

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.85'	110.00'	13°28'00"	N 09°53'21" W	25.79'
C2	18.41'	565.00'	1°52'02"	N 86°45'40" E	18.41'
C3	82.53'	565.00'	8°22'09"	N 17°06'37" E	82.46'
C4	100.16'	565.00'	10°09'26"	N 26°22'25" E	100.03'
C5	120.83'	565.00'	12°15'11"	N 37°34'43" E	120.60'
C6	34.67'	565.00'	3°30'36"	N 45°27'47" E	34.66'
C7	147.65'	410.00'	41°00'00"	N 57°32'14" E	146.85'
C8	149.61'	410.00'	20°54'27"	N 78°18'27" E	148.78'
C9	16.21'	15.00'	61°55'39"	N 57°47'51" E	15.43'
C10	163.65'	70.00'	133°57'06"	N 86°11'26" W	128.85'
C11	207.58'	70.00'	169°54'12"	N 65°44'13" E	139.46'
C12	16.21'	15.00'	61°55'39"	N 69°18'30" W	15.43'
C13	112.75'	360.00'	18°59'26"	N 79°13'21" E	118.69'
C14	130.09'	360.00'	20°42'16"	N 59°25'56" E	129.38'
C15	11.68'	360.00'	1°51'33"	N 48°09'01" E	11.68'
C16	113.96'	515.00'	12°40'41"	N 40°52'54" E	113.72'
C17	130.04'	515.00'	14°28'01"	N 27°18'32" E	129.69'
C18	127.92'	515.00'	14°11'53"	N 12°57'25" E	127.59'
C19	14.10'	60.00'	13°28'00"	N 09°53'21" W	14.07'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	42.05'	565.00'	1°52'02"	N 86°45'40" E	42.04'
EC2	320.46'	545.00'	33°41'25"	N 30°22'32" E	315.87'
EC3	282.76'	390.00'	41°32'26"	N 67°59'27" E	276.60'

LINE	BEARING	DISTANCE
L1	N 07°37'21" W	29.49'
L2	N 05°50'39" E	86.32'
L3	N 05°50'39" E	258.12'
L4	N 05°50'39" E	232.08'
L5	N 47°13'14" E	117.01'
L6	N 47°13'14" E	17.02'
L7	N 88°45'40" E	65.18'
L8	N 88°45'40" E	45.67'
L9	N 88°45'40" E	100.01'
L10	N 88°45'40" E	10.84'
L11	N 88°45'40" E	148.33'
L12	N 47°13'14" E	15.70'
L13	N 05°50'39" E	132.08'
L14	N 05°50'39" E	100.01'
L15	N 05°50'39" E	344.43'
L16	N 07°37'21" W	31.23'
L17	N 78°14'11" E	206.22'
L18	N 86°32'22" E	74.95'
L19	N 86°32'22" E	133.68'
L20	N 86°32'22" E	64.53'
L21	N 86°54'26" E	114.16'
L22	N 88°54'26" E	133.68'
L23	N 86°54'26" E	100.00'
L24	N 03°05'34" W	50.00'
L25	N 86°54'26" E	90.05'
L26	N 86°54'26" E	67.97'
L27	N 03°05'34" W	20.00'
L28	N 86°54'26" E	30.03'
L29	N 03°05'34" W	20.00'
L30	N 86°54'26" E	261.76'
L31	N 81°10'21" W	409.36'
L32	N 72°53'45" W	308.36'
L33	N 48°29'04" W	232.52'
L34	N 18°17'07" W	215.51'
L35	N 00°11'39" E	270.36'
L36	N 22°41'08" W	327.79'
L37	N 27°14'22" W	314.11'
L38	N 09°29'00" W	186.94'
L39	N 36°08'02" W	193.88'
L40	N 37°19'34" W	183.12'
L41	N 26°24'42" W	234.91'
L42	N 44°54'51" W	251.99'
L43	N 34°33'38" W	174.98'
L44	N 37°16'58" W	164.86'
L45	N 58°20'25" W	260.25'
L46	N 67°51'20" W	289.72'
L47	N 41°45'53" W	129.17'
L48	N 36°04'31" W	112.66'
L49	N 74°59'21" W	247.20'
L50	N 83°42'54" W	255.29'
L51	N 36°03'56" W	51.00'
L52	N 84°57'21" W	178.12'

LINE	BEARING	DISTANCE
EL1	N 84°09'21" W	59.00'
EL2	N 05°50'39" E	69.18'
EL3	N 84°09'21" W	50.00'
EL4	N 78°14'11" E	191.07'
EL5	N 55°18'39" E	134.64'
EL6	N 78°14'11" E	20.98'
EL7	N 05°50'39" E	483.85'
EL8	N 86°54'26" E	372.56'
EL9	N 86°54'26" E	20.84'
EL10	N 47°13'14" E	134.03'
EL11	N 88°45'40" E	235.09'
EL12	N 61°14'20" W	30.00'
EL13	N 88°45'40" E	114.23'
EL14	N 86°54'26" E	81.16'
EL15	N 08°49'39" E	129.98'
EL16	N 81°02'11" W	53.62'
EL17	N 14°58'00" E	65.19'
EL18	N 27°33'09" E	96.27'
EL19	N 37°18'03" W	90.92'
EL20	N 52°41'57" E	148.20'
EL21	N 37°18'03" W	58.17'
EL22	N 48°37'57" E	283.10'
EL23	N 62°49'12" E	82.79'
EL24	N 17°35'58" W	57.42'
EL25	N 52°41'57" E	29.44'
EL26	N 68°17'09" E	67.69'
EL27	N 21°42'51" W	74.14'
EL28	N 82°59'10" E	65.74'
EL29	N 88°48'35" W	88.66'
EL30	N 31°05'54" E	98.49'
EL31	N 58°54'06" W	26.00'
EL32	N 31°05'54" E	93.04'
EL33	N 27°41'08" W	114.67'
EL34	N 88°45'40" E	53.00'
EL35	N 65°54'27" W	29.86'
EL36	N 85°49'13" E	46.38'
EL37	N 78°40'44" E	93.49'
EL38	N 09°13'39" E	116.40'
EL39	N 00°11'39" E	117.88'
EL40	N 64°40'33" E	125.30'
EL41	N 52°01'11" E	104.78'
EL42	N 48°50'33" E	162.76'
EL43	N 48°29'04" W	110.12'
EL44	N 37°16'58" W	110.03'
EL45	N 37°16'44" E	127.87'
EL46	N 28°16'16" E	75.60'
EL47	N 23°19'30" E	60.07'
EL48	N 81°10'21" W	112.71'
EL49	N 81°10'21" W	111.77'
EL50	N 13°54'24" E	92.84'

**GENERAL NOTES:**

- BASE MAP DERIVED FROM SURVEY PERFORMED BY WAYNE T WOOD, & CO. ENTITLED "PLAN OF LAND OF SMITH ON VILLAGE VIEW LANE IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER, 4 PINWOOD DR. ~CUMBERLAND CTR, ME 04021", DATED JANUARY, 2018.
- EXISTING ZONING LINE AND GROUNDWATER PROTECTION OVERLAY ZONE DIGITIZED FROM TOWN OF NORTH YARMOUTH ZONING MAP.
- ALL SITE AND CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH MEDEP BEST MANAGEMENT PRACTICES AND EXISTING FEDERAL, STATE, AND LOCAL PERMITS AND PERMITTING REQUIREMENTS FOR THE SITE.
- SOILS INFORMATION FROM HIGH INTENSITY SOIL SURVEY COMPLETED BY MARK HAMPTON ASSOCIATES ON DECEMBER 3, 2019.
- THIS PLAN AMENDS THE ORIGINAL SUBDIVISION PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON 11/21/2018, PLAN BOOK 218, PAGE 503.
- PRIVACY LANDSCAPE AREAS PROVIDED ALONG RIGHT OF WAY WILL BE ADJACENT TO LOT STREET FRONTAGES OF LESS THAN 100-FEET.

**SURVEYOR'S NOTES**

- OWNERS OF RECORD ARE GAIL S. BRUNS, CINDY A. CHERNER AND J. WHITMAN SMITH BY DEED OF DISTRIBUTION OF SIDNEY D. SMITH RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 12,863 ON PAGE 144.
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH OF THE YEAR 1983 PER THE PLAN IN SURVEYOR'S PLAN REFERENCE NOTES #9 AND ARE CALCULATED FROM ANGLES OF AN ACTUAL ON THE GROUND SURVEY.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF NORTH YARMOUTH, MAINE TAX MAP 7 AS LOT 34.
- THE EXISTING CONTOURS SHOWN ARE TAKEN FROM LIDAR AS AVAILABLE FROM MAINE GIS WEBSITE.
- WETLANDS SHOWN ARE AS DELINEATED BY SWEET ASSOCIATES ON A PLAN DATED JUNE 10, 2016. ADDITIONAL WETLANDS SHOWN ARE AS DELINEATED BY MARK HAMPTON ASSOCIATES ON JULY 1, 2018.
- THE RICHARD BASTON PROPERTY MAY HAVE AN EASEMENT OR RIGHT OF WAY ACROSS THIS PROPERTY.

**SURVEYOR'S PLAN REFERENCE NOTES**

- "PLAN OF LAND ON MEMORIAL HIGHWAY IN NORTH YARMOUTH, MAINE FOR FREDERICK CHERNER" DATED SEPTEMBER 2017 BY WAYNE T. WOOD & CO.
- "GUIDI FLASH HOLDINGS ~ STONE POST SUBDIVISION ~ ROUTE 115 ~ NORTH YARMOUTH, MAINE" DATED MARCH 2016 BY SEVEE & MAHER ENGINEERING RECORDED IN PLAN BOOK 216 PAGE 384.
- "CONDOMINIUM PLAT WALNUT HILL CONDOMINIUM 2 WALNUT HILL ROAD, NORTH YARMOUTH, MAINE MADE FOR PIPER, LLC" DATED APRIL 15, 2015 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 215 PAGE 138.
- "PLAN OF LAND FOR THOMAS AND SARE CURTIS" DATED OCTOBER 2013 BY COLONIAL SURVEYING COMPANY, LLC RECORDED IN PLAN BOOK 215 PAGE 31.
- "UPDATE TO A STANDARD BOUNDARY SURVEY SHOWING LAND OF REBECCA L. SWIGGETT FOR 5. THE TRUST FOR PUBLIC LAND GREELY ROAD EXTENSION & PLEASANT VALLEY ROAD, CUMBERLAND & NORTH YARMOUTH, MAINE" DATED AUGUST 26, 2013 REVISED 6/3/2014.
- "RIGHT OF WAY MAP STATE AID HIGHWAY NOS. 2 & 3 (ROUTES 9 & 115) NORTH YARMOUTH, CUMBERLAND COUNTY" DATED JUNE 2004.
- "STANDARD BOUNDARY SURVEY FOR RICHARD & HELEN KNIGHT, GREELY ROAD EXTENSION, CUMBERLAND / NORTH YARMOUTH, MAINE" DATED FEB 1, 1996 REVISED THRU 7/15/96 RECORDED IN PLAN BOOK 196 PAGE 395.
- "STANDARD BOUNDARY SURVEY ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NELLIE LEIGHTON & PAUL & BETTY KAY TURINA" DATED 1/26/1989 BY DANIEL T.C. LAPOINT.
- "STANDARD BOUNDARY SURVEY PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR NORMAN L. SMITH, SIDNEY D. SMITH" DATED 4/17/1987 BY DANIEL T. C. LAPOINT.
- "PLAN OF LAND FOR PAUL CLARK, ROUTE 115, NORTH YARMOUTH, ME" DATED 7/10/1978 BY C. R. STORER, INC. RECORDED IN PLAN BOOK 120 PAGE 30.

**ZONING NOTES:**

- PROPERTY OWNER: CONSTRUCTION AGGREGATE INC.
- APPLICANT: CONSTRUCTION AGGREGATE INC. 82 DOUGHTY ROAD NORTH YARMOUTH, MAINE 04097
- PROPOSED USE: MAJOR SUBDIVISION - PROPOSED 39 LOT SUBDIVISION (14 FROM PHASE 1 AND 25 FROM PHASE II)
- PROPOSED SEPTIC SYSTEM SHALL BE CONSTRUCTED FOR EACH LOT FOR LOTS 1 - 21 AND 24.
- LOT INFORMATION: TAX MAP 7, LOT 34
- ZONING DISTRICT: FARM FOREST ZONE AND VILLAGE CENTER ZONE
- ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

	FARM FOREST ZONE		VILLAGE CENTER	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MINIMUM LOT SIZE	3 ACRE	>3 ACRE	20,000 SF*	20,000 MIN
MAXIMUM RESIDENTIAL DENSITY	1 LOT/ 3 ACRE	1 LOT/ 3 ACRE	N/A	N/A
MINIMUM STREET FRONTAGE	200 FEET	200 FEET	20-100 FEET	>20 FEET
MINIMUM FRONT YARD SETBACK	50 FEET	50 FEET	0-20 FEET MAX	0-20 FEET
MINIMUM SIDE SETBACK	20 FEET	20 FEET	25 FEET MAX	0-25 FEET
MINIMUM REAR SETBACK	20 FEET	20 FEET	5 FEET MIN	>5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	50 FEET	<50 FEET
MAXIMUM LOT COVERAGE	20%	<20%	70%	<70%

\*THE MINIMUM LOT SIZE CAN BE REDUCED TO 20,000 SF IN THE VILLAGE CENTER DISTRICT WHEN THE LOT IS SERVED BY AN ADVANCED WASTEWATER TREATMENT SYSTEM.

- ALL LOTS IN THE PHASE 2 SUBDIVISION WILL BE SERVED BY AN ADVANCED WASTEWATER TREATMENT SYSTEM WITH PRETREATMENT THAT PROVIDES A MINIMUM OF 50 PERCENT REDUCTION IN NITRATES AND HAS DEMONSTRATED THAT WATER QUALITY WILL NOT BE DEGRADED.
- WETLANDS DELINEATED BY SWEET ASSOCIATES, DATED JUNE 2016, AND MARK HAMPTON ASSOCIATES, DATED JULY 1, 2018.
- SITE UTILITIES WILL BE PROVIDED AS FOLLOWS:

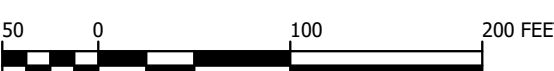
ELECTRIC/COMMUNICATIONS: UNDERGROUND FROM EXISTING SERVICE  
 WATER SUPPLY: PUBLIC WATER  
 SEWER SERVICE: SEPTIC SYSTEMS (SEE ZONING NOTE 4)

**ZONING NOTES (CONTINUED):**

- SINGLE FAMILY HOMES SHALL HAVE A MAXIMUM OF 4 BEDROOMS.
- THE PROPERTY IS NOT WITHIN A FLOODPLAIN OR SHORELAND ZONE AS REFERENCED ON FEMA COMMUNITY PANEL 230202 0010 B.
- THE PROPOSED ROADWAY WILL BE PRIVATE.
- TOTAL WETLAND IMPACTS - PHASE 1: 3,470 SF PHASE 2: 11,455 SF TOTAL: 14,925 SF.
- NO DEVELOPMENT WILL BE ALLOWED WITHIN THE MEDEP 75' STREAM SETBACK WITHOUT A MEDEP PERMIT.
- FOR PERMITTING PURPOSES, AN ALLOWANCE OF 2,500 SF OF IMPERVIOUS AREA IS ANTICIPATED FOR EACH RESIDENTIAL LOT (1-21, 24).
- LOT 23 MAY BE DEVELOPED AS A COMMERCIAL PROPERTY. FOR PERMITTING PURPOSES, AN ALLOWANCE OF 12,500 SF OF IMPERVIOUS AREA AND 4,850 SF OF WETLAND IMPACT ARE ANTICIPATED. STORMWATER MANAGEMENT AND SEPTIC DESIGN WILL BE REQUIRED FOR PROPOSED DEVELOPMENT ON THIS PARCEL. PRIOR TO DEVELOPMENT, SITE PLANS WILL BE FORWARDED TO MEDEP FOR REVIEW. DEVELOPMENT IN EXCESS OF THE ANTICIPATED IMPERVIOUS AREA AND WETLAND IMPACT MAY REQUIRE ADDITIONAL MEDEP PERMITTING.
- NET RESIDENTIAL CALCULATIONS - PHASE 2:
 

	FARM FOREST	VILLAGE CENTER
TOTAL PARCEL PER ZONE:	693,581 SF	1,156,903 SF
A. AREAS CUT-OFF FROM PARCEL ISOLATED OR UNAVAILABLE	0 SF	0 SF
B. AREAS BELOW NORMAL HIGH WATER MARK OF WATER BODIES (STREAM)	0 SF	0 SF
C. AREAS WITHIN 100-YEAR FLOOD PLAIN	0 SF	0 SF
D. AREAS WITHIN 250-FEET OF ROYAL RIVER, CHANDLER BROOK AND EAST BRANCH	0 SF	0 SF
E. AREAS CLASSIFIED AS WETLAND	0 SF	59,400 SF
F. AREAS CREATED BY FILLING/DRAINAGE POND OR WETLAND	0 SF	0 SF
G. UN-RECLAIMED GRAVEL PITS	0 SF	0 SF
H. SLOPES IN EXCESS OF 20%	23,467 SF	106,243 SF
I. AREAS WITH VERY POORLY DRAINED SOILS	0 SF	0 SF
J. AREAS SUBJECT TO EXISTING RIGHT-OF-WAY OR EASEMENTS	0 SF	0 SF
TOTAL:	670,114 SF	991,260 SF
- SUBTRACT 15% OF NET DEDUCTIONS:
 

NET RESIDENTIAL ACREAGE:	100,517 SF	148,689 SF
FARM FOREST ZONE	569,596 SF / 130,680 SF PER LOT = 4 LOTS (2 LOTS PROPOSED)	
VILLAGE CENTER ZONE	842,571 SF / 20,000 SF PER LOT = 42 LOTS (21 LOTS PROPOSED)	
- MAINTENANCE OF TRAILHEAD PARKING WILL BE BY THE TOWN OF NORTH YARMOUTH. ANY ADDITIONAL PARKING OR TRAILHEAD IMPROVEMENTS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE VILLAGE CENTER ESTATES HOME OWNERS ASSOCIATION (PHASE 1 AND 2).
- TOWN PUBLIC WORKS STAFF MAY ACCESS STORMWATER FACILITY AREAS BY ESTABLISHED EASEMENTS IN EMERGENCY SITUATIONS.



STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M

AND RECORDED IN \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

REGISTER \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION PLAN, APPROVED BY THE TOWN OF NORTH YARMOUTH PLANNING BOARD

**DRAFT**

CONSTRUCTION AGGREGATE INC.  
 VILLAGE CENTER ESTATES, PHASE 2  
 NORTH YARMOUTH, MAINE

**SUBDIVISION PLAN**

DESIGN BY: JTR
DRAWN BY: SJM
DATE: 1/2020
CHECKED BY: BDP
LMN: SUBD
CTB: SME-STD
<b>JOB NO. 18295.011 DWG FILE BASE C-102</b>

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

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