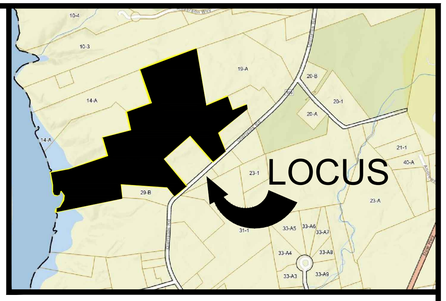

LOCATION PLAN
NTS

PARKING SPACES ARE TO ARCHITECTURAL GRAPHIC STANDARDS PER §140-24 OF SOUTH BERWICK TOWN ORDINANCE

NOTES

1.) ZONING AND DIMENSIONAL REQUIREMENTS

ZONE – RESIDENTIAL 3 (R3)

SETBACKS
FRONT – 50 FT
SIDE – 25 FT
REAR – 25 FT

LOT COVERAGE – 20%
MINIMUM LOT SIZE – 80,000 S.F.
MINIMUM STREET FRONTAGE – 200 FT

REFERENCE PLANS:

1.) "COMPILED BOUNDARY PLAN OF LAND OF SARAH S. CULLEN, TRUSTEE OF THE SARAH S. CULLEN REVOCABLE TRUST OF 2017 & SARAH S. CULLEN, TRUSTEE OF THE CULLEN REALTY TRUST TAX MAP 6, LOTS 29A & 14, OLDFIELDS ROAD SOUTH BERWICK, YORK COUNTY, MAINE.". DRAWN BY CIVIL CONSULTANTS, DATED JUNE 12TH, 2024. RECORDED Y.C.R.D. PLAN BOOK 442, PAGE 18.

LEGEND:

FIP	FOUND IRON PIPE, AS NOTED
FIR	FOUND IRON ROD, AS NOTED
FGB	FOUND GRANITE BOUND, AS NOTED
FDH	FOUND DRILL HOLE, AS NOTED
	UTILITY POLE
	TREE LINE
	WATER
	TOP OF SLOPE
	TOE OF SLOPE
	SILT FENCE
	WETLAND BOUNDARY
	GUARDRAIL
	EXT. CONTOUR
	PRP. CONTOUR
XX	EXT. SPOT GRADE
XX	PRP. SPOT GRADE
N/F	LAND, NOW OR FORMERLY, OF
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
7654/321	VOLUME/PAGE OF RECORDED DOCUMENT
YCRP	YORK COUNTY PROBATE RECORDS
SIR	SET IRON ROD, 5/8 INCH ø, WITH IDENTIFICATION CAP
SDH	SET DRILL HOLE, 5/8 INCH ø, WITH IDENTIFICATION CAP

GRAPHIC SCALE
0 20 40 60 80 (FEET)

C.	PLANNING BOARD REVISIONS	1/20/26
B	PLANNING BOARD REVISIONS	1/7/26
A	PLANNING BOARD REVISIONS	10/17/25
NO	DESCRIPTION	DATE
	REVISIONS	

TAX MAP 6, LOT 29A

PARKING LOT SITE PLAN
TIDAL WETLANDS CONSERVATION AREA
OLD FIELDS ROAD SOUTH BERWICK, MAINE

PREPARED FOR
GREAT WORKS REGIONAL LAND TRUST
610 MAIN ST
OGUNQUIT, MAINE 03907

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE ◆ SURVEYING
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: NRG
DATE: 7/29/2025		REVISION DATE: C : 1/20/2026
JOB NO: 25037	FILE: OLDFIELDSRDPARKING.DWG	SHEET: 1 OF 1