

**GENERAL NOTES:**

- THE RECORD OWNERS OF THE PARCEL ARE DANIEL & MARY TRAIN BY DEED DATED NOVEMBER 14, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35288, PAGE 12, AND IS SHOWN AS LOT 64 ON THE TOWN OF NORTH YARMOUTH TAX MAP 10 AND MARTHA & SHAWN ALBERT BY DEED DATED NOVEMBER 18, 2013 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31180, PAGE 71, AND IS SHOWN AS LOT 65 ON THE TOWN OF NORTH YARMOUTH TAX MAP 10.
- THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT. LAND USE REGULATIONS ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY: 1 ACRE/NET RESIDENTIAL AREA (SUBDIVISIONS)  
MINIMUM LOT SIZE: 1 ACRE  
MINIMUM STREET FRONTAGE: 100 FT  
MINIMUM FRONT YARD: 20 FT  
MINIMUM SIDE YARD: 10 FT  
MINIMUM REAR YARD: 10 FT  
MAXIMUM BUILDING HEIGHT: 2.5 STORES NO HIGHER THAN 35 FT  
MAXIMUM BUILDING COVERAGE: 30%  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. INFORMATION MUST BE VERIFIED WITH THE APPLICABLE REGULATORY PRIOR TO CONSTRUCTION AND SETBACKS ARE LISTED FOR PRELIMINARY PLANNING PURPOSES ONLY.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 30.47 ± ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. A TIED TO FIELD MEASUREMENTS OBSERVED BY NORTHERN SURVEY ENGINEERING, LLC IN AUGUST 2022. A COMPLETED RECORDS SEARCH WAS NOT COMPLETED AS PART OF THIS SURVEY, AND THIS PLAN DOES NOT REPRESENT THIS SURVEYOR'S OPINION AS TO THE EXTENT OF TITLE. SUBJECT BOUNDARIES ARE DERIVED BY USING BEST-FIT HELMERT TRANSFORMATION, CONSTRAINING THE RECORD BOUNDARIES TO THE FOUND MONUMENTATION, WHICH WAS GENERALLY CONFORMING TO THE PLAN EXCEPT AS NOTED HEREON. CONDITION REFERRED IN PLAN REF. AND THE DECLARATION IN BOOK 19055, PAGE 338, ROAD EASEMENT BOOK 19055, PAGE 325, ROAD EASEMENT AMENDMENT BOOK 24998, PAGE 219 AND THE WALKING EASEMENT BOOK 19033, PAGE 160 APPLY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PUBLICLY AVAILABLE LIDAR DATA SOURCED THROUGH NOAA, DATED 2013 WITH A PUBLISHED VERTICAL ACCURACY OF 12.5 CM. THE PORTION SHOWN WAS LOCATED BY NORTHERN SURVEY ENGINEERING, LLC IN AN ON-THE-GROUND SURVEY.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- PLAN REFERENCES:  
A. "RECORDING PLAT OF CARRIAGE HILL, ROUTE 115 GRAY ROAD, NO. YARMOUTH, MAINE MADE FOR NINA SWEET & JAN A. PARKER" BY ROYAL RIVER SURVEY CO. DATED SEPT. 2002. RECORDED IN PLAN BOOK 202, PAGE 752.
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED GPS OBSERVATIONS.

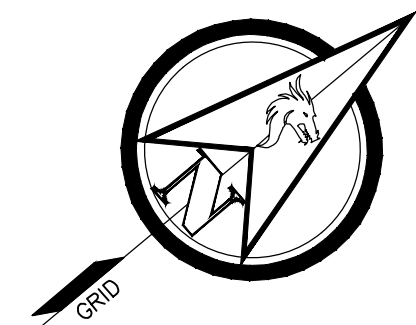
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SEE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR NORTH YARMOUTH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230202.0010 B, HAVING AN EFFECTIVE DATE OF JULY 16, 1991 THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING).
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY, 2022 BY ALEXANDER FINAMORE, CERTIFIED SOIL SCIENTIST OF MAINELY SOILS, LLC AND LOCATED BY MAINELY SOILS, LLC USING SUB-METER GPS. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND AREAS SHOWN MEET THE DEFINITION OF "HIGH VALUE" AS LISTED IN SECT. 10.3 B4. BUFFERS ARE 50 FEET PER SECT. 10.3 C3, AVERAGE SLOPES LESS THAN 10%. 100 FT BUFFERS ARE ALSO SHOWN PER PLAN REF. A.
- STREAM VEGETATIVE BUFFERS ARE SHOWN AS 90 FEET PER SECT. 10.3 C3, 11-20% AVERAGE SLOPES. ANY LAND DISTURBANCE WITHIN 75 FEET OF STREAMS WILL REQUIRE THE SUBMISSION OF A NATURAL RESOURCES PROTECTION ACT PERMIT BY RULE FOR ACTIVITIES ADJACENT TO A NATURAL RESOURCE FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

**CONDITIONS OF APPROVAL:**

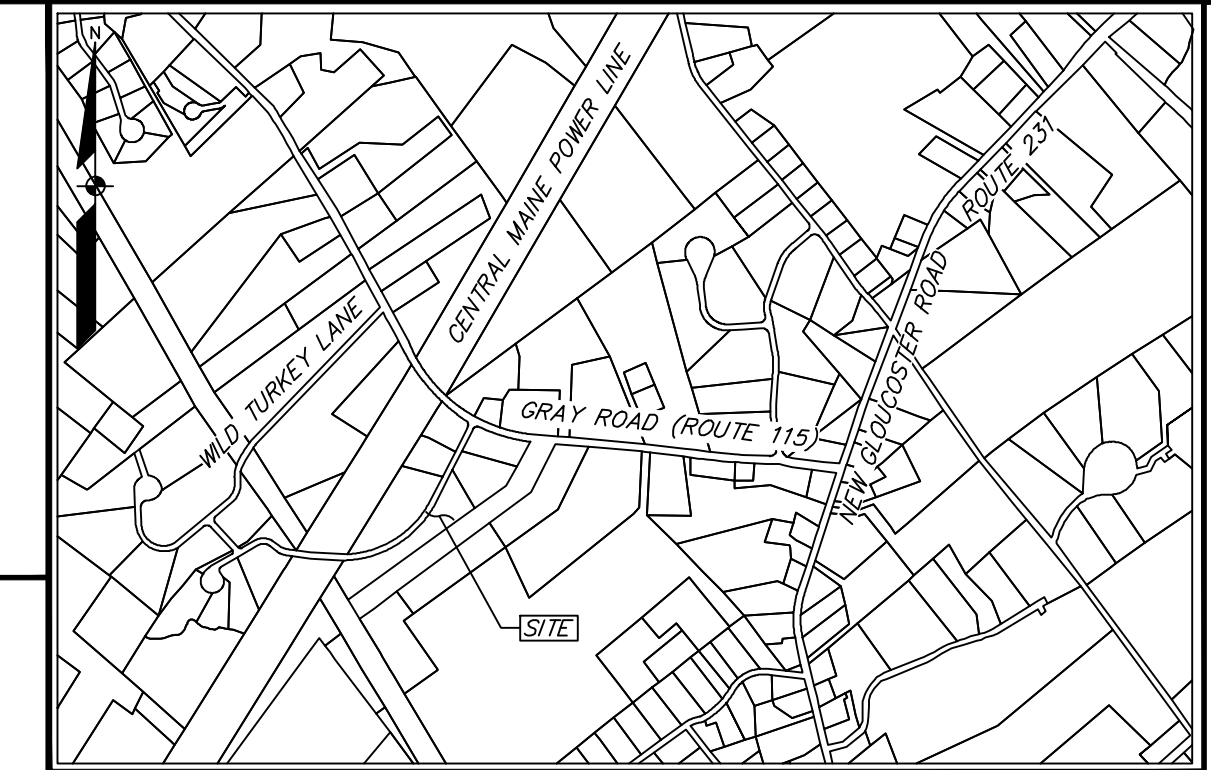
PRIOR TO THE START OF EARTHWORK, CONSTRUCTION, AND PRIOR TO ISSUANCE OF A BUILDING PERMIT:  
THIS PLAN SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL. IF THE PLAN IS NOT RECORDED WITHIN THIS TIME, THE APPROVAL OF THE PLANNING BOARD SHALL BE NULL AND VOID.  
THE APPLICANT SHALL PAY THE PRIVATE WAY INSPECTION FEE.  
THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS ADEQUATE TO ENABLE CONTRACTORS TO EASILY DETERMINE LOT BOUNDARIES AND BUILDING ENVELOPES TO ENSURE COMPLIANCE WITH SETBACK REQUIREMENTS.  
EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN.  
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:  
THE TOWN ENGINEER SHALL INSPECT THE PRIVATE DRIVE TO VERIFY IT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH ORDINANCE SPECIFICATIONS, THE APPROVED PLAN, AND WITH ADEQUATE PROVISION FOR STORM DRAINAGE.  
THE TOWN OF NORTH YARMOUTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR OR PLOWING OF THE PRIVATE DRIVE.

**APPROVED: NORTH YARMOUTH PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



FOR REGISTRY USE ONLY

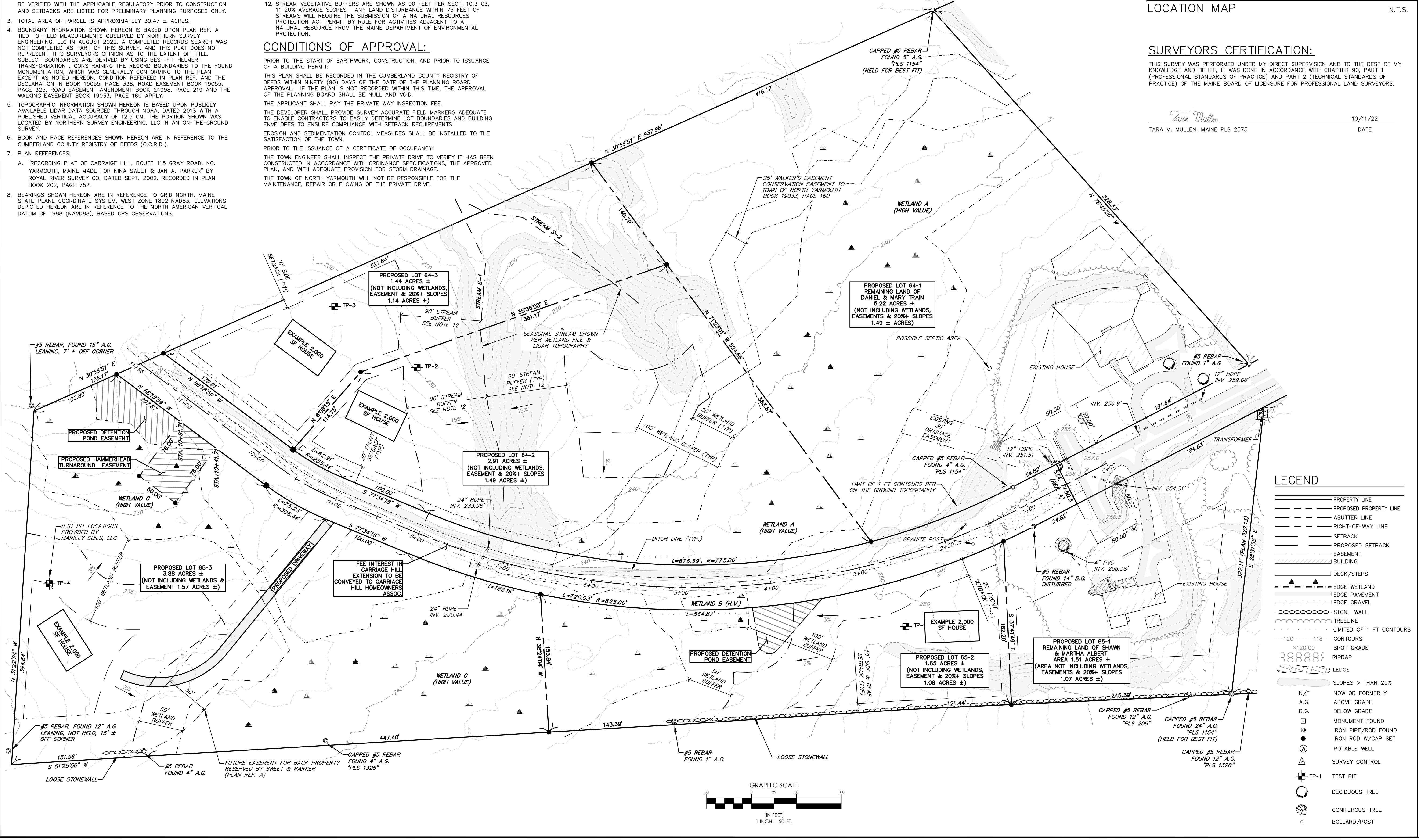


LOCATION MAP N.T.S.

**SURVEYORS CERTIFICATION:**

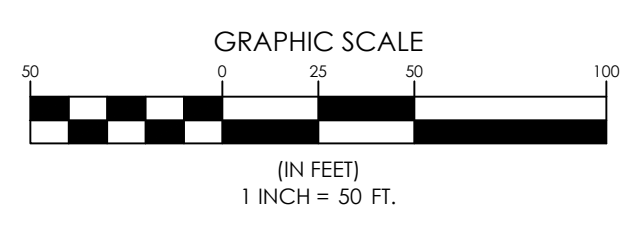
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Tara Mullen 10/11/22  
TARA M. MULLEN, MAINE PLS 2575 DATE



**LEGEND**

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- SETBACK
- PROPOSED SETBACK
- EASEMENT
- BUILDING
- DECK/STEPS
- EDGE WETLAND
- EDGE PAVEMENT
- EDGE GRAVEL
- STONE WALL
- TREELINE
- LIMITED OF 1 FT CONTOURS
- CONTOURS
- SPOT GRADE
- RIPRAP
- LEDGE
- SLOPES > THAN 20%
- N/F NOW OR FORMERLY
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- MONUMENT FOUND
- IRON PIPE/ROD FOUND
- IRON ROD W/CAP SET
- POTABLE WELL
- SURVEY CONTROL
- TP-1 TEST PIT
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOLLARD/POST



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**NORSE**  
 NORTHERN SURVEY ENGINEERING & DESIGN  
 NORSE has joined Colliers Engineering & Design

**FIRST AMENDED SUBDIVISION PLAN**  
 OF  
**CARRIAGE HILL**  
 NORTH YARMOUTH, MAINE 04097  
 FOR:  
**DANIEL TRAIN & SHAWN ALBERT**  
 14 & 15 CARRIAGE HILL  
 NORTH YARMOUTH, MAINE 04097

DRAWN	CHECKED
TMM	SPC
PROJECT NO.	DATE
22004653	10/27/22
SHEET SIZE	SCALE
24" X 36"	1" = 50'
SHEET 1 OF 1	