGUSTA, ME 04332-0166
FILE No.	AUG02K
FLD. BOOK No.	36
PLAN No.	578
SCALE:	1" = 60'
DATE:	05-24-2016
TOWN:	AUGUSTA
COUNTY:	KENNEBEC
STATE:	MAINE
SUB	
DIRIGO SURVEYING Winthrop, Maine 923-3443 www.dirigosurveying.com	

APPROVED BY THE CITY OF
 AUGUSTA PLANNING BOARD

CHAIRPERSON	DATE

- LEGEND**
- = 5/8" IRON REBAR WITH ID. CAP #219 SET
 - = 5/8" IRON REBAR WITH ID. CAP #218 FOUND
 - ☆ = IRON PIPE FOUND
 - ⊙ = UTILITY POLE
 - OU— = OVERHEAD UTILITIES
 - K.C.R.D. = KENNEBEC COUNTY REGISTRY OF DEEDS
 - GD = GRAVEL DRIVEWAY
 - - - = BUILDING SETBACK LIMIT



TO THE BEST OF MY KNOWLEDGE THIS SURVEY COMPLIES WITH THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, DATED APRIL 1, 2001. EXCEPTING NO SURVEY REPORT OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.

Shawn M. Tyler
 Shawn M. Tyler P.L.S. #2519