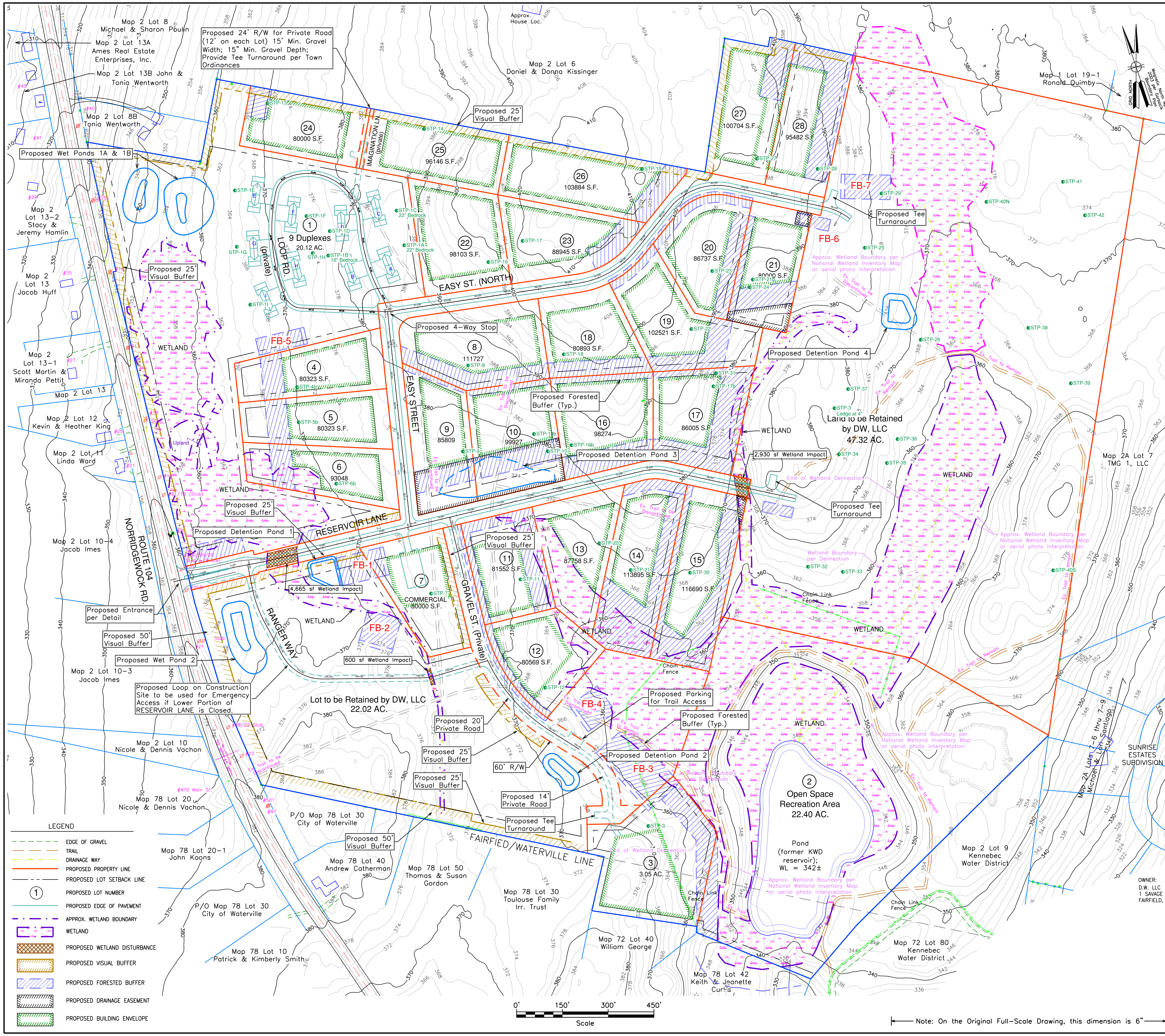

APPROVED BY THE FAIRFIELD PLANNING BOARD:

CHAIRPERSON: ____________

DATE: ____________

APPROVED BY THE WATERVILLE PLANNING BOARD:

CHAIRPERSON: ____________

DATE: ____________

Conditions attached to the approval:

1. **Site Location of Development Permit and Natural Resources Protection Act Permit must be submitted to Town of Fairfield.**

SOURCE NOTES:

1. Contours are based on LiDAR from Maine Office of GIS, with limited adjustments based on GPS shots by Ranger Construction Corporation. Vertical datum is NAVD-88.
2. The location of the existing utilities shown on the plans were compiled from field survey and various other sources. Locations are approximate and not guaranteed to be accurate nor is it guaranteed that all utilities are shown.
3. Boundary lines for subject property is based on plan titled: "Boundary Survey: Division of Land of Kennebec Water District" dated August 21, 2007 by Garbacik Surveyors, Inc. Boundary lines for adjacent properties are approximate based on municipal tax maps.
4. Wetland boundary is based on delineation by Dirigo Engineering unless noted otherwise.

NOTES:

1. Subject Parcel: Fairfield Tax Map 2 Lot 9 & Waterville Tax Map 72 Lot 60; Somerset County Registry of Deeds Book 5693 Page 133.

1. Zone – Fairfield: Rural Residential (RR); Waterville: Low Density Residential (RA)

   Dimensional Requirements for Fairfield (for Waterville in parenthesis):
   - Lot Size: 80,000 s.f. min. (40,000 s.f. for each additional dwelling unit) (Wtvl: 15,000 s.f.)
   - Frontage: 200' min. (Wtvl: 100')
   - Front Setback: 50' (Wtvl: 20')
   - Side & Rear Setbacks: 20' (Wtvl: 15' Side, 30' Rear)
     Accessory Structures: 10' (Wtvl: 10')
   - Lot Coverage (buildings): 10% max. (Wtvl: 20% max.)
   - Building Height: 35' max.

2. Route 104 is classified as a Mobility Arterial.

3. This subdivision consists of the following:

Single-family Residential Lots:	25
Multi-family Dwelling Units:	18 (9 Duplexes, to be leased by DW LLC)
Commercial Lot:	1
Open Space Lot:	1
Total Area of Subdivision:	101,40 ac.
Area to be Retained:	
Southwest Parcel	22.02 ac.
Northeast Parcel	47.32 ac.
Total Area of Property:	170.74 ac.

4. Open Space: Lot 2 =22.40 acres = 13.1% of Total Area of Property (170.74 ac.). Use will be restricted to owners within subdivision.

5. The Fairfield Planning Board waived Subdivision Ordinance 12.2.F, which requires at least 2 street connections for any subdivision or street expected to generate 200 or more trips per day. This project is expected to generate over 600 trips per day. In lieu of a second street connection to Route 104, there will be a divided entrance with 22' of pavement each side of an island to allow each side to be used for 2-way traffic in case of an emergency. The access drive that will go through the construction yard will be utilized as a bypass in case of an accident/emergency near or below said intersection.

6. Duplexes shall have a sprinkler system in compliance with Maine Office of State Fire Marshal regulations.

7. Ranger Way, Gravel Street, Loop Road, and Imagination Lane shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town.

RESIDENTIAL LOTS COVENANTS & RESTRICTIONS:

The following Covenants and Restrictions shall be included in all deeds of conveyance of parcels 3-6 and 8-28, and will be enforceable by the Code Enforcement Officer of the Town of Fairfield or City of Waterville, as appropriate.

1. Lots 3-6 and 8-28 of this subdivision are to be utilized only for single-family detached, residential housing, except that D.W. LLC reserves the right to utilize any of these lots for duplexes. Conversion to duplexes or any other use requires approval from Town of Fairfield and Maine Department of Environmental Protection.
2. All residential structures and associated garages must be placed on a permanent concrete foundation. Concrete blocks are not permitted.
3. All residential structures shall be constructed to a minimum width of 24 feet and contain a minimum first floor area of 900 sq. ft. The minimum roof pitch allowed is 5-12.
4. All residential structures shall have a sprinkler system in compliance with Maine Office of State Fire Marshal regulations.
5. Exterior permanent siding shall be completed on all structures, the residence and all appurtenant out buildings, within one year of commencement of construction.
6. Mobile homes (single wide or double wide) are not permitted. Modular/sectional homes are permitted.
7. Only domestic household pets may be kept on the premises. This includes dogs, cats, small reptiles, birds, rabbits, fish, turtles, and rodents. Household pet does not include any type of horse, cow, pig, sheep, goat, chicken, turkey, or captive fur-bearing animal, or any animal commonly kept for food or profit.
8. No lots can be further divided without (a) Planning Board approval and (b) the express written permission of DW, LLC.
9. Home occupations are prohibited.

OWNER:
D.W. LLC
1 SAVAGE STREET
FAIRFIELD, MAINE 04937

ENGINEER:
DIRIGO ENGINEERING
2 DIRIGO DRIVE
FAIRFIELD, ME 04937

SURVEYOR:
BOYNTON & PICKETT LAND SURVEY & DEVELOPMENT
949 EAST RIVER ROAD
SKOWHEGAN, ME 04976

FOR PERMITTING PURPOSES ONLY
- NOT FOR CONSTRUCTION -
ANY REVISION MUST BE REVIEWED BY
MAINE DEP, ARMY CORPS, AND TOWN OF FAIRFIELD

NO.	REVISIONS	DATE

REVIEW COPY ONLY
–
NOT FOR CONSTRUCTION

VERT. DATUM	NAVD88
DATE:	8/25/22
DRAWN BY:	RJB
CHECKED:	
APPROVED:	RJB
FIELD BK:	–
FILE: Ranger Subdivision	
PROJECT:	#53301

D.W. LLC
FAIRFIELD, MAINE

RESERVOIR HILL SUBDIVISION
ROUTE 104, FAIRFIELD, ME

PRELIMINARY PLAN

DIRIGO ENGINEERING
2 DIRIGO DRIVE, FAIRFIELD, MAINE 04937 (207) 453-2401

SHEET 1 OF 1
PB1