

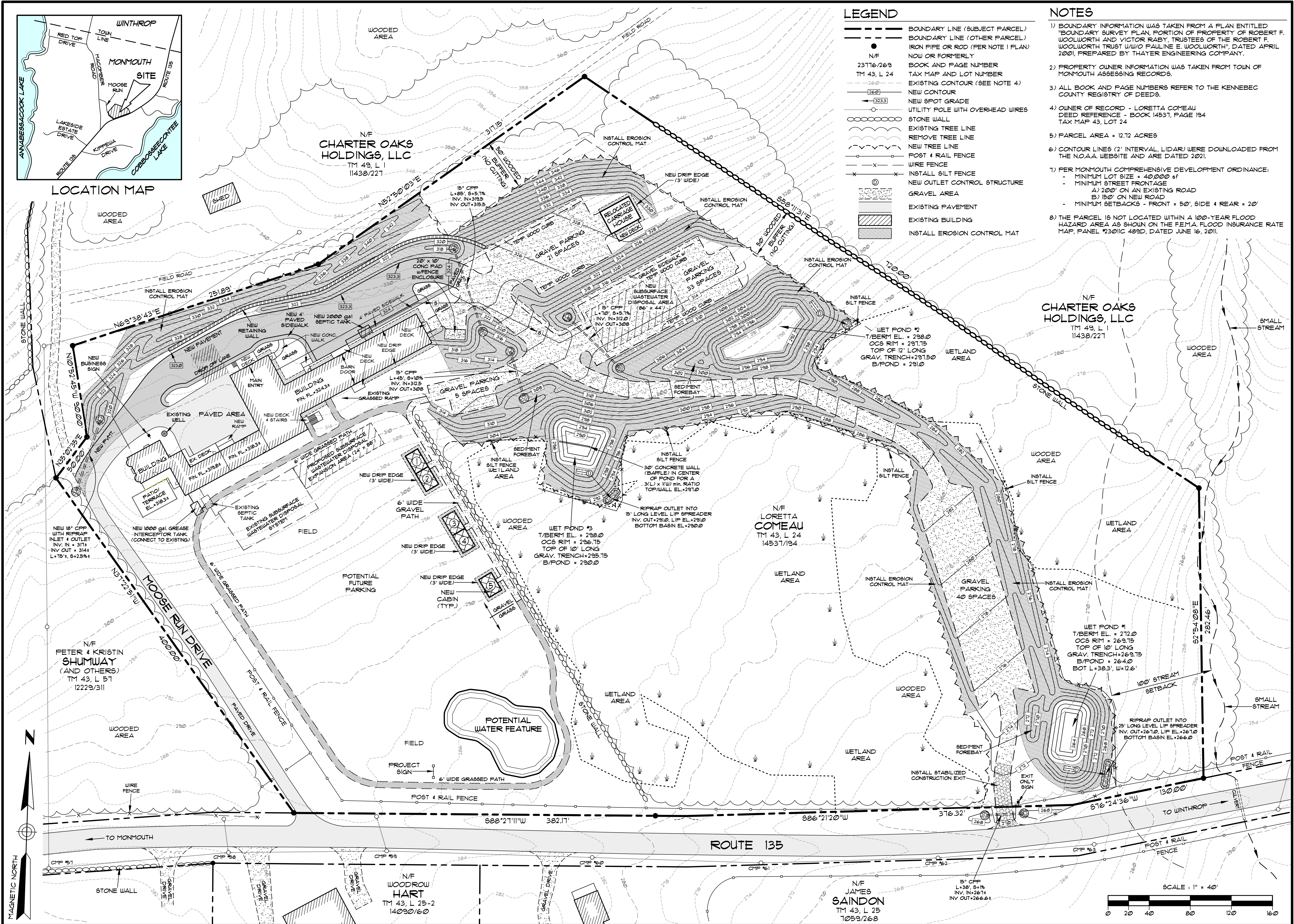
LOCATION MAP

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- IRON PIPE OR ROD (PER NOTE 1 PLAN)
- N/F
- 23116/269 BOOK AND PAGE NUMBER
- TM 43, L 24 TAX MAP AND LOT NUMBER
- 26.0 EXISTING CONTOUR (SEE NOTE 4)
- 26.0 NEW CONTOUR
- NEW SPOT GRADE
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING TREE LINE
- REMOVE TREE LINE
- NEW TREE LINE
- POST & RAIL FENCE
- WIRE FENCE
- X INSTALL SILT FENCE
- NEW OUTLET CONTROL STRUCTURE
- ▨ GRAVEL AREA
- ▨ EXISTING PAVEMENT
- ▨ EXISTING BUILDING
- ▨ INSTALL EROSION CONTROL MAT

NOTES

- 1) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY SURVEY PLAN, PORTION OF PROPERTY OF ROBERT F. WOOLWORTH AND VICTOR RABY, TRUSTEES OF THE ROBERT F. WOOLWORTH TRUST U/W/ PAULINE E. WOOLWORTH", DATED APRIL 2001, PREPARED BY THAYER ENGINEERING COMPANY.
- 2) PROPERTY OWNER INFORMATION WAS TAKEN FROM TOWN OF MONMOUTH ASSESSING RECORDS.
- 3) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- 4) OWNER OF RECORD - LORETTA COMEAU DEED REFERENCE - BOOK 14531, PAGE 194 TAX MAP 43, LOT 24
- 5) PARCEL AREA = 12.72 ACRES
- 6) CONTOUR LINES (2' INTERVAL, LIDAR) WERE DOWNLOADED FROM THE NOAA WEBSITE AND ARE DATED 2021.
- 7) PER MONMOUTH COMPREHENSIVE DEVELOPMENT ORDINANCE:
 - MINIMUM LOT SIZE = 40,000 SF
 - MINIMUM STREET FRONTAGE
 - A) 200' ON AN EXISTING ROAD
 - B) 150' ON NEW ROAD
 - MINIMUM SETBACKS - FRONT = 50', SIDE & REAR = 20'
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 2301C 489D, DATED JUNE 16, 2011.



REV:	BY:	DATE:

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TOPOGRAPHIC SITE PLAN
 WATER RUNS
 PREPARED FOR
CHASE MORRILL

19 MOOSE RUN DRIVE - MONMOUTH, MAINE

DATE	PROJECT
JAN. 2026	1
DRAWN BY	SCALE
SJR	1" = 40'