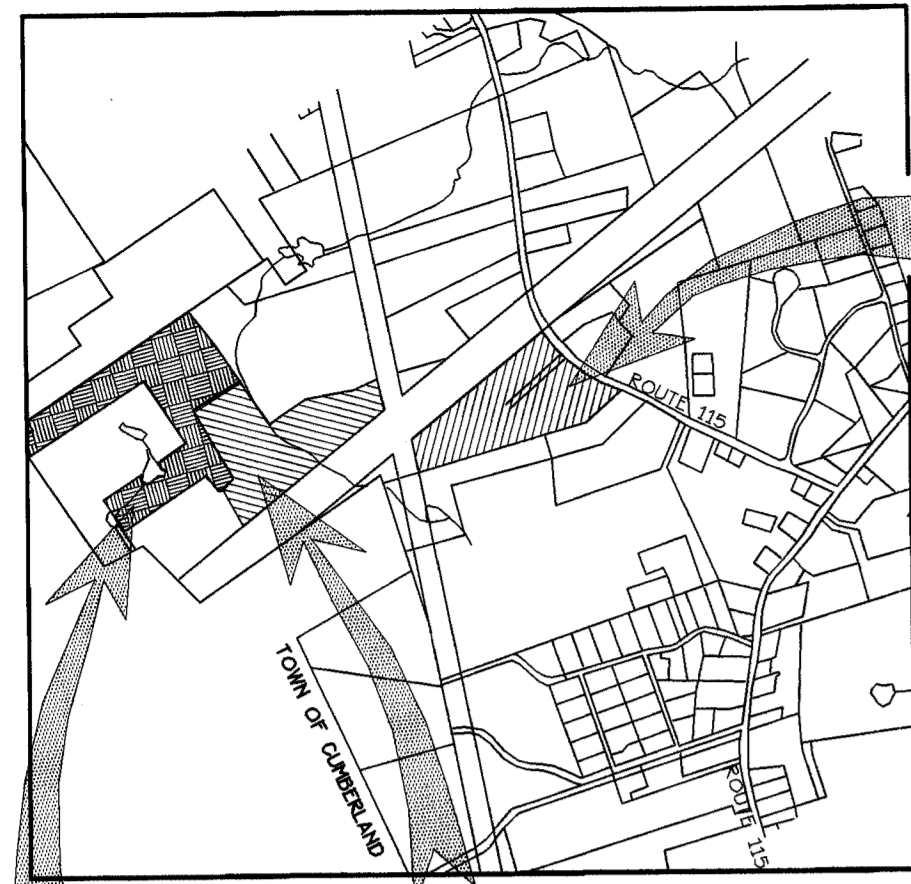


LOCATION PLAN



PROJECT SITE

PROPOSED ANNEX TO TOWN PROPERTY

EXISTING TOWN LOT

WALKER'S PATH PROPOSED 25' WIDE CONSERVATION EASEMENT SEE SHEET 5

TOWN OF FORMERLY JANINA L.L.C. PARCEL BOOK 17421 PAGE 304

CENTRAL MAINE POWER COMPANY book 3176 page G27

now or formerly JANINA L.L.C. book 17421 page 304

FUTURE SHARED COMMON ACCESS EASEMENT USE AND OWNERSHIP BEYOND 7+50.5 TO BE CONTROLLED EXCLUSIVELY BY SWEET AND PARKER. SEE NOTE 16.

THE C.M.P. PROPERTY IS ENCUMBERED BY RIGHTS OF INGRESS AND EGRESS FROM THE PROPERTIES OF SWEET AND PARKER TO THE PROPERTIES OF JANINA L.L.C. SEE BK. 3176 PG. G27, BK 16499 PG. 476, BK. 22629 PG. 164, BK. 22629 PG. 172, AND BK. 13337 PG. 283.

THE RIGHT OF C.M.P. CO. TO ACCESS ITS PROPERTY THROUGH THE LAND OF SWEET AND PARKER WAS RELEASED BACK TO CHASE IN BK. 15508 PG. 220.

CENTRAL MAINE POWER COMPANY book 2269 page 1ed SECTION 102

now or formerly JANINA L.L.C. book 17421 page 304

FUTURE EASEMENT FOR BACK PROPERTY SEE NOTE 16.

now or formerly GAIL F. STRATTARD book 11571 page 46

FUTURE EASEMENT FOR PARKING AREA PARCEL AREA: 0.12ac

now or formerly CHRISTOPHER + HEATHER DESIMONE book 17113 page 273

RURAL ZONE FARM + FOREST

ROUTE 115

LOT 1 PARCEL AREA: 2.86ac

LOT 3 PARCEL AREA: 3.01ac

LOT 5 PARCEL AREA: 9.58 Ac

LOT 4 PARCEL AREA: 3.00 ac

LOT 6 PARCEL AREA: 7.04 ac

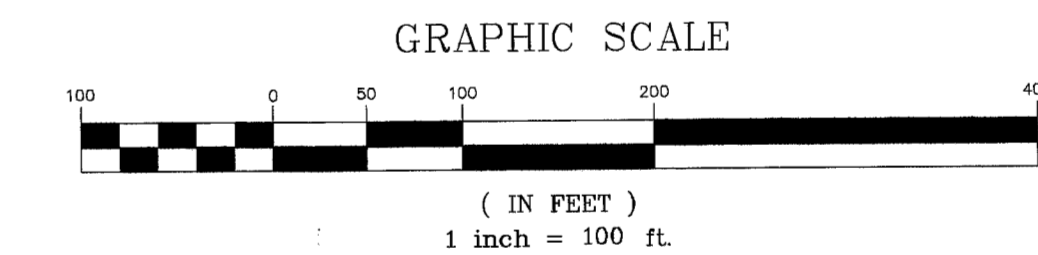
now or formerly FRANCES B. TURNELLE book 3005 page 801

GRAY ROAD

LOT 2 PARCEL AREA: 2.89 ac

RURAL ZONE FARM + FOREST

Dot shaded areas are 'No Cut' zones. See Deed Covenants for details



TOWN OF NORTH YARMOUTH ZONE: FARM + FOREST, AND RURAL ZONES TOWN OF NORTH YARMOUTH ASSESSORS MAP 5 LOT 1

PLAN APPROVED TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE: December 23, 2007  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Maine, Cumberland SS.  
 Registry of Deeds  
 Received December 23, 2007  
 at 1:02 m. P. M. and recorded in  
 Plan Book 202 Page 152  
 Attest: \_\_\_\_\_  
 John B. O'Brien Register

GENERAL NOTES

1. THIS SUBDIVISION PLAN IS BASED ON A PERIMETER SURVEY PERFORMED BY OWEN HASKELL, INC. DATED JULY 26, 1985 AND RECORDED IN THE C.G.R.D. IN PLAN BOOK 349 PAGE 44.
2. NO LOT SHALL BE FURTHER SUBDIVIDED NOR ANY ROAD FURTHER EXTENDED WITHOUT PLANNING BOARD APPROVAL.
3. ALL HOUSE LOCATIONS ARE TO BE WITHIN THE DEPICTED SETBACK LINES.
4. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
5. LOTS ARE TO BE SERVICED FROM INDIVIDUAL SEPTIC SYSTEMS AND WELLS. SEPTIC SYSTEMS ARE TO BE LOCATED AS SHOWN ON THIS PLAN OR AN ALTERNATIVE LOCATION APPROVED BY TOWN STAFF.
6. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING PLOWING, UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION.
8. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES' CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPT. OF ENVIRONMENTAL PROTECTION LATEST EDITION.

9. WETLAND BOUNDARIES HAVE BEEN MAPPED BY SUB-METER GPS. WETLAND SETBACKS MUST BE FIELD VERIFIED ON EACH LOT PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION OF IMPROVEMENTS.
10. TREE CUTTING WITHIN THE SIDE YARD SETBACKS IS NOT PERMITTED ON TREES GREATER THAN 10 INCHES DIAMETER (D.B.H.). TREE CUTTING WITHIN 100 FEET OF THE GRAY ROAD RIGHT OF WAY IS ALSO NOT PERMITTED. SEE COVENANTS FOR DETAILS.
11. ALL LOT CORNERS TO BE MARKED WITH 5/8" DIAMETER REBAR. GRANITE MONUMENTS WILL BE SET ON RIGHT OF WAY CORNERS WHERE SHOWN.
12. STREET NAME: CARRIAGE HILL
13. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN IS ALLOWED. A NRPA PERMIT IS REQUIRED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
14. ALL DRIVEWAY ACCESS WILL BE FROM THE SUBDIVISION ROAD.
15. TOTAL AREA OF CONSERVATION EASEMENT IS 0.93 ACRES +/-

16. NO PUBLIC OR PRIVATE DEDICATION, IMPLICIT OR OTHERWISE, IS INTENDED IN THE SUBDIVISION ROAD AND NO SUCH RIGHTS ARE HEREBY CREATED, OTHER THAN THOSE RIGHTS OF WAY AND EASEMENTS EXPRESSLY STATED IN THE DEEDS FOR THE INDIVIDUAL SUBDIVISION LOTS, OR IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS.
17. DRIVEWAYS SERVING LOTS 5 AND 6 MUST NOT ENTER FROM THE HAMMERHEAD TURNAROUND.
18. 15 FEET OF THE 25 FOOT WIDE WALKER'S PATH THAT IS SHOWN WITHIN THE CARRIAGE HILL R.O.W. WILL REMAIN IN EFFECT UNTIL SUCH TIME AS ROADWAY IS CONSTRUCTED THROUGH THAT PORTION OF THE WALKER'S PATH.
19. PRIOR TO CONSTRUCTION OF THE PARKING AREA, A GRADING, DRAINAGE AND EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW.
20. THE SIX PROPOSED SINGLE FAMILY HOMES WITHIN THIS SUBDIVISION ARE DEEDED NOT TO POSE AN UNLIE BURDEN ON THE FIRE, SCHOOL AND PUBLIC WORKS DEPARTMENTS. REGIONAL WASTE SYSTEMS HANDLES THE SOLID WASTE DISPOSAL FOR THE TOWN OF NORTH YARMOUTH VIA PRIVATE CONTRACTORS.
21. FINISH LANDSCAPING SHALL BE EXECUTED UTILIZING A MINIMUM OF 4" OF LOAM OR OTHER SUITABLE MATERIAL.
22. AS A CONDITION OF APPROVAL THERE SHALL BE A DEEDED EASEMENT FOR A LIMITED ACCESS WALKING PATH IN THE AREA SHOWN AS 'PROPOSED EASEMENT' ON SHEETS 1 AND 3 OF THE CARRIAGE HILL PLAN SET AND A DEEDED PARKING EASEMENT AS SHOWN ON SHEET 1. THE EASEMENTS SHALL BE CONVEYED TO THE TOWN OF NORTH YARMOUTH, A NON-PROFIT ORGANIZATION, OR A LAND TRUST PRIOR TO GRANTING BUILDING PERMITS IN THE CARRIAGE HILL SUBDIVISION.

NET RESIDENTIAL DENSITY CALCULATION

PARCEL AREA IN FARM & FOREST: 24.48 ACRES	PARCEL AREA IN RURAL ZONE: 6.04 ACRES
WETLAND AREA - (FF): 7.12 ACRES	WETLAND AREA - RURAL: 1.09 ACRES
ROAD ALLOWANCE 15% x 24.48 = 3.67 ACRES	ROAD ALLOWANCE: 0.80 ACRES
STEEP SLOPE ESTIMATE 1.5 ACRES	STEEP SLOPE ESTIMATE: 0.0 ACRES
24.48 - (7.12+3.67+1.6) = 12.17	6.04 - (1.09+0.90+0.0) = 4.05
12.17/3 = 4.06	4.17/2 = 2.02

4 lots permissible in FARM & FOREST per NRD calculation 2 lots permissible in RURAL per NRD calculation

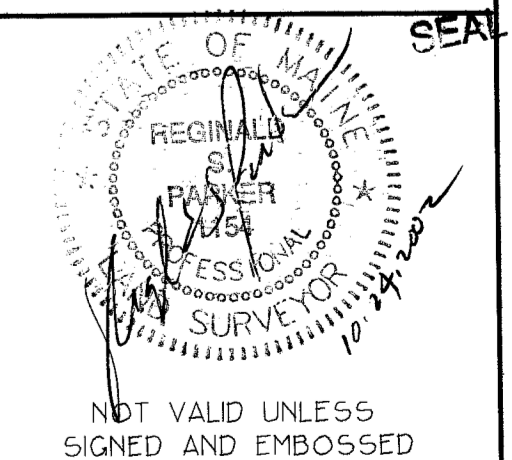
OWNER OF RECORD  
 JAN A. PARKER book 17421 page 276 Parcel Area: 13.99 acres +/-  
 NINA SWEET book 17421 page 174 Parcel Area: 16.48 acres +/-

DATE	REVISION
7/12/2008	MISCELLANEOUS REVISIONS FROM ENGINEER'S RECOMMENDATIONS

RECORDING PLAT OF CARRIAGE HILL  
 ROUTE 115 GRAY ROAD, NO. YARMOUTH, MAINE  
 MADE FOR  
 NINA SWEET JAN ANA PARKER  
 P.O. BOX 85, CUMBERLAND CTR. 04021 107 GRAY RD. NO. YARMOUTH, ME. 04096

ROYAL RIVER SURVEY CO.  
 43 MARINA ROAD, YARMOUTH, MAINE 04096  
 TEL: 207-846-5477 FAX: 207-846-7716 EMAIL: royal.river@maine.com

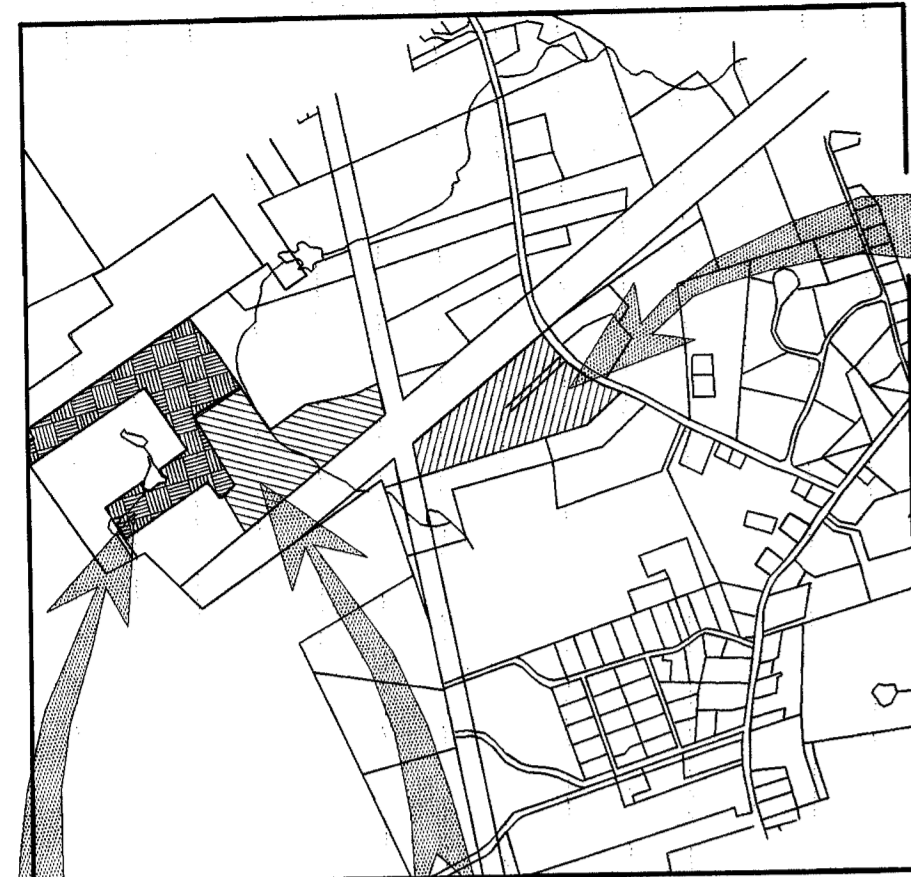
SURVEY DATE	PLAN DATE	CADFILE	COLLECTION	JOB NO.
JULY 2002	SEPT. 2002	RECORDING	FB:49	2205G
ORIENTATION: MAGNETIC	HDATUM: ASSUMED	VDATUM: NGVD 1929	CONTOUR INT: 2'	SCALE: 1" = 100'



NOT VALID UNLESS SIGNED AND EMBOSSED

SHEET 1 of 3

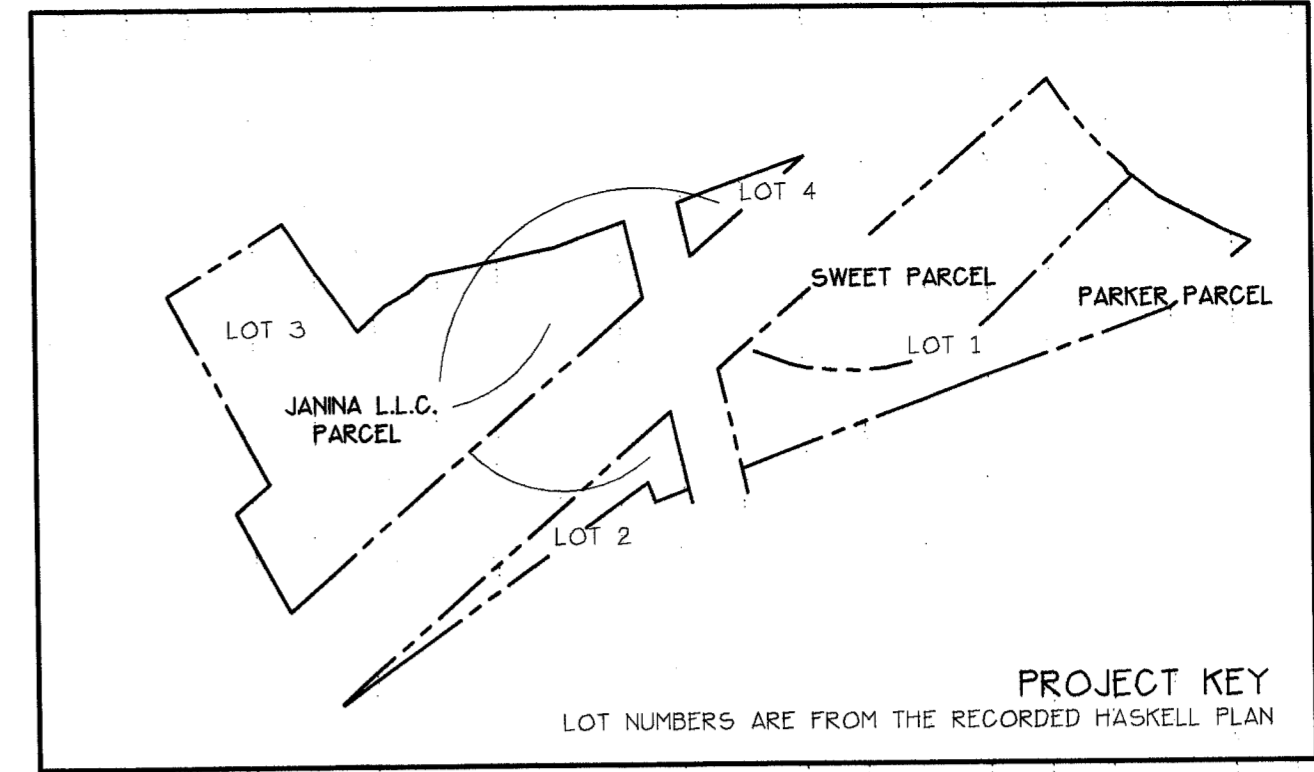
LOCATION PLAN



PROJECT SITE

BACK 30 ACRE LOT  
PROPERTY OF JANINA L.L.C.

EXISTING  
TOWN LOT



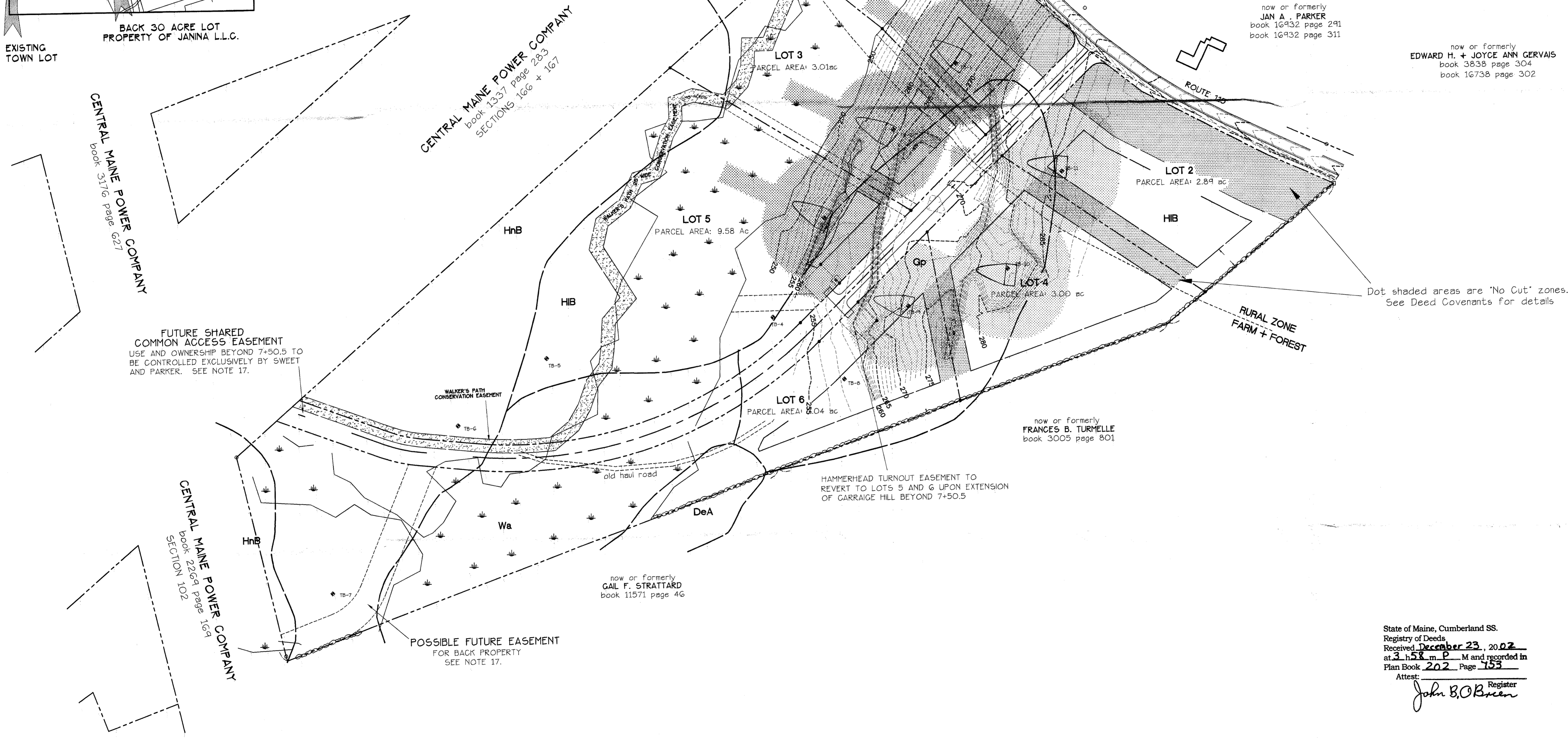
PROJECT KEY  
LOT NUMBERS ARE FROM THE RECORDED HASKELL PLAN

FUTURE EASEMENT FOR  
PARKING AREA  
PARCEL AREA: 0.12ac

now or formerly  
CHRISTOPHER + HEATHER DESIMONE  
book 17113 page 273

now or formerly  
JAN A. PARKER  
book 16932 page 291  
book 16932 page 311

now or formerly  
EDWARD H. + JOYCE ANN GERVAIS  
book 3838 page 304  
book 16738 page 302



CENTRAL MAINE POWER COMPANY  
book 3176 page 627

CENTRAL MAINE POWER COMPANY  
book 1337 page 283  
SECTIONS 166 + 167

FUTURE SHARED  
COMMON ACCESS EASEMENT  
USE AND OWNERSHIP BEYOND 7+50.5 TO  
BE CONTROLLED EXCLUSIVELY BY SWEET  
AND PARKER. SEE NOTE 17.

CENTRAL MAINE POWER COMPANY  
book 2296 page 164  
SECTION 102

now or formerly  
GAIL F. STRATTARD  
book 11571 page 46

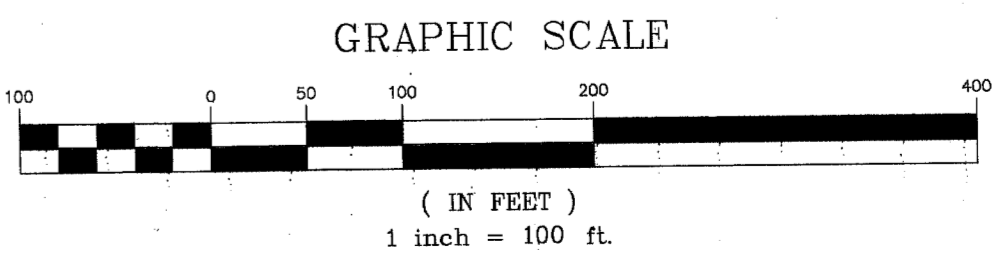
now or formerly  
FRANCES B. TURMELLE  
book 3005 page 801

Dot shaded areas are 'No Cut' zones.  
See Deed Covenants for details

- LEGEND**
- △ SURVEY CONTROL POINT
  - MONUMENT FOUND
  - UTILITY POLE
  - OWEN HASKELL REBAR
  - TB-10 SOILS BORING
  - WETLAND
  - DRAINAGE LINE
  - NO CUTTING >10'd.b.h.
  - 15 x 15 CMP transformer pad easement
  - SOILS BOUNDARY
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR 60'
  - DISPOSAL FIELD AND 10 MG/L NITRATE ISOCON
  - WELL EXCLUSION AREA

State of Maine, Cumberland SS.  
Registry of Deeds  
Received December 23, 2002  
at 3:58 P.M. and recorded in  
Plan Book 202 Page 153  
Attest:  
*John B. O'Brien* Register

OWNER OF RECORD  
JAN A. PARKER book 17921 page 276 Parcel Area: 13.99 acres +/-  
NINA SWEET book 17921 page 174 Parcel Area: 16.48 acres +/-



GENERAL NOTES

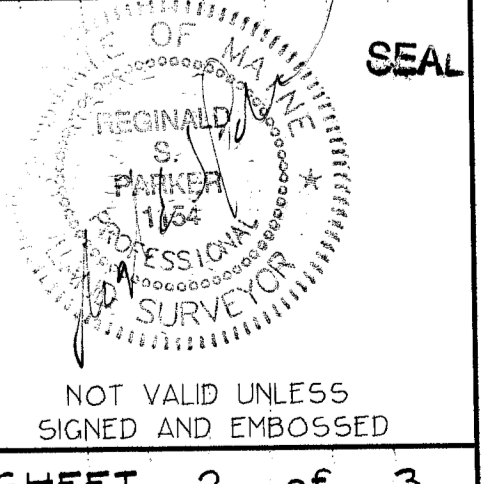
1. THIS SUBDIVISION PLAN IS BASED ON A PERMETER SURVEY PERFORMED BY OWEN HASKELL, INC. DATED JULY 26, 1985 AND RECORDED IN THE G.G.R.D. IN PLAN BOOK 149 PAGE 44.
2. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT PLANNING BOARD APPROVAL.
3. ALL HOUSE LOCATIONS ARE TO BE WITHIN THE DEPICTED SETBACK LINES.
4. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
5. LOTS ARE TO BE SERVICED FROM INDIVIDUAL SEPTIC SYSTEMS AND WELLS. SEPTIC SYSTEMS ARE TO BE LOCATED AS SHOWN ON THIS PLAN OR AN ALTERNATIVE LOCATION APPROVED BY TOWN STAFF.
6. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING PLOWING UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION.
8. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES' CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPT. OF ENVIRONMENTAL PROTECTION LATEST EDITION.
9. WETLAND BOUNDARIES HAVE BEEN MAPPED VIA SUB-METER GPS. WETLAND SETBACKS MUST BE FIELD VERIFIED ON EACH LOT PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION OF IMPROVEMENTS.
10. TREE CUTTING WITHIN THE SIDE YARD SETBACKS IS NOT PERMITTED ON TREES GREATER THAN 10 INCHES DIAMETER (D.B.H.). TREE CUTTING WITHIN 100 FEET OF THE GRAY ROAD RIGHT OF WAY IS ALSO NOT PERMITTED. SEE COVENANTS FOR DETAILS.
11. ALL LOT CORNERS TO BE MARKED WITH 5/8" DIAMETER REBAR. GRANITE MONUMENTS WILL BE SET ON RIGHT OF WAY CORNERS WHERE SHOWN.
12. STREET NAME: CARRAGE HILL.
13. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN IS ALLOWED. A NPRA PERMIT IS REQUIRED BY DEP.
14. ALL DRIVEWAY ACCESS WILL BE FROM THE SUBDIVISION ROAD.
15. TOTAL AREA OF CONSERVATION EASEMENT IS 0.93 ACRES +/-.
16. SOILS TYPE BOUNDARIES SCALED FROM CUMBERLAND COUNTY S.C.S. MAPPING.
17. NO PUBLIC OR PRIVATE DEDICATION, INCENT, IMPLIED OR OTHERWISE, IS INTENDED IN THE SUBDIVISION ROAD, AND NO SUCH RIGHTS ARE HEREBY CREATED, OTHER THAN THOSE RIGHTS OF WAY AND EASEMENTS EXPRESSLY STATED IN THE DEEDS FOR THE INDIVIDUAL SUBDIVISION LOTS, OR IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS.
18. ALL WELLS UTILIZED FOR DRINKING ARE TO BE PLACED OUTSIDE OF THE IDENTIFIED WELL EXCLUSION AREAS AS SHOWN HEREON BEFORE ANY LEACH BED LOCATION IS ADJUSTED. APPROVAL MUST BE SOUGHT BY A MAINE CERTIFIED GEOLOGIST.
19. FINISH LANDSCAPING SHALL BE EXECUTED UTILIZING A MINIMUM OF 4" OF LOAM OR OTHER SUITABLE MATERIAL.

DATE	REVISION

SITE PLAN OF CARRAGE HILL  
ROUTE 115 GRAY ROAD, NO. YARMOUTH, MAINE  
MADE FOR  
NINA SWEET P.O. BOX 85, CUMBERLAND CTR. 04021  
JAN A. PARKER 107 GRAY RD. NO. YARMOUTH, ME. 04096

ROYAL RIVER SURVEY CO.  
43 MARINA ROAD, YARMOUTH, MAINE 04096  
Tel: 207-846-5477 Fax: 207-846-7716 email: royal\_river@emh.com

SURVEY DATE:	PLAN DATE:	SADFILE:	COLLECTION:	JOB NO.:
JULY 2002	SEPT. 2002	SITE	FB:49	22056
ORIENTATION:	HEATUM:	VDATUM:	CONTOUR INT:	SCALE:
MAGNETIC	ASSUMED	NGVD 1929	2'	1" = 100'



SHEET 2 of 3

S:\C\PROJ\2002\22056\DWG\SITE.dwg 12/23/2002 08:56:01 AM



**LEGEND**

- △ SURVEY CONTROL POINT
- MONUMENT FOUND
- UTILITY POLE
- OWEN HASKELL REBAR

PARCEL PURPORTEDLY OWNED BY THE TOWN OF NORTH YARMOUTH

now of formerly VERNON C. GOFF + MARION C. GOFF book 3204 page 680

PROPOSED WALKER'S PATH 25' WIDE CONSERVATION EASEMENT

DEEDED LOCATION OF PERMANENT 20' WIDE EASEMENT OF MARITIMES + NORTHEAST L.L.C. FOR ANODE BED See C.C.R.D. book 14452 page 295

PROPOSED WALKER'S PATH 25' WIDE CONSERVATION EASEMENT

30.31 ACRES

now of formerly JANINA L.L.C. book 17921 page 304

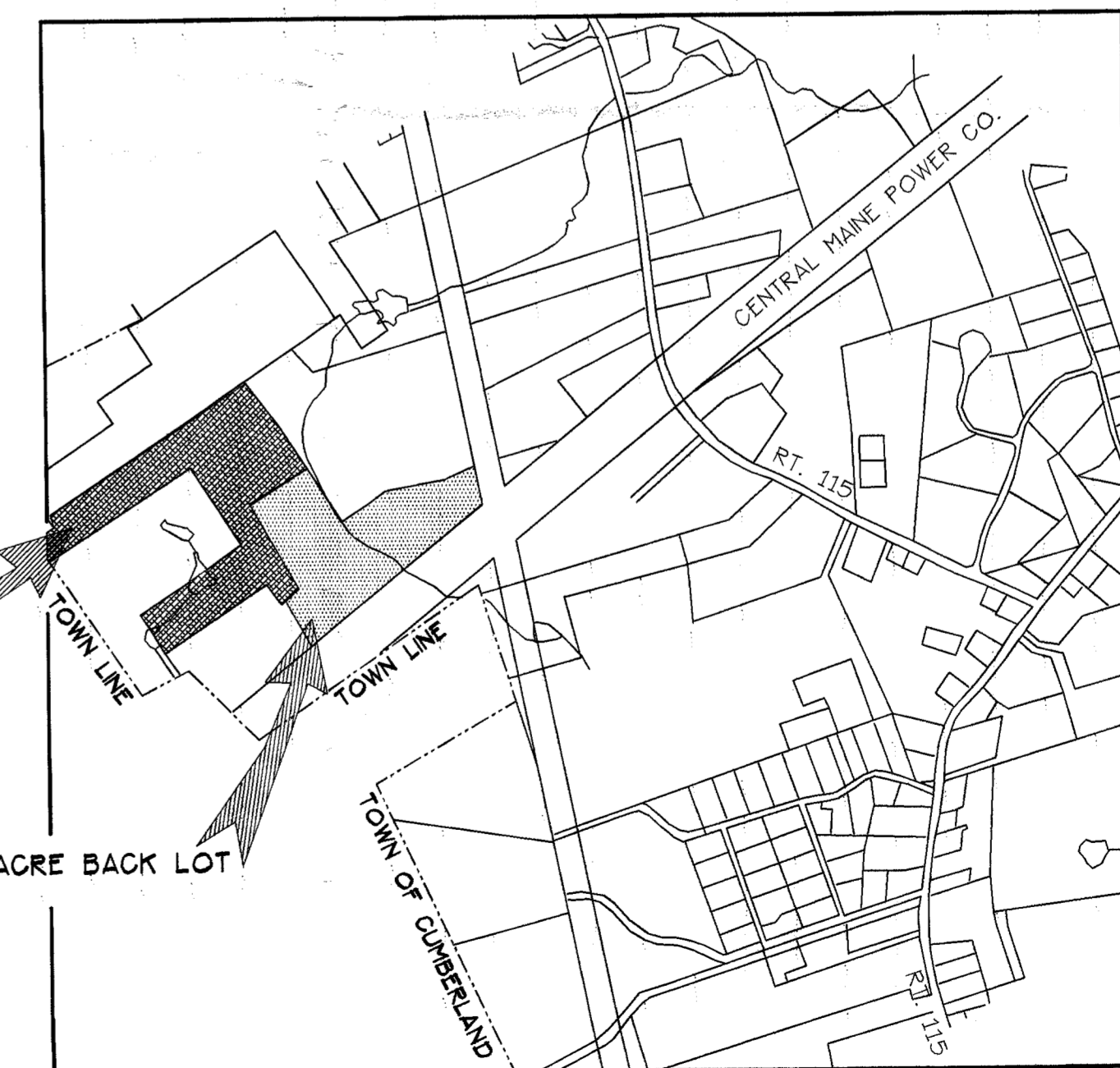
now of formerly RICHARD E. MADDOX + JUDITH M. MADDOX book 6511 page 60

CENTRAL MAINE POWER COMPANY book 1337 page 283

N/F JANINA L.L.C.

CENTRAL MAINE POWER COMPANY book 2264 page 164 SECTION 102

**LOCATION PLAN**

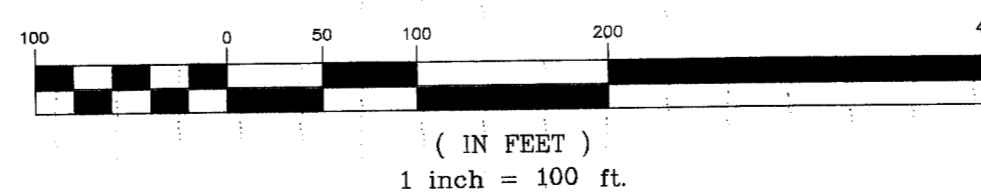


PARCEL PURPORTEDLY OWNED BY THE TOWN OF NORTH YARMOUTH

State of Maine, Cumberland SS. Registry of Deeds Received December 23, 2002 at 11:05 P.M. and recorded in Plan Book 202 Page 754

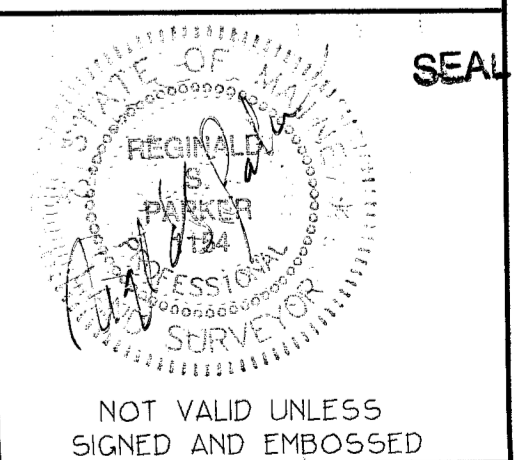
Attest: John B. O'Brien Register

**GRAPHIC SCALE**



**GENERAL NOTES**

1. PERIMETER BOUNDARY INFORMATION IS TAKEN FROM A PERIMETER SURVEY PERFORMED BY OWEN HASKELL, INC. FOR DOROTHY A. AND SARAH K. CHASE DATED JULY 26, 1985 AND RECORDED IN THE C.C.R.D. IN PLAN BOOK 149 PAGE 44
2. THE 30.31 ACRE PARCEL OWNED BY JANINA L.L.C. AND SHOWN ON SHEET 3 IS NOT PART OF THE CARRIAGE HILL SUBDIVISION AND IS DEPICTED SOLELY FOR THE PURPOSES OF SHOWING THE LOCATION OF THE PROPOSED WALKER'S PATH CONTEMPLATED BY GENERAL NOTE 22 ON SHEET 1.



SHEET 3 of 3

DATE	REVISION

PLAN OF PROPOSED EASEMENT on the BACK LOT of the former CHASE FARM  
 WEST OF ROUTE 115 GRAY ROAD, NO. YARMOUTH, MAINE  
 MADE FOR  
 JANINA L.L.C. 107 GRAY RD. NO. YARMOUTH, ME. 04097

**ROYAL RIVER SURVEY CO.**  
 43 MARINA ROAD · YARMOUTH, MAINE · 04096  
 Tel: 207-846-9477 Fax: 207-846-7716 email: royal\_river@rrs.com

SURVEY DATE:	PLAN DATE:	CADFILE:	COLLECTION:	JOB NO.:
SEPT. 2002	OUTBACK			22056
ORIENTATION:	B DATUM:	V DATUM:	CONTOUR INT.:	SCALE:
MAGNETIC	ASSUMED	NA	NA	1" = 100'

I:\V\PROJECT\2002\22056\DWG\OUTBACK.DWG, 12/23/2002 08:49:16 AM