ZONING NOTES

ZONE DESIGNATION = RESIDENTIAL
MINIMUM LOT SIZE = 40,000 SQ. FT.
MINIMUM ROAD FRONTAGE = 150 FEET

SETBACKS

FRONT: 75 FEET FROM CENTERLINE OF ROAD
SIDE YARD: 15 FEET
REAR YARD: 30 FEET

SUBDIVISION AREAS

TOTAL SUBDIVISION AREA=24.35 ACRES
ROW AREA=4.36 ACRES
AREA OF LOTS 1-7 = 20.01 ACRES±

SUBDIVISION APPLICANT

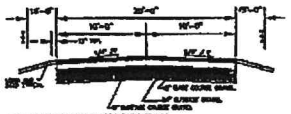
BERNARD SHELTON
JEFF MOCKLER
322 MAIN STREET
BAR HARBOR, MAINE 04609

UTILITIES NOTE

THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, PIPELINES, AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN HEREON WERE BASED UPON OBVIOUS FEATURES VISIBLE AT THE TIME OF THE SURVEY AND POSSIBLY OTHER SOURCE PLAN INFORMATION PROVIDED BY THE APPROPRIATE AGENCIES AND THE INFORMATION BELIEVED CORRECT. NO EXCAVATIONS WERE MADE MARKING THE COURSE OF THE SURVEY TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATIONS OF ANY UNDERGROUND STRUCTURES PRIOR TO EXCAVATION BY CONTACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING 888-DIGSME AT 1-888-222-1977.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY HEREIN IS SITUATED IN ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230038 0005B BEARING AN EFFECTIVE DATE OF AUGUST 2, 1978. THE MAP DOES NOT INDICATE THAT THE PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH THE 100 YEAR FLOOD.



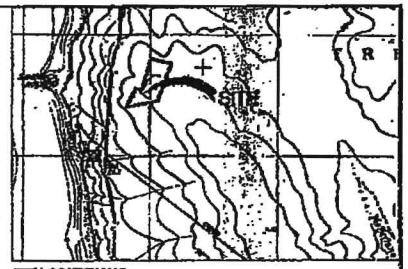
TYPICAL ROADWAY SECTION
N.T.S.

PLAN REFERENCES

1) "PONDS ACRES, SUBDIVISION PLAN FOR GEORGE MITCHELL, TRENTON, MAINE", DATED JULY 1977, PREPARED BY THOMAS E. DUNNICK, R.L.S. (#1204), RECORDED IN MAP FILE 33, PAGE 37 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.
2) "PINE RIDGE SUBDIVISION, OAK POINT ROAD, TRENTON, MAINE", DATED JUNE 5, 1989, PREPARED BY ROBERT W. BLASDELL & ASSOCIATE, RECORDED IN MAP FILE 33, NO. 105 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.
3) "POINTED ACRES SUBDIVISION, OAK POINT ROAD, TRENTON, MAINE", DATED JULY 13, 1988, PREPARED BY ROBERT W. BLASDELL & ASSOCIATE, RECORDED IN MAP FILE 33, NO. 69 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.
4) "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE AID HIGHWAY NO. 1, TRENTON, BAYSIDE ROAD, HANCOCK COUNTY, GENERAL STATE AID PROJECT NO. 50H207, DATED FEBRUARY 1975, DATE FILE NO. 3-3-928, RECORDED IN MAP FILE 19, PAGE 54 OF THE HANCOCK COUNTY REGISTRY OF DEEDS".

NOTES

1) SOURCE DEED:
   (A) GEORGE W. MITCHELL AND ANN M. MITCHELL TO RICHARD A. SHELDON, DATED NOVEMBER 14, 1977, RECORDED IN BOOK 1332, PAGE 108.
   (B) GEORGE W. MITCHELL AND ANN M. MITCHELL TO RICHARD A. SHELDON, DATED OCTOBER 24, 1979, RECORDED IN BOOK 1393, PAGE 242.
   (C) GEORGE W. MITCHELL AND JANICE S. MITCHELL TO RICHARD A. SHELDON, DATED OCTOBER 20, 1982, RECORDED IN BOOK 1646, PAGE 208.
2) ALL BOOK AND PAGE NUMBERS REFER TO THE HANCOCK COUNTY REGISTRY OF DEEDS.
3) THE CENTERLINE OF PUBLIC ROAD WAS ESTABLISHED HEREIN FOLLOWING BOUNDARY DETERMINATION IN ACCORDANCE WITH A 66 FOOT WIDE RIGHT OF WAY AS SHOWN ON PLAN REFERENCE #4.
4) ALL BOUNDS IN THIS SUBDIVISION SHALL REMAIN PRIVATE RIGHT-OF-WAYS TO BE MAINTAINED BY THE OWNERS OF THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR EXAMINED BY THE TOWN UNTIL SUCH TIME THE EXISTING BOUNDARY, STREET DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN ACCEPTED BY THE LEGISLATIVE BODY OF THE TOWN.



SITE LOCATION MAP
N.T.S.

BUILDING SETBACKS

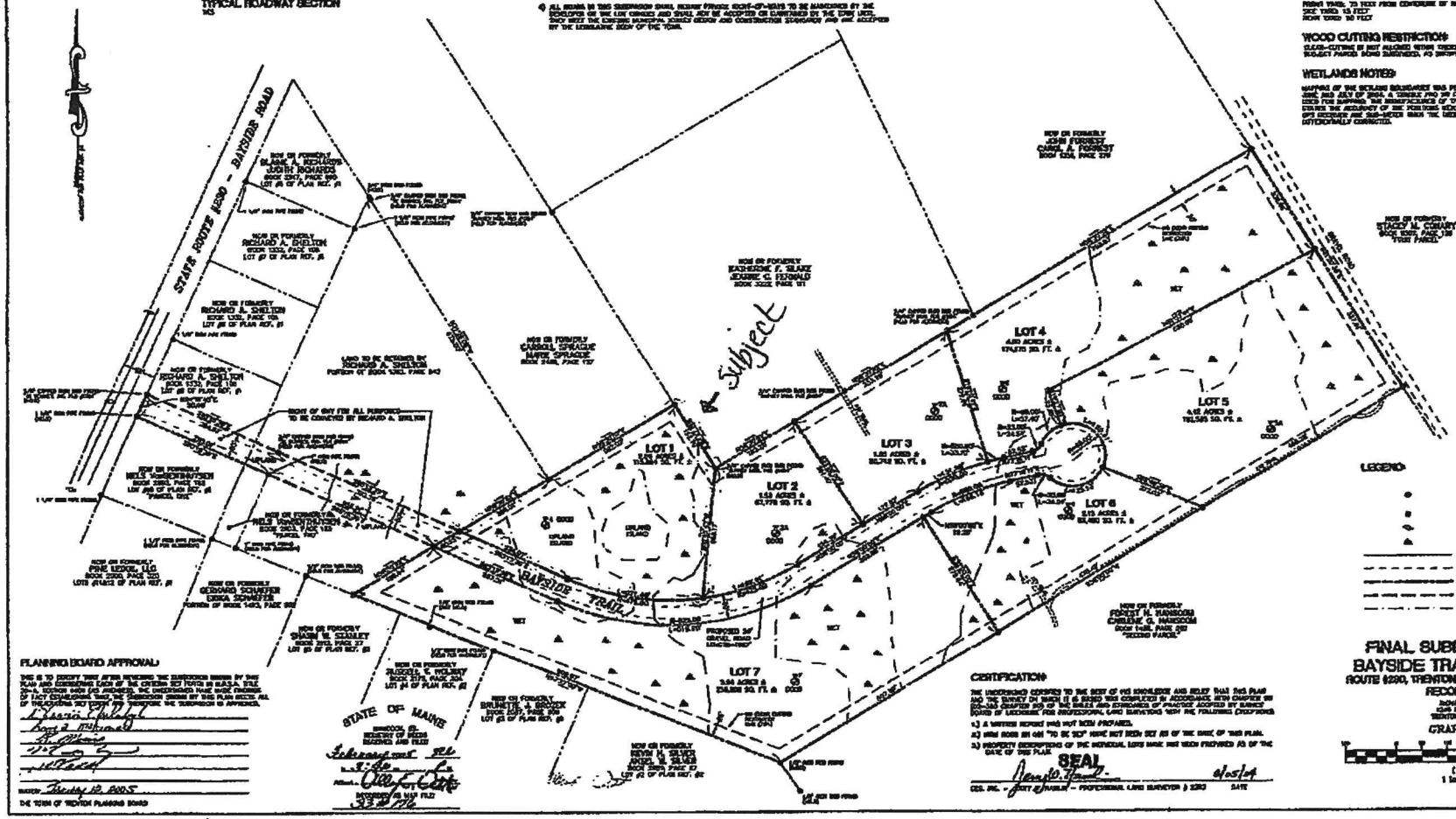
FRONT YARD: 75 FEET FROM CENTERLINE OF ROAD
SIDE YARD: 15 FEET
REAR YARD: 30 FEET

WOOD CUTTING RESTRICTION

CLEAR-CUTTING IS NOT ALLOWED WITHIN TWENTY FIVE (25) FEET OF THE PROPERTY LINES OF THE SUBJECT PARCEL HEREIN SUBDIVIDED, AS SHOWN HEREON.

WETLANDS NOTES

MAPPING OF THE WETLAND BOUNDARIES WAS PERFORMED IN JUNE AND JULY OF 2004. A GPS DATA LOGGER WAS USED FOR MAPPING. THE SIGNIFICANCE OF THE WETLANDS STATES THE ACCURACY OF THE POSITIONS RECORDED WITH THE GPS RECEIVER ARE SUB-METER WHEN THE OBSERVATIONS ARE DIFFERENTIALLY CORRECTED.



LEGEND

- 5/8" CAPPED IRON ROD TO BE SET (PLS #3280)
- IRON ROD/PIPE FOUND
- UTILITY POLE
- WETLAND AREA
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPERTY LINE
- EASEMENT LINE
- WETLAND EDGE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

PLANNING BOARD APPROVAL

THE TOWN OF TRENTON PLANNING BOARD

STATE OF MAINE
HANCOCK CO.
RECEIVED FOR RECORD
RECORDED AND FILED
MAP FILE

CERTIFICATION

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 ROCKLAND CHAPTER 300 OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

1) A WRITTEN REPORT WAS NOT NOW PREPARED.
2) MINE BOUNDS ARE NOT "TO BE SET" WHICH NOT HAVE BEEN SET AS OF THE DATE OF THIS PLAN.
3) PROPERTY DESCRIPTIONS OF THE INDIVIDUAL LOTS MADE AND NOW PROVIDED AS OF THE DATE OF THIS PLAN.

SEAL

CES, INC. - JEFF J. MOCKLER - PROFESSIONAL LAND SURVEYOR # 3280 — DATE 6/25/14

FINAL SUBDIVISION PLAN
BAYSIDE TRAIL SUBDIVISION
ROUTE 1230, TRENTON, HANCOCK COUNTY, MAINE
RECORD OWNER
BERNARD SHELTON
4240 BAYSIDE ROAD
TRENTON, MAINE 04605

CES, INC.
ENGINEERS • SURVEYORS
P.O. BOX 1000
BAR HARBOR, MAINE 04609
(207) 288-3311

BAYSIDE TRAIL SUBDIVISION
ROUTE 1230, TOWN OF TRENTON, HANCOCK COUNTY, MAINE

FINAL SUBDIVISION PLAN

SCALE	1" = 100'
DATE	JULY 16, 2004
DRAWN BY	
CHECKED BY	
APPROVED BY	
JOB NO.	
DWG. NO.	2003-CES-07/2004
SHEET	1 OF 1

33/