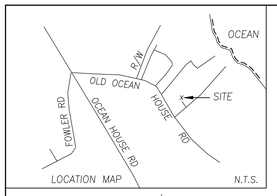

LOT LINE DATA

LINE	BEARING	DISTANCE
L1	S 22°31'04" E	40.00'
L2	N 67°28'56" E	50.00'
L3	S 22°31'04" E	43.79'
L4	S 26°37'51" E	50.00

GENERAL NOTES

1. TOTAL SITE AREA: 25.07 ACRES
2. ZONING DISTRICT: RESIDENTIAL A (RA); SHORELAND PERFORMANCE OVERLAY; CRITICAL WETLAND BUFFER OVERLAY
3. TAX MAP R02-1, LOT 16, 16-3, 16-4, 16-5.
4. SPACE AND BULK REQUIREMENTS:

	REQUIRED	LOT 1	LOT 2
MINIMUM LOT AREA	80,000 SF	157,635 SF	862052 SF
MINIMUM STREET FRONTAGE	125 FEET	206 FEET	547.61 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	30 FEET	30 FEET
MINIMUM SIDE YARD SETBACK	30 FEET	30 FEET	30 FEET
MINIMUM REAR YARD	30 FEET	30 FEET	30 FEET

5. OWNER OF PROPERTY:
-LOT 1 – 41 OLD MILL LLC BY VIRTUE OF A DEED FROM MARK D. JORDY DATED AUGUST 12, 2024, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 40935, PAGE 189.

-LOT 2 – BRENDAN READY AND SARAH READY BY VIRTUE OF A DEED FROM MARK D. JORDY DATED JANUARY 3, 2017, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33782, PAGE 16.

-LOT 3 – P4E SHORELINE LLC BY VIRTUE OF A DEED FROM ROBERT C. BUTLER AND DOREEN P. BUTLER DATED SEPTEMBER 23, 2019, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36019, PAGE 135.

-LOT 4 AND OLD MILL ROAD – OLD MILL ROAD SUBDIVISION HOMEOWNERS ASSOCIATION BY VIRTUE OF A DEED FROM MARK D. JORDY DATED JANUARY 3, 2017, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 33764, PAGE 88.

LOT OWNERS' ADDRESSES

C/O BRENDAN READY AND SARAH READY
39 OLD MILL ROAD
CAPE ELIZABETH, MAINE 04107

6. THIS PLAN SUPERCEDES PRIOR APPROVED SUBDIVISION PLAN DATED AUGUST 16, 2016, RECORDED IN C.C.R.D. BOOK 216 PAGE 351, DATED SEPTEMBER 12, 2016.
7. BOUNDARY LINE INFORMATION AND TOPOGRAPHIC INFORMATION (NGVD29) FROM PLAN ENTITLED "PLAN OF LAND ON OLD MILL ROAD, CAPE ELIZABETH, MAINE" , PREPARED BY OWEN HASKELL, INC., REVISION DATE OCTOBER 27, 2015.
8. ALL BEARINGS ARE BASED ON MAINE STATE PLANE NAD 83, 1802 -- MAINE WEST.
9. THE TOWN OF CAPE ELIZABETH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
10. SHOULD OLD MILL ROAD BE CONSIDERED FOR TOWN ACCEPTANCE, THE ROAD SHALL BE IMPROVED TO TOWN STANDARDS, INCLUDING THE INSTALLATION OF ROADSIDE CURBING AND AN ENCLOSED DRAINAGE SYSTEM.
11. REGARDING THE "BUFFER AREA" ADJACENT TO THE STALEY PROPERTY, SEE EASEMENT MODIFICATION AGREEMENT AND IMPOSITION OF BUILDING RESTRICTION AND PEDESTRIAN EASEMENT WHICH GRANTS PEDESTRIAN ACCESS AND BEACH USE RIGHTS OVER LOT 2, BY AND BETWEEN JAMES D. AND PATRICIA V. STALEY AND LOUISE R. DAVIS (FORMERLY LOUISE R. FORREST) DATED DECEMBER 19, 2014, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 32031, PAGE 1.
12. REDUCTION OF RP1 SETBACK IN THIS AREA IS BASED ON SECTION 19-6-9A.2b(1) OF THE TOWN OF CAPE ELIZABETH ZONING ORDINANCE. SETBACK DELINEATION IS TAKEN FROM "PRELIMINARY SKETCH PLAN, RICHARDSON (OLD MILL ROAD) OFF OLD OCEAN HOUSE ROAD, CAPE ELIZABETH MAINE" DATED 10/31/13 BY ALBERT FRICK ASSOCIATES, INC., GORHAM, MAINE.
13. THE FEMA FIRM LIMIT OF THE AE, ELEVATION 14 FT. REVISION ADOPTED JUNE 2024 NAVD88=ELEV. 14.75 NGVD29, 100 YEAR FLOODPLAIN JUNE 2024 IS SHOWN AND LABELED ON THIS PLAN.
14. THE LIMITS OF THE 'NO CLEARING LINE FOLLOWS THE EXISTING SOUTHERLY TREE LINE SHOWN ON THIS PLAN. NO REMOVAL OF VEGETATION, INCLUDING MOWING, SHALL BE PERMITTED SOUTH OF THE 'NO CLEARING LINE', WITH THE EXCEPTIONS NOTED BELOW:

HAZARD (DEAD OR STORM DAMAGED) TREES AND/OR INVASIVE VEGETATION SOUTH OF THE 'NO CLEARING LINE' MAY BE REMOVED AFTER CONSULTATION WITH THE CODE ENFORCEMENT OFFICER, IF THE FOLLOWING REQUIREMENTS ARE MET:

THE REMOVAL OF STANDING DEAD TREES, RESULTING FROM NATURAL CAUSES, OR STORM DAMAGED TREES, IS PERMISSIBLE WITHOUT THE NEED FOR REPLANTING AS LONG AS THE REMOVAL DOES NOT RESULT IN THE CREATION OF NEW LAWN AREAS, OR OTHER PERMANENTLY CLEARED AREAS, AND STUMPS ARE NOT REMOVED. THE OWNER OF LOT 2 SHALL BE SHALL BE REQUIRED TO ALLOW THE AREA TO NATURALLY RE-VEGETATE AND OR BE PLANTED WITH NATIVE PLANTS WITHIN ONE YEAR IF NATURAL VEGETATION HAS NOT BEEN ESTABLISHED. FOR THE PURPOSES OF THIS PROVISION DEAD TREES ARE THOSE TREES THAT CONTAIN NO FOLIAGE DURING THE GROWING SEASON.

15. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON N.G.V.D. 1929.
16. RAIN GARDEN LOCATED WITHIN OLD MILL ROAD WILL BE MAINTAINED BY LOT OWNERS AS PART OF THEIR ROAD MAINTENANCE OBLIGATIONS WITH RESPECT TO OLD MILL ROAD.
17. VEGETATION AT THE INTERSECTION OF WHERE OLD MILL ROAD EXITS ONTO OLD OCEAN HOUSE ROAD SHALL BE MAINTAINED AT OR BELOW TWO (2) FEET IN HEIGHT TO ALLOW THE REQUIRED SIGHT DISTANCES OF A MINIMUM OF 200-FEET IN EITHER DIRECTION. THE VEGETATION REMOVAL SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
18. PER THE AUGUST 16, 2016 PLANNING BOARD CONDITIONS OF APPROVAL:
-THAT ALL LOTS SHALL BE SERVED WITH PUBLIC WATER THROUGH CONNECTION TO THE WATER LINE TO BE INSTALLED IN OLD MILL ROAD;
-THE PLANNING BOARD GRANTS WAIVERS, AS AUTHORIZED IN THE SUBDIVISION ORDINANCE SECTION 16-3-5, FOR ROAD WIDTH AND ROAD ALIGNMENT, AS SHOWN ON THE SUBDIVISION PLAN.

STATE OF MAINE, CUMBERLAND COUNTY
SS, REGISTRY OF DEEDS

RECEIVED _____ 20____
AT ___H ___M _____M AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST: _____
REGISTER

Approved: Cape Elizabeth Planning Board

Date:_____

Chair,

_____

Board Members,

_____
_____
_____
_____
_____
_____

ELLEN C. BREWER

NOTE

THIS PLAN AMENDS "SUBDIVISION PLAT PLAN, OLD MILL ROAD SUBDIVISION OLD MILL ROAD, CAPE ELIZABETH, MAINE" DATED JULY 29, 2016 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 216, PAGE 351, BY ELIMINATING LOTS 3 AND 4 AND MERGING THEM INTO LOT 2 AND CONVEYING OLD MILL ROAD TO THE OWNER OF LOT 2 SUBJECT TO NON-EXCLUSIVE ACCESS RIGHTS OVER OLD MILL ROAD TO BE CONVEYED TO THE OWNER OF LOT 1 AND SUBJECT TO ROAD MAINTENANCE OBLIGATIONS OF THE LOT OWNERS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CAPPED IRON ROD SET	CIRS ○	● IRS
DRILL HOLE SET	DHS ○	
RAILROAD SPIKE SET	RRS △	
IRON ROD FOUND	●	
GRANITE MONUMENT		■ MON
HYDRANT		
WATER VALVE	⋈	⊗
LIMIT OF VEGETATION		
BUILDING ENVELOPE		
UTILITY POLE	⌀	
WETLAND		
STONEWALL		
TRANSFORMER		T
GROOMED LAWN AREA- SEE NOTE 14		

Prepared For:

Owner/Applicant:
MR. BRENDAN READY
39 Old Mill Road
Cape Elizabeth, Maine 04107

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

OLD MILL ROAD AMENDED SUBDIVISION

Old Mill Road — Cape Elizabeth, Maine

Date: March 4,2025

Issued For: Permitting

Revisions:

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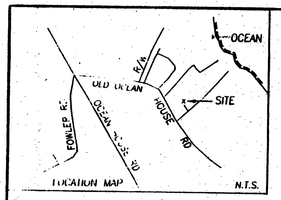
Title: AMENDED SUBDIVISION PLAT PLAN

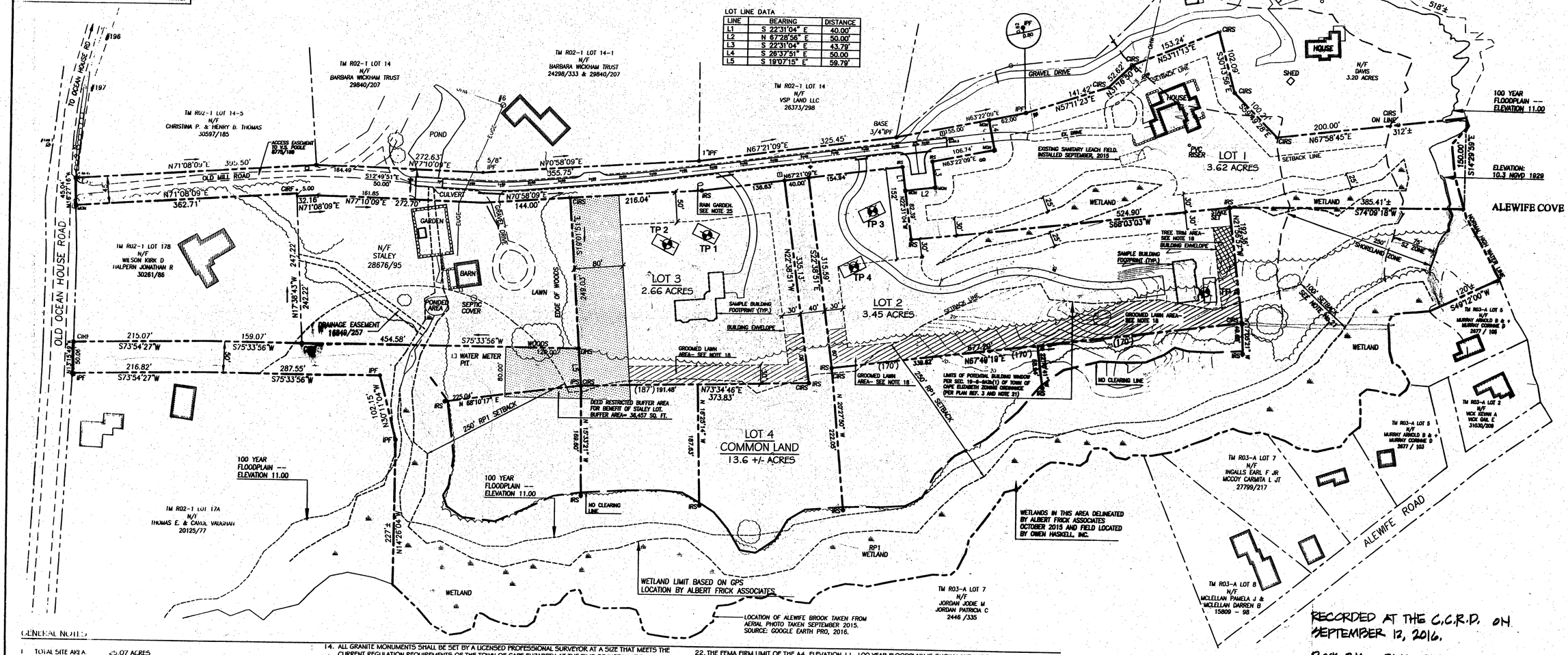
Scale: 1" = 80'

0 20 40 80 160 ft.

North:

Sheet No.: L1.0




OLD OCEAN HOUSE ROAD
TO OCEAN HOUSE RD
#196
#197
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TM R02-1 LOT 14
N/F
BARBARA WICKHAM TRUST
29840/207
TM R02-1 LOT 14-1
N/F
BARBARA WICKHAM TRUST
24298/333 & 29840/207
TM R02-1 LOT 14
N/F
VSP LAND LLC
26373/298
TM R02-1 LOT 14-2
N/F
THE 4 OF US FAMILY
20989/89
TM R02-1 LOT 14-5
N/F
CHRISTINA P. & HENRY B. THOMAS
30597/185
TM R02-1 LOT 17A
N/F
THOMAS E. & CAROL VAUGHAN
20125/77
TM R02-1 LOT 17B
N/F
WILSON KIRK D
HALPERN JONATHAN R
30261/86
TM R03-A LOT 5
N/F
MURRAY ARNOLD B & +
MURRAY CORINNE D
2677 / 103
TM R03-A LOT 2
N/F
WICK KEVIN A
WICK GAIL E
31030/209
TM R03-A LOT 7
N/F
INGALLS EARL F JR
MCCOY CARMITA L JT
27799/217
TM R03-A LOT 8
N/F
MCLELLAN PAMELA J &
MCLELLAN DARREN B
15809 - 98
TM R03-A LOT 7
N/F
JORDAN JODIE M
JORDAN PATRICIA C
2446 /335
N/F
STALEY
28676/95
N/F
DAVIS
3.20 ACRES
LOT 1
3.62 ACRES
LOT 2
3.45 ACRES
LOT 3
2.66 ACRES
LOT 4
COMMON LAND
13.6 +/- ACRES
LOT LINE DATA
LINE | BEARING | DISTANCE
L1 | S 22°31'04" E | 40.00'
L2 | N 67°28'56" E | 50.00'
L3 | S 22°31'04" E | 43.79'
L4 | S 26°37'51" E | 50.00
L5 | S 19°07'15" E | 59.79'
N71°08'09"E 362.71'
N71°08'09"E 32.16'
N71°10'09"E 272.70'
N71°10'09"E 272.63'
N70°58'09"E 144.00'
N70°58'09"E 355.75'
N67°21'09"E 325.45'
N67°21'09"E 154.34'
N63°22'09"E 106.74'
N63°22'09"E 62.00'
N57°16'50"E 52.62'
N57°11'23"E 141.42'
N53°13'13"E 153.24'
S30°13'56"E 102.09'
S55°46'28"E 100.24'
S14°29'59"E 312'±
N67°58'45"E 200.00'
S74°09'18"W 385.41'±
S68°03'03"W 524.90'
S49°12'00"W 120'±
S73°54'27"W 215.07'
S73°54'27"W 216.82'
S75°33'56"W 159.07'
S75°33'56"W 287.55'
S75°33'56"W 454.58'
S73°34'46"E 373.83'
N67°49'19"E (170')
N68°10'17"E 225.04'
N30°11'04"W 102.15'
N17°38'43"W 247.22'
N17°38'43"W 242.22'
N12°49'51"E 50.00'
N67°21'09"E 216.04'
S19°01'51"E 355.11'
S22°31'04"W 355.11'
S25°33'51"E 315.59'
N67°21'09"E 336.82'
N73°34'46"E (187') 191.48'
N14°26'04"W 227'±
N 12°27'14" W 189.80'
N 12°27'14" W 191.43'
N 12°27'14" W 222.00'
N 12°27'14" W 150.00'
N 12°27'14" W 102.15'
N 12°27'14" W 80.00'
N 12°27'14" W 50.00'
N 12°27'14" W 50.00'
N 12°27'14" W 50