### CURRENT LAND USE ORDINANCE USED FOR COMPLIANCE REFERENCE



# Town of Readfield, Maine

Adopted June 11, 2019

Revised: March 20, 2000; June 14, 2001; September 17, 2001; June 13, 2002; June 12, 2003; September 15, 2004; June 15, 2006; June 16, 2007; May 15, 2008; June 11, 2009; June 10, 2010; June 14, 2012; June 13, 2013; June 12, 2014; June 9, 2015; June 14, 2016; June 13, 2017; June 12, 2018

Pages Included in This Packet:

A001 Site Plan

A002 Site Survey

A003 Tax Map 134

A004 Property Deed

A005 Storm Water Protection Plan

A006 Temporary Erosion Control

A007 Septic Design

A008 Additional Information

A201 Exterior Elevations

A600 3D Views

### PROJECT SUMMARY

Dawn and Scott Morash would like to submit for a building permit to build their new four season home on Maranacook Lake. They wish to build a retirement home on their family lot that has been home for decades of four season fun. The current structure, sited 18' from waterline, shall be demolished upon completion of new construction. Dawn and Scott plan to sell their home in Hollis Maine and become full time residents of Readfield.

### LOT INFORMATION

This is currently a non conforming lot without sufficient road frontage, as such, the proposed layout observes a thrity foot easement at the southeast side of the property. At the base of the driveway there will be a rain garden to slow and filter any sedimentation picked up by rain water. Proposed site detail are show on A005 Storm Water Protection Plan.

The site has been reviewed by a licensed evaluator, and the septic system has been designed by Gerry Mitchell, Jr., a local septic designer. The new well will be located 100' up hill from new septic system.

### HOME INFORMATION

As shown on A001 Site Plan, the proposed home would have a footprint of 3,290 squarefeet with a gravel driveway consisting of 1,080 squarefeet.

The new structure will consist of; 3 bedrooms, 2 1/2 baths, 2 car garage with shop, and an unfurnished walkout basement. The building will be clad in metal roofing and claboard siding. A small deck overlooks the lake with ample vegitative space between the building and body of water.

# MAINE DESIGN + BUILD.

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**************************************	JUSTIN F. MORGAN No. 4898	×
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Date Revision

LAKE HOME

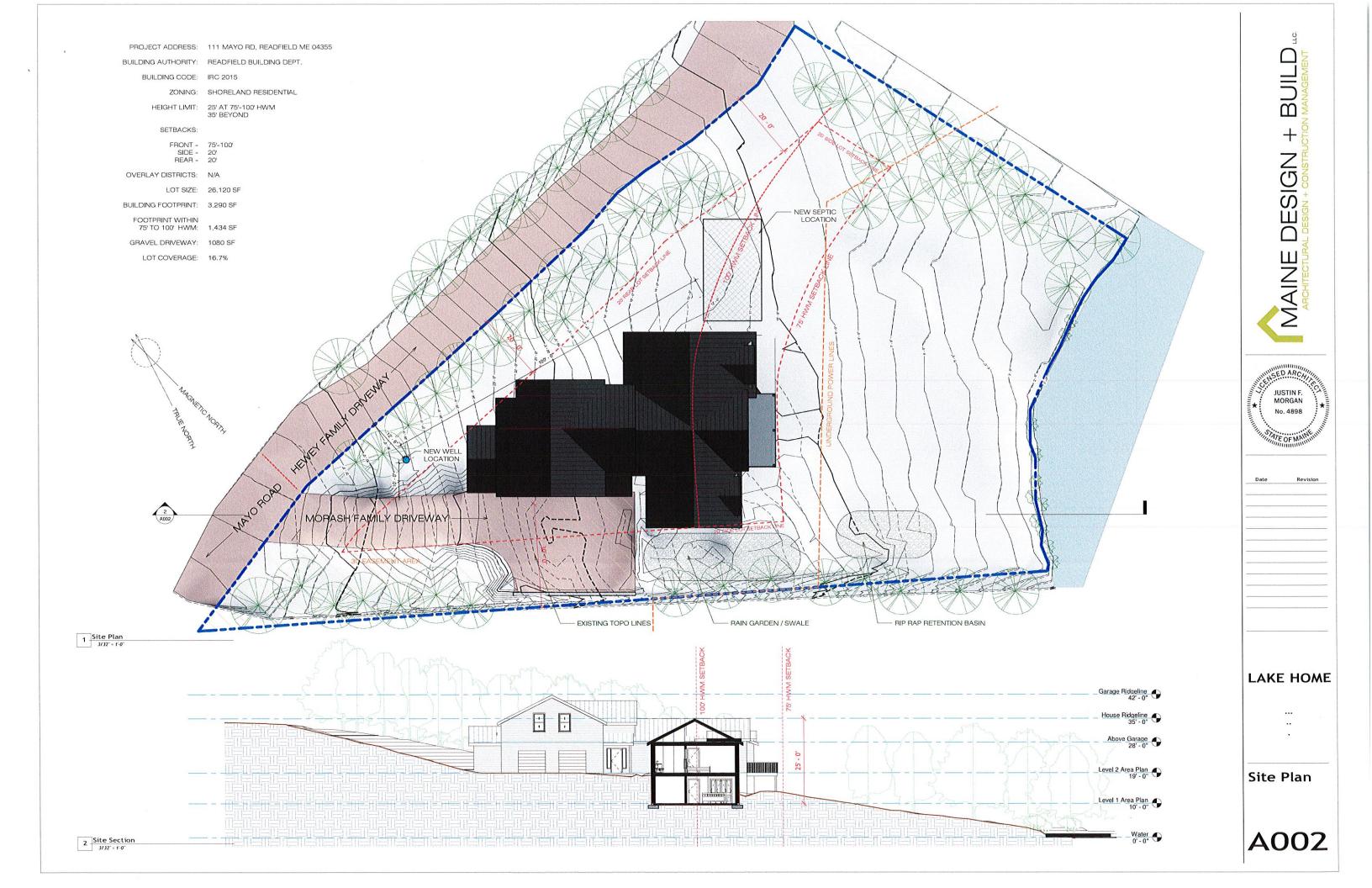
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**Narrative** 

LAKE HOME

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Site Survey

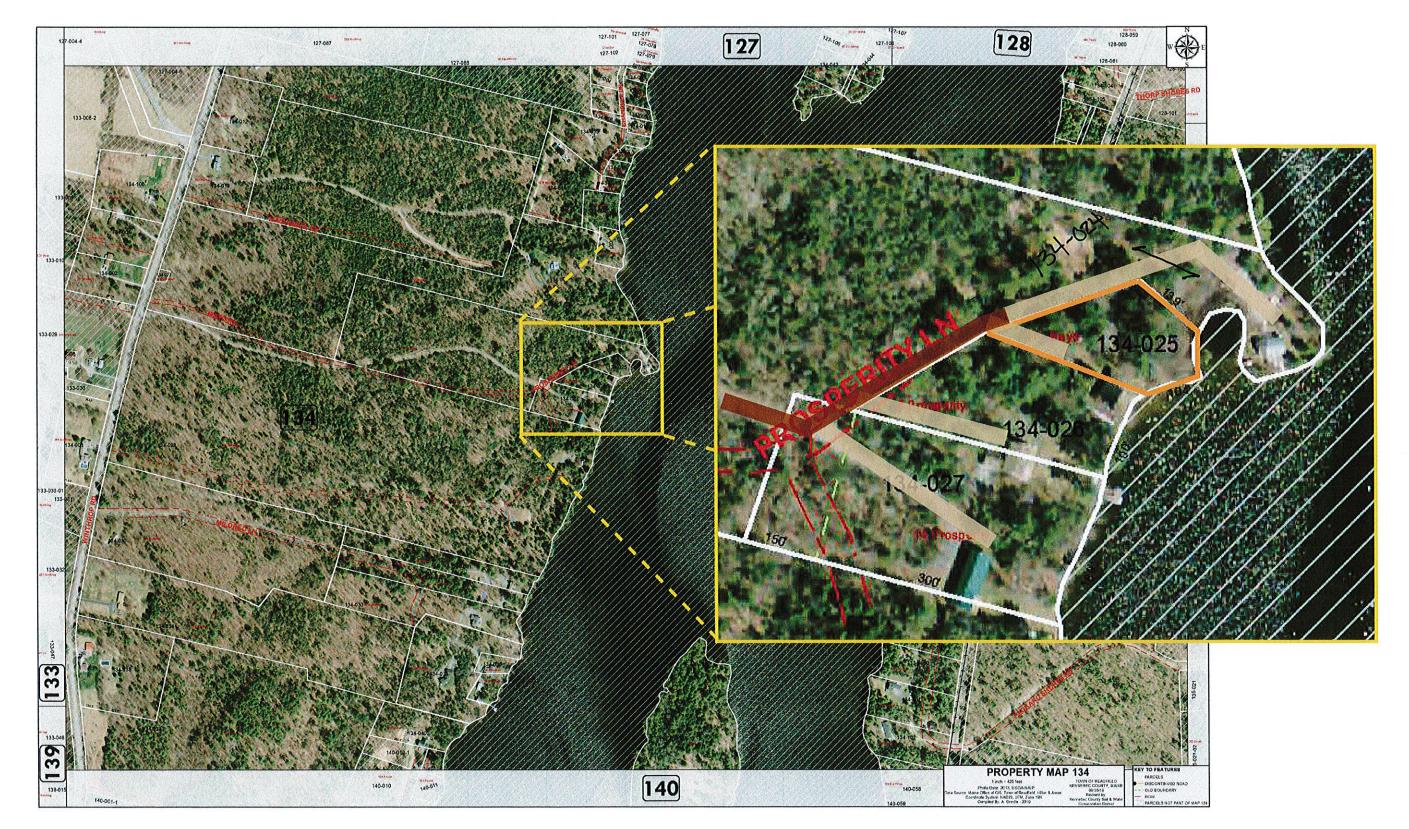


Tax Map 134

TOWN ROAD

DRIVEWAY

A003



<u>Driveway:</u> a private vehicular way providing access to no more than one lot for one single family dwelling or other single ownership structures.

Road: Any route for vehicle access other than a driveway.

8K6045PG267

TRANSFER PAID

WARRANTY DEED

027159
KNOW ALL MEN BY THESE PRESENTS, THAT, MAH Realty Trust, a trust established under the laws of the State of Maine on February 3, 1993 and whose duly appointed Trustees, Michael A. Hoyt and Gail R. Hoyt, both of Monmouth, County of Kennebec, State of Maine

in consideration of one dollar and other valuable considerations, way Gell

Buxton York paid by Scott Morash and Dawn Morash, of West/Blank, County of Segundation, State of Maine the receipt whereof we do hereby acknowledge we do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY with WARRANTY COVENANTS unto the said Scott Morash and Dawn Morash, as joint tenants and not as tenants in common, their heirs and assigns, forever:

A certain lot or parcel of land with buildings thereon situated in Readfield, County of Kennebec, State of Maine, and bounded and described as follows:

Beginning at an iron pin, on the shore of Lake Maranacook at the southeast corner of land now or formerly of Elvert Pooler; thence running in a northwesterly direction a distance of two hundred thirty (230) feet to an iron pin on side of right-of-way road; thence running along said road in an easterly direction one hundred eighty-seven (187) feet, more or less, to an iron pin on the side of said road; thence running in a southeasterly direction one hundred thirty-nine (139) feet to an iron pin at the edge of Lake Maranacook; thence continuing in said southeast direction to low water mark; thence running in a southwesterly direction along said shore of said lake at low water mark, one hundred four (104) feet; thence running in a northwesterly direction back to an iron pin on the shore of Lake Marancook at high water mark, being the point of beginning.

Together with a right-of-way now laid out extending from the main highway leading from Winthrop to Readfield over land now or formerly of Beatrice M. May to the land herein conveyed; said right-of-way to be used in common with others; said Grantees to help keep and maintain said right-of-way in common with others.

Meaning and intending to convey a portion of the premises conveyed to MAH Realty Trust by Quit Claim Deed recorded in Kennebec County Registry of Deeds in Book 4393 page 136 on

IN WITNESS WHEREOF, MAH Realty Trust, hereby release all its right by descent and all

WITNESS our hands and seals this 31 4 day of August, 1999.

1 Deed

MAINE DESIGN + BUILD

SED ARCA JUSTIN F. No. 4898

LAKE HOME

Deed

A00∠

Revision

LAKE HOME

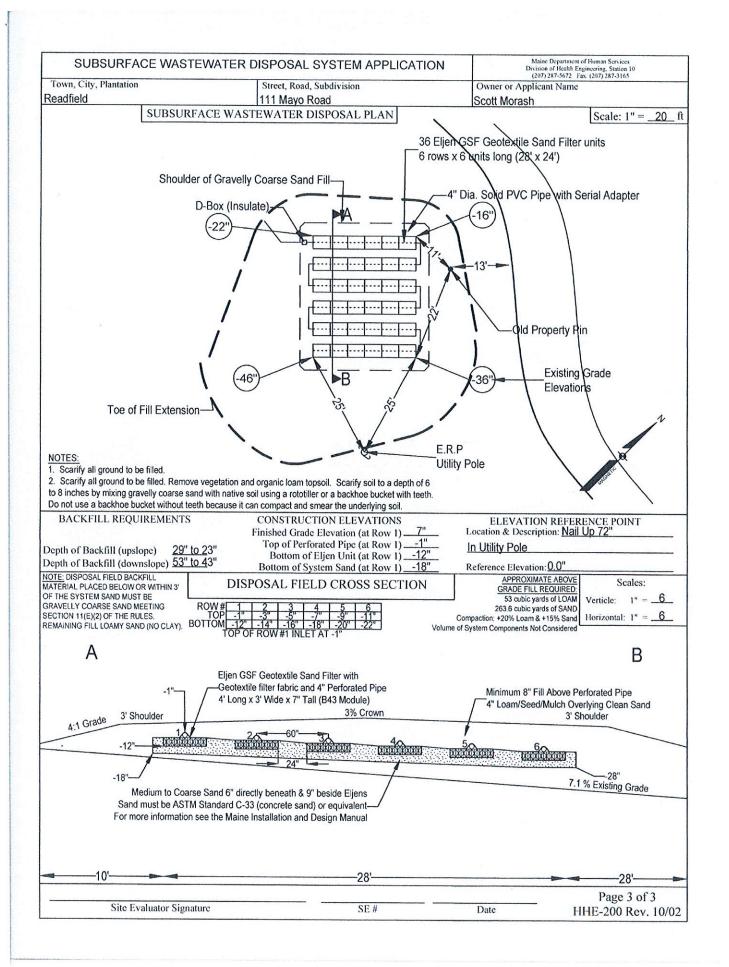
Protection

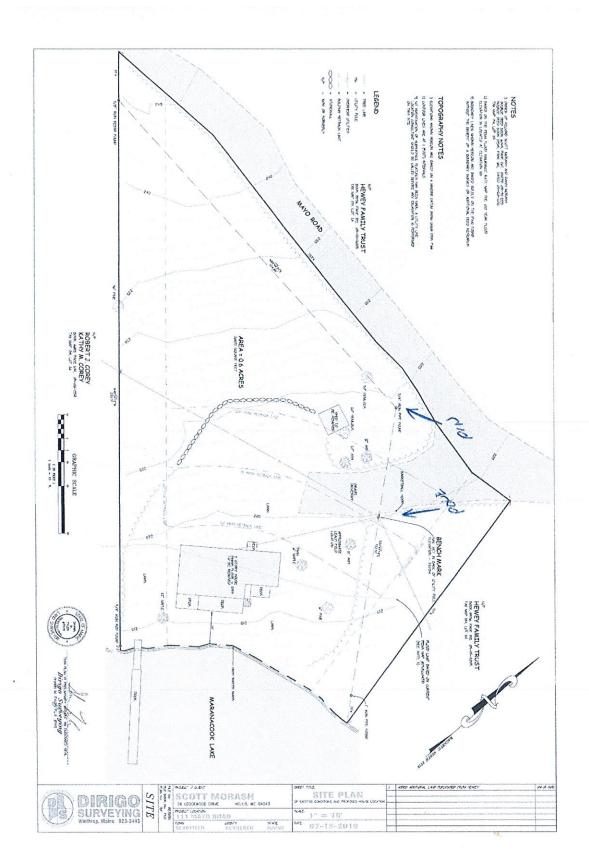
BUILD MAINE DESIGN

No. 4898

LAKE HOME

**Temporary Erosion** Control





MAINE DESIGN + BUILD ...

JUSTIN F.
MORGAN
No. 4898

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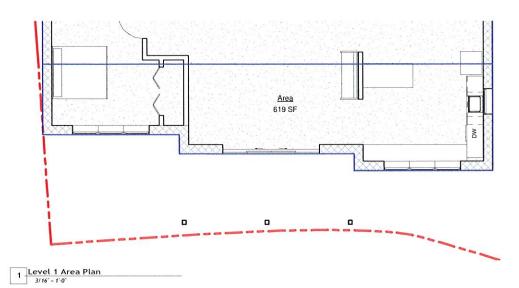
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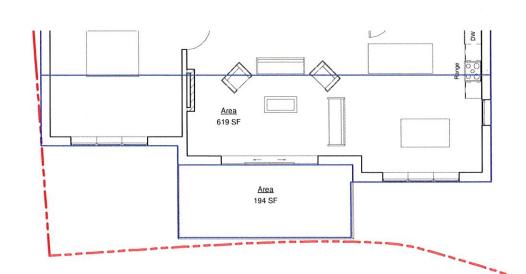
LAKE HOME

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Septic Design

1432 sf of floor area occupy the area located between 75 to 100 feet from normal high water line BIM calculations are below. (619 + 619 + 194 = 1432 SF)





2 Level 2 Area Plan 3/16" = 1'-0"

Building footprint (3290SF) + Gravel driveway footprint (1080SF) = Total impervious (4370 SF) Total impervious (4370 SF) / Lot Size (26120SF) = 0.167 x 100 = 16.7%

## Abutting Neighbors Mailing Addresses

Lot 134-26

Coreys'

8 Prosperity Lane Readfield, ME 04355

Lot 134-24

Heweys'

534 E Broadway Haverill, MA 01830 MAINE DESIGN + BUILD

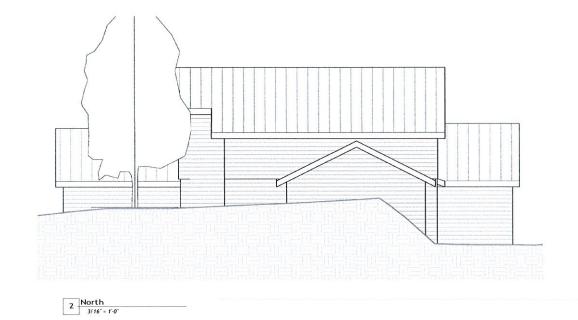


Date Revision

LAKE HOME

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Additional Information



1 East 3/16" = 1'-0"





3 | West | 3/16" = 1'-0"

4 South 3/16° = 1°-0°

Date Revision

MAINE DESIGN + BUILD L.C. ARCHITECTURAL DESIGN + CONSTRUCTION MANAGEMENT

LAKE HOME

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Exterior Elevations





3 3D View 03



1 3D View 2

LAKE HOME

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3D Views