

January 27, 2009

Katheryn Dion, Chair
North Yarmouth Planning Board
North Yarmouth, Maine

RE: Site Plan Pre-application Conference

Dear Ms. Dion,

On behalf of Gary Bahlkow of 15 Lawrence Road we are requesting a Site Plan Pre-application conference for Mr. Bahlkow's property on West Pownal Road.

Mr. Bahlkow is looking to make some improvements to his property which falls within the Royal River Overlay District. We are already planning to be at the February 7th meeting for minor subdivision review. A concept plan will be provided at the meeting to indicate the proposed improvements.

We appreciate your consideration and look forward to an informal review with the Planning Board.

Please contact me if you need any additional information prior to the meeting.

Sincerely,



Keith B. Smith
TERRENCE J. DEWAN & ASSOCIATES

January 27, 2009

Katheryn Dion, Chair
North Yarmouth Planning Board
North Yarmouth, Maine

RE: Oxbow Pond Minor Subdivision

Dear Ms. Dion,

On behalf of Gary Bahlkow of 15 Lawrence Road we are pleased to present the Oxbow Pond Subdivision Plan for Final Approval Consideration. This minor subdivision proposal is for Mr. Bahlkow's property on West Pownal Road.

The sketch plan received preliminary approval on May 9, 2006. Mr Bahlkow had pursued final approval shortly after and is now attempting to complete the process. All the previously submitted material is still current and as a refresher, the plan calls for three new lots on approximately 12 of the 72 acres. Access for the new lots will be off a proposed private way (Oxbow Ponds Road). The plan has been designed in conformance with Section 4.2.2. of the Town's Subdivision Ordinance dated June 14, 2005.

Included in this submission are the following items:

- A copy of the previously submitted Sketch plan that was given Preliminary Approval
- An updated Summary of Submissions to quickly track what has been submitted to date.
- Subdivision Plan dated 01.27.09 By Terrence DeWan & Associates

We look forward to meeting with the Planning Board to review this Final Plan and working toward completing the Subdivision application process.

Please contact me if you need any additional information at this point.

Sincerely,



Keith B. Smith
TERRENCE J. DEWAN & ASSOCIATES

Oxbow Ponds Minor Subdivision
Summary of Submissions updated for February Planning Board Meeting.
January 27, 2009

Application Form – previously submitted

Location Map –previously submitted and located in the corner of the subdivision plan.

Final Plan – Submitted for February meeting review. Plan produced by Terrence J. DeWan & Associates according to the Town's June 14, 2005 land use ordinance, using base survey information by Owen Haskell, Inc.

Application Requirements

- a. Proposed Name of subdivision:* "Oxbow Ponds " being part of Assessor Map 3 Lot 52.
- b. Verification:* Applicant is Owner, see deed previously submitted.
- c. Standard boundary survey:* Perimeter survey map attached. Existing monuments and markers indicated where located in the field. Proposed monuments and markers will be established prior to conveyance, subject to approval by PB.
- d. Deed:* Previously submitted. No liens, mortgages, easements or deed restrictions.
- e. Deed restrictions for lots or dwellings:* Deed restrictions noted on plan include building envelopes and need to follow the Town's Overlay Protection Zone Requirements.
- f. Subsurface waste water disposal system:* Test pits 1 thru 3 identified on final plan. See "Preliminary Soil Investigation" dated May 23,2005 by Sweet -" Associates previously submitted for report.
- g. Water System:* Proposed private wells. Well driller report to be provided.
- h. Plan Date:* January 27, 2009 by Terrance J. DeWan & Associates. (See plan for all details)
- i. Record owner and applicant:* Gary D. and Kathleen N. Bahlkow-15 Lawrence Road

Abutter south-Town of NY/Hawkes Lot (Map 3 Lot 44)
Abutter south -n/f Canadian National Railroad
Abutter southwest -David and Daphne Sprague (Map 3 Lot 39)
Abutter west -Rosemary Fecteau(Map 3 Lot 54.01)
Abutter west -Anne Marie McKenzie (Map 3 Lot 54.03)
Abutter north -post and beam shop (Map 3 Lot 53.02)
Abutter north -Clifford Small (Map 3 Lot 53.0 I)
Abutter east -Greg and Pam Soper (Map 3 Lot 51.04)

j. High intensity soil survey: The Soil Conservation Service's Medium Intensity Soils mapping indicates that the soils on the tree proposed lots are primarily WmB (Windsor loamy sand, 0-8% slopes) and Py (Podunk fine sandy loam). Request waiver of High Intensity Soil Survey due to homogenous soils throughout the plan area (See Preliminary Soil Investigations and Cumberland County Soil Survey previously submitted). Wetland delineation dated April 27, 2005 by Woodlot Alternatives (previously submitted).

k. Acres in proposed subdivision: Three new lots on approximately 12 Acres of the 72 acres. (See Plan) We are requesting a waiver for locating trees over 24" dbh. The proposed building envelopes are all located in open field locations and the majority of the existing treelines fall within the 250' resource protection overlay. All lots shall remain available for any other permitted use, including forest management, agriculture, and commercial purposes in compliance with all laws.

l. Water Bodies within 150 feet: Chandler Brook, East Branch of Chandler Brook, unnamed stream, wetlands. See Wetlands Delineation by Woodlot Alternatives previously submitted. Note building envelopes on subdivision plan.

m. Contour Lines: One meter contour interval on plan previously submitted.

n. Zoning District: Farm and Forest District and Royal River Corridor Overlay District.

o. Location and size of existing sewers, water mains, culverts and drainage ways: No sewers, no water mains, no drainage ways proposed. Culverts will be installed on the access road and future driveways according to Town of North Yarmouth standards adopted 2005.

p. Location, names, and present widths of existing streets and highways, etc: See Existing Survey

q. GIS and AutoCAD data: AutoCAD files for the subdivision will provided following final approval.

r. Open Space: Note that an estimated 44 of the 72 acres are within 250 feet of Chandler Brook and will be maintained and utilized according to current regulations.

s. Holder of Open Space: Applicant

t. Floodplain: See FEMA 100 year floodplain and NWI wetlands map previously submitted.

u. Hydrogeologic assessment: Not Applicable as development is not in Groundwater Protection or high density subdivision.

v. Traffic Estimate: refer to the 1991 Trip Generation manual

w. Access permit: N/A -waiver requested –no state highway entrance

- x. Parking analysis:* N/A -waiver requested -does not include 40+ parking spaces
- y. Stormwater management plan:* There is already an exiting driveway where the road is proposed. Current stormwater control methods will be maintained as is. When driveway is upgraded to road, stormwater plan if required shall be provided according to section 10-21.
- z. Erosion and sedimentation control:* Erosion and sedimentation control notes provided on Subdivision Plan
- aa. Areas within 150 feet which are:* See Plan. Potential vernal pool identified on the Wetland Delineation and is shown on plan, letters from IFW, etc. address other items.
- bb. Disposal of land clearing debris and construction debris:* No land clearing necessary as the building envelopes are in open field. Construction debris will be disposed of in customary and legal manner.
- cc. Timber Harvesting:* Not Applicable to this development (See section 5-12.19)
- dd. Building design standards:* Not Applicable to this development

NOTES: Request for special conditions recorded in the land records as follows:

1. Comer monuments for lots created under this permit to be set prior to transfer of any lot. However, comer monuments will not be required for the transfer of the property in its entirety or in the event of a conservation easement.
2. Road construction shall not be required until at or before transfer of any portion of any lot created by this permit. The road centerline has been designed according to the 2005 road standards and Engineering, layout and construction of the access road will comply with road standards and policies.
3. These special requests are based upon informal discussions with the Planning Board members during the site walk and made in order to best continue the current uses of the Property, agriculture and forestry.

EROSION AND SEDIMENTATION CONTROL

Temporary erosion and sediment control measures include the use of siltation berm, stabilized construction entrance, erosion control blanket, and permanent stabilization with vegetation. The applicant and applicant's contractor shall be responsible for the repair/replacement/ maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the Town CEO.

EROSION CONTROL NOTES:

BMPs: All soil erosion and sediment control shall be done in strict accordance with the Maine Erosion and Sediment Control handbook for Construction: Best management Practices, Cumberland County Soil and Water conservation District, Department of Environmental Protection, as currently revised.

Pre-Construction: Prior to beginning construction, temporary silt fence shall be installed. Silt fence shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs will be made immediately. Sediment deposits shall be periodically removed from the upstream side of the silt barriers. This sediment will be spread and stabilized in areas of the site not subject to erosion. Silt fence will be replaced as necessary to provide proper filtering action.

Grading Operations: General temporary diversion berms and drainage swales shall be constructed as necessary. The site shall be brought to approximate finish grades and stabilized without extended delays. Stabilization includes the application of erosion control blanket or mulch to all surfaces designated to be revegetated with lawns. Silt fence and other erosion and sediment control measures shall be installed and/or adjusted to suit construction immediately after a cut or fill slope has been formed. After initial disturbance/ exposure the following erosion control measures will be undertaken:

- a. fill slopes, perimeter disturbance, and completed cuts: shall be rough graded, and covered with a heavy application of mulch prior to any significant rainfall event and/ or at least weekly whether finished or not.
- b. Uncompleted cuts: shall be rough graded to drain to other erosion control measures prior to any significant rainfall event.
- c. Paved areas and areas receiving surfacing: shall be graded to direct runoff to other erosion control measure at all times.
- e. Areas which are to be built upon or surfaced, or areas to be vegetated which have not been stabilized prior to the end of seeding season, shall receive a thick layer of hay mulch (2 tons/acre) to protect the surface during spring runoff conditions. A suitable binder such as Curasol or Terratack shall be used to secure the hay mulch.

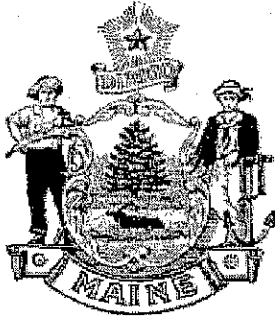
Loam and Seeding: Immediately following final grading all graded or disturbed areas not to be built on or surfaced otherwise shall be covered with a minimum depth of 3" topsoil and seeded to establish permanent vegetative cover. Seeding recommendations:

- a. Dates: 4/1-9/15, inclusive
- b. Seed mix: Fescue 30%, Bluegrass 60%, Ryegrass 0%
- c. Fertilizer: Nitrogen 10%, Phosph. 10%, Potash 10%
- d. Application rates:
 - Seed 45 lbs/acre
 - Fertilizer 800 lbs/acre
 - Mulch: 2 tons/acre
 - Lime: 3 tons/acre
- e. If germination is unsuccessful (less than 75% catch) within 30 days of seeding or if there is unsatisfactory growth in the next year, the applicant shall reseed the area in accordance with the above specifications.

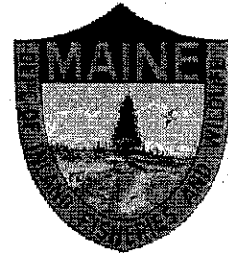
Silt Berm: recommended fencing for all silt berm installation is shredded bark mulch, 36” wide at base. Inspect weekly for continuous berm at edge of work area.

Erosion Control Blanket: Recommended erosion control blanket for all blanket installation is North American Green, C350 Three Phase Erosion Control / Turf Reinforcement Matting, or eq. Mulching or installation of erosion control blanket shall be done in conjunction with ALL seeding. Immediately after seedbed preparation, liming, fertilization and seeding, hay or wood fiber cellulose shall be spread uniformly. The mulch may be anchored in place by uniformly applying an acceptable mulch binder.

Winter Conditions: Silt fence: for frozen ground or the presence of large roots or stones, in lieu of providing the 4x4 trench the bottom 8”-12” of silt fence fabric may be laid on existing grade and backfilled with stone anchoring material.



Maine Department of Inland
Fisheries and Wildlife
358 Shaker Road
Gray, Maine 04039



Telephone: 207-657-2345 ext.113
Fax: 207-657-2980
Email: brian.lewis@state.me.us

John Elias Baldacci, Governor

Roland Martin, Commissioner

May 2, 2005

Jessica Haider
30 Park Drive
Topsham, Maine 04086

RE: 72 acres, West Pownal Road, North Yarmouth

Dear Jessica Haider,

I have reviewed your request for fishery resource information, and there are no known threatened/endangered fish species or habitat in the vicinity of the proposed project. However, Chandler Brook runs through the proposed project area. Chandler Brook is annually stocked with brook trout and brown trout by MDIF&W and supports blacknose dace, common shiner, American eel, fallfish, golden shiner, largemouth bass, chain pickerel, pumpkinseed sunfish, smallmouth bass, yellow perch and white sucker. Our regional riparian buffer policy is outlined below.

Stream systems are vulnerable to environmental impacts associated with increased development and encroachment. If present, this project should be sensitive to these resource issues by including provisions for riparian buffers and minimizing any other potential stream impacts. Our regional buffer policy requests 100 foot undisturbed buffers along both sides of any stream or stream-associated wetlands. Buffers should be measured from the upland wetland edge of stream-associated wetlands, and if the natural vegetation has been previously altered then restoration may be warranted. This buffer requirement improves erosion/sedimentation problems; reduces thermal impacts; maintains water quality; supplies leaf litter and woody debris for the system; and provides valuable wildlife habitat. Protection of these important riparian functions insures that the overall health of the stream habitat is maintained.

Stream crossings must include provisions for adequate fish passage, and any in-stream work needs to be done between the first of July and the first of October. Project design should minimize the number of stream crossings. If you have any additional questions or concerns then feel free to contact us.

Sincerely,

Brian Lewis
Fishery Specialist
MDIFW



John E. Baldacci
Governor

105063
Roland D. Martin
Commissioner

DEPARTMENT OF INLAND FISHERIES AND WILDLIFE

Wildlife Division – Region A
358 Shaker Rd.
Gray, ME 04039
Phone: (207) – 657-2345 x 109
Fax: (207) – 657-2980
Scott.Lindsay@maine.gov

June 7, 2005

Jessica Haider
Woodlot Alternatives
30 Park Drive
Topsham, ME 04086

Dear Jessica,

You have contacted this office requesting information on any known wildlife habitats occurring on a 72 acre parcel being considered for a residential subdivision on the West Pownal Rd. in North Yarmouth.

This property is partially within a 252 acre Deer Wintering Area (DWA). This predominantly softwood forest is known to provide wintering habitat for whitetail deer during moderate to severe winters. This proposed subdivision would occur at the southern extreme of this DWA along Chandler Brook. The forest type map provided by LandVest, indicates the forest is dominated by pine and hardwoods. This forest type is not the preferred cover type in a Maine DWA, as it does not carry the snow load or provide the closure of the more typical balsam fir, spruce, hemlock or cedar. It appears as the core of this DWA occurs to the north of this 72 acre parcel. I would recommend an effort be made to maintain the riparian zone around Chandler Brook including an undisturbed wetland and forested habitat buffer to a distance of 250 ft. This DWA is a relatively large forested block within an area of residential development. It likely will continue to provide important winter shelter for deer several times over a decade as well as benefit a diversity of other species.

Sincerely,

A handwritten signature in cursive script that reads 'Scott Lindsay'.

Scott Lindsay
Asst. Regional Wildlife Biologist

000435

Millers

100

100

Payne Payne

North Rd

000436

Balkow Parcel

000438

BLANDING'S TURTLE





STATE OF MAINE
DEPARTMENT OF CONSERVATION
157 HOSPITAL STREET
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0093

JOHN ELIAS BALDACCI
GOVERNOR

PATRICK K. MCGOWAN
COMMISSIONER

May 2, 2005

Jessica Haider
Woodlot Alternatives, Inc.
30 Park Drive
Topsham, ME 04086

Re: Rare and exemplary botanical features, West Pownal Road, North Yarmouth.

Dear Ms. Haider:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of April 19, 2005 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in the Town of North Yarmouth, Maine. Rare and unique botanical features include the habitat of rare, threatened or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat



exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

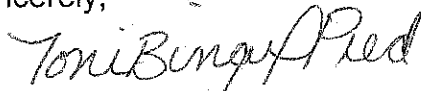
This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$75.00 for our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Toni Bingel Pied
GIS Specialist/Assistant Ecologist
93 State House Station
Augusta, ME 04333-0093
207-287-8044
toni.pied@maine.gov

Enclosures

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed residential subdivision, West Powнал Road, North Yarmouth.

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
<i>Allium tricoccum</i> Wild Leek	S3	G5	SC			Rich hardwood forests, usually alluvial
<i>Aureolaria pedicularia</i> Fern-leaved False Foxglove	S3	G5	SC			Dry deciduous woods and clearings
<i>Carex silicea</i> Sea-beach Sedge	S3	G5	SC			Maritime sands and rocks.
<i>Cypripedium arietinum</i> Ram's-head Lady's-slipper	S1	G3	E			Damp or mossy woods or bogs
<i>Hieracium venosum</i> Rattlesnake Hawkweed	S1	G5T4Q	E			Dry open pine, or oak woods and barrens, usually in grassy openings.
<i>Ophioglossum pusillum</i> Adder's Tongue Fern	S1?	G5	SC			Acid swales, wet thickets, shores, damp, sterile pastures
<i>Ranunculus ambigens</i> Water-plantain Spearwort	SH	G4	PE			Sloughs, ditches, and muddy swamps
<i>Suaeda maritima</i> ssp. <i>richii</i> Rich's Sea-blite	S1	G5T3	SC			Salt-marshes and sea-strands.

STATE RARITY RANKS

- S1 Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2 Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3 Rare in Maine (on the order of 20-100 occurrences).
- S4 Apparently secure in Maine.
- S5 Demonstrably secure in Maine.
- SH Occurred historically in Maine, and could be rediscovered; not known to have been extirpated.
- SU Possibly in peril in Maine, but status uncertain; need more information.
- SX Apparently extirpated in Maine (historically occurring species for which habitat no longer exists in Maine).

Note: State Ranks determined by the Maine Natural Areas Program.

GLOBAL RARITY RANKS

- G1 Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- G2 Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3 Globally rare (on the order of 20-100 occurrences).
- G4 Apparently secure globally.
- G5 Demonstrably secure globally.

Note: Global Ranks are determined by NatureServe.
T indicates subspecies rank, Q indicates questionable rank, HYB indicates hybrid species.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's endangered and threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

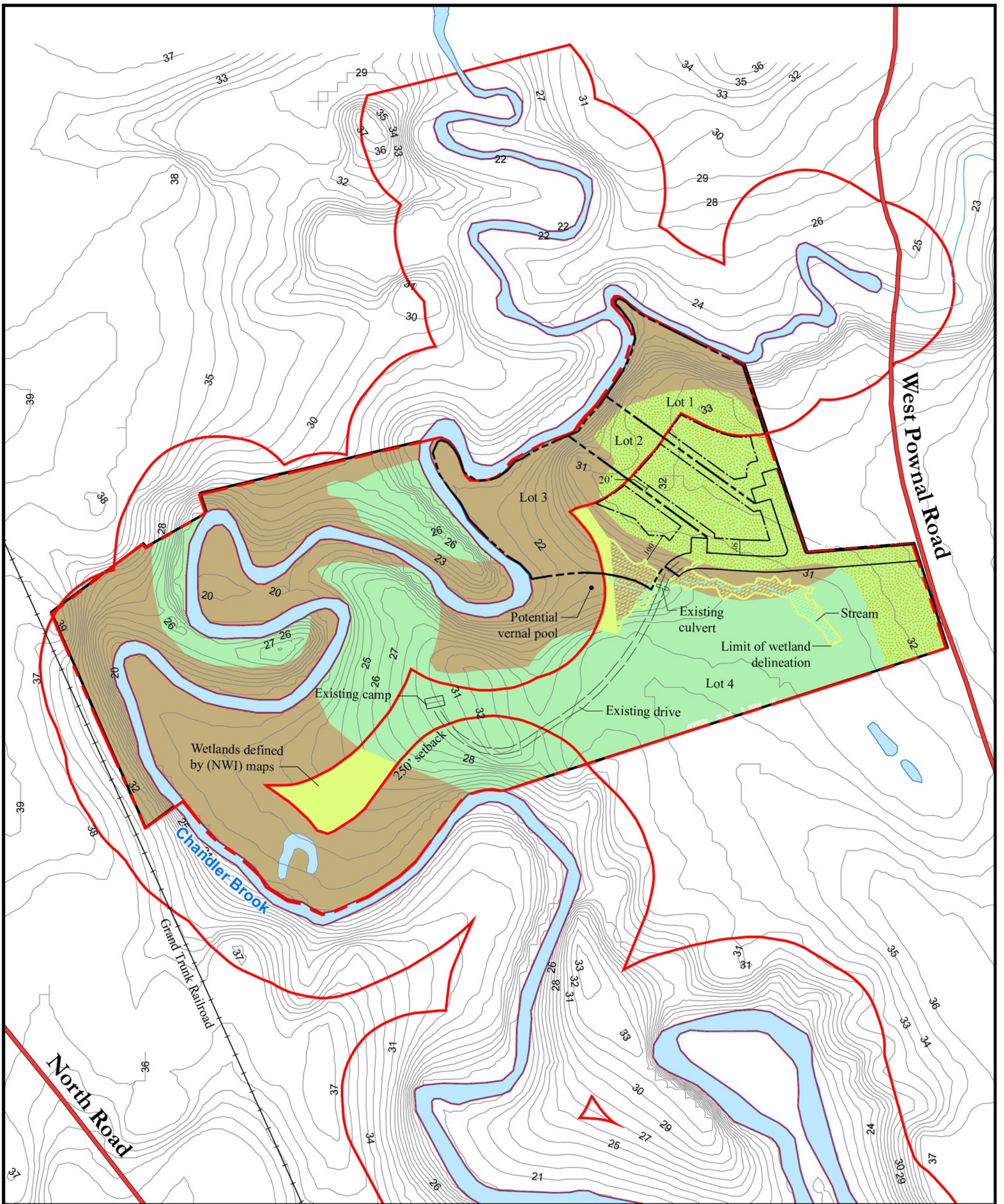
- E ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.
- T THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.
- SC SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE POSSIBLY EXTIRPATED; Not known to currently exist in Maine; not field-verified (or documented) in Maine over the past 20 years.

FEDERAL STATUS

- LE Listed as Endangered at the national level.
- LT Listed as Threatened at the national level.

Please note that species names follow Flora of Maine: A Manual for Identification of Native and Naturalized Vascular Plants of Maine, Arthur Haines and Thomas F. Vining, 1998, V.F. Thomas Co., 219 Dead River Road, Bowdoin, ME 04287.

Where entries appear as binomials, all representatives (subspecies and varieties) of the species are rare in Maine; where names appear as trinomials, only that particular variety or subspecies is rare in Maine, not the species as a whole.



Legend

- | | |
|--------------|--|
| River buffer | — Road |
| 250' | — Stream |
| Parcel | — Grand Trunk Railroad |
| Hardwood | — 1 Meter contours |
| Open | Wetlands defined by Woodlot Alternatives |
| Softwoods | Wetlands defined by Nat. Wetland Inventory mapping (GIS) |
| Water | 100 year flood plain |

Sketch Plan

April 29, 2005

N

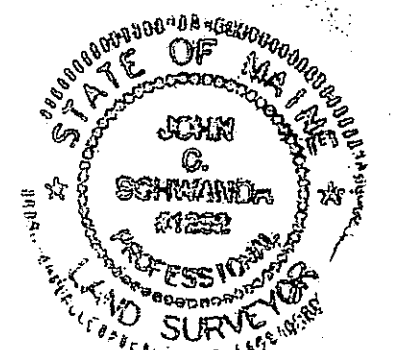
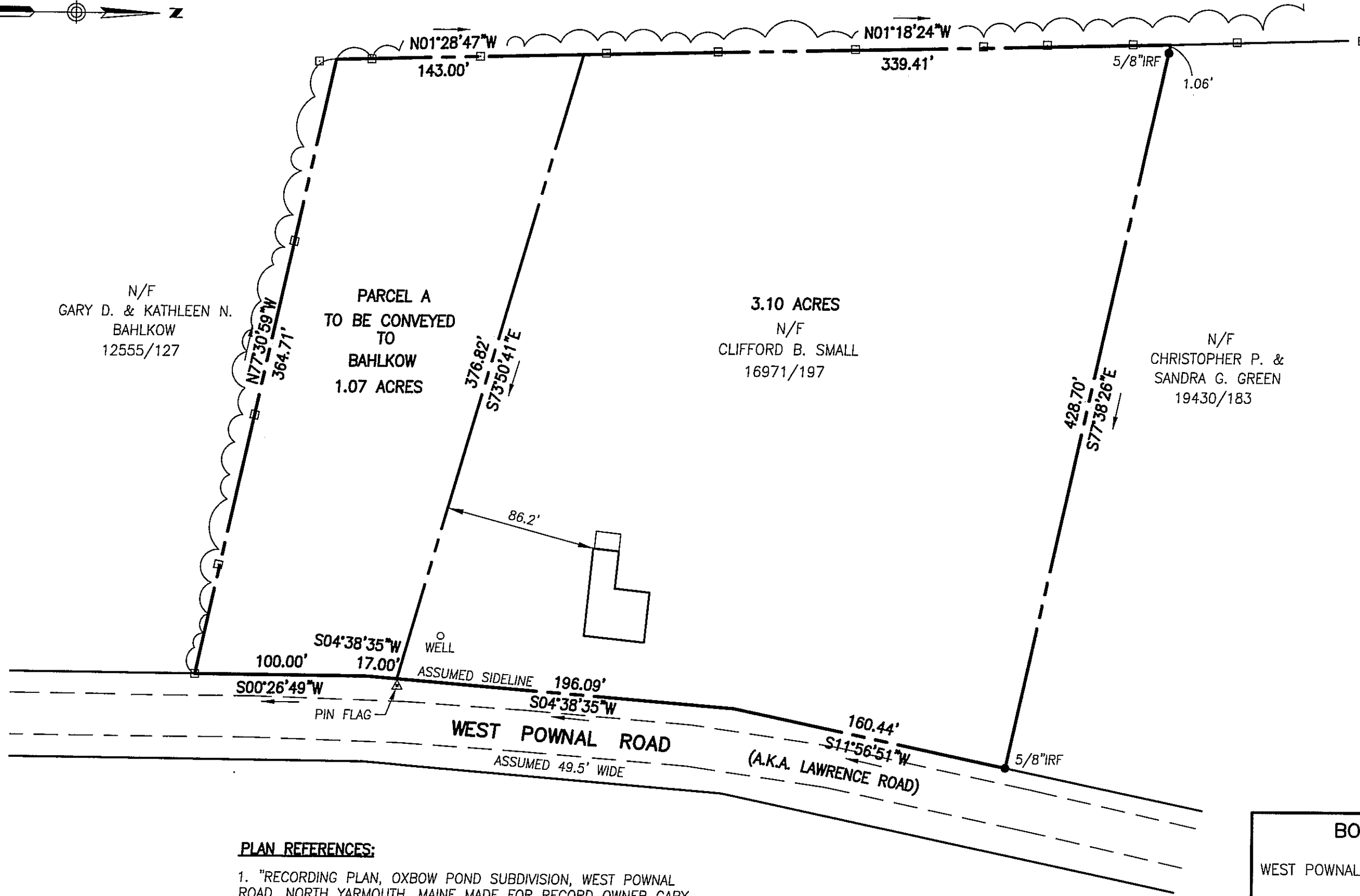


0 300 600 Feet

Oxbow Pond Subdivision
 Town of North Yarmouth
 Gary Bahlkow, owner

Terrence J. DeWan & Associates
 121 West Main Street
 Yarmouth, Maine 04096

MAGNETIC 1986

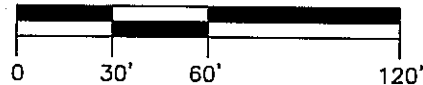


John C. Schwanda

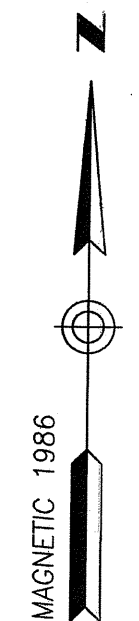
PLAN REFERENCES:

1. "RECORDING PLAN, OXBOW POND SUBDIVISION, WEST POWNAL ROAD, NORTH YARMOUTH, MAINE MADE FOR RECORD OWNER GARY BAHLKOW, SEPT. 25, 2006 OWEN HASKELL, INC."
2. "PLAN OF LAND ON WEST POWNAL ROAD IN NORTH YARMOUTH, MAINE FOR: JEFF HANSON 7/28/1992" BY DANIEL T.C. LAPOINT.

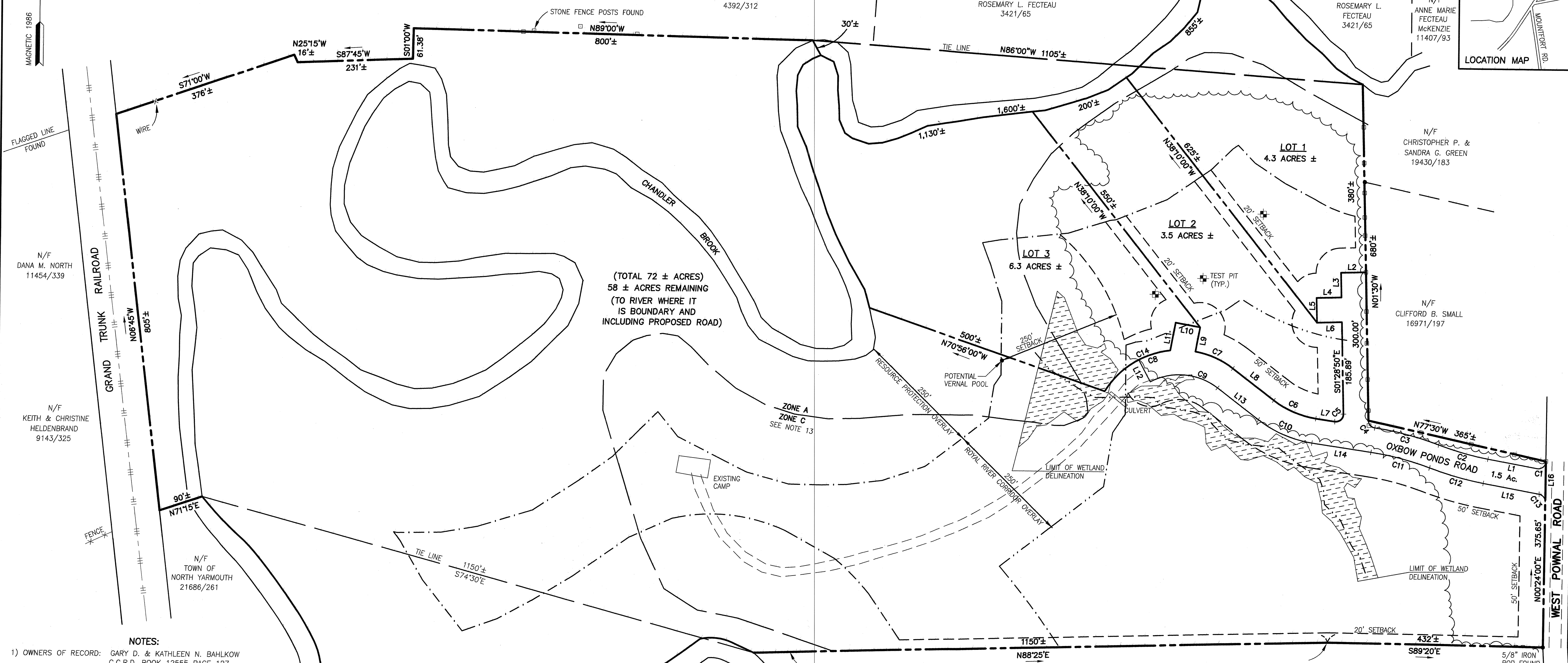
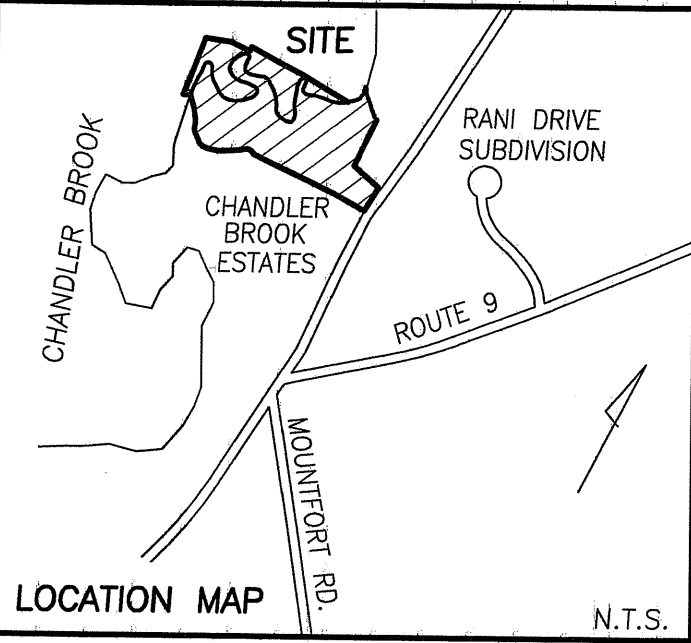
GRAPHIC SCALE



BOUNDARY SURVEY		
ON WEST POWNAL ROAD, NORTH YARMOUTH, MAINE MADE FOR GARY BAHLKOW		
OWEN HASKELL, INC.		
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424		
Drwn By JCS	Date 5-07-10	Job No. 06-208NY
Check By JCS	Scale 1" = 60'	Drwg. No. 2



NOTE:
THIS SURVEY IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY ALONG A PORTION OF SOPER AND SHAY, RICKETT, AND HANSON, AND A TRIMBLE PATH FINDER (ALSO KNOWN AS GLOBAL POSITIONING SYSTEM, G.P.S., OR SATELLITE SURVEY) SURVEY WHICH YIELDS LOCATIONS WITHIN ABOUT THREE FEET. THE STATE SURVEY STANDARDS WERE WRITTEN BEFORE G.P.S. TECHNOLOGY WAS DEVELOPED. THIS TECHNOLOGY, ON A PROPERTY LIKE THIS, WILL YIELD RESULTS AT LEAST AS ACCURATE AS A CONDITION IV OR COMPASS AND TAPE SURVEY.



(TOTAL 72 ± ACRES)
58 ± ACRES REMAINING
(TO RIVER WHERE IT IS BOUNDARY AND INCLUDING PROPOSED ROAD)

- NOTES:**
- OWNERS OF RECORD: GARY D. & KATHLEEN N. BAHLKOW C.C.R.D. BOOK 12555 PAGE 127
 - LOCUS IS SHOWN AS LOT 52 ON NORTH YARMOUTH TAX MAP 3.
 - BEARINGS ARE MAGNETIC 1986 AS PER IRONS FOUND AS SHOWN ON PLAN REFERENCE 1.
 - BROOK SHOWN ACROSS SUBJECT PARCEL (NOT ALONG BOUNDARY) TAKEN FROM 1985 AERIAL PHOTOGRAPH.
 - SEE BOUNDARY AGREEMENT WITH FECTEAU IN BOOK 12555 PAGES 113 AND 115.
 - THE DESCRIPTION IN THE LOCUS DEED FOR THE LINE ALONG HAWKES IS VAGUE AND NO EVIDENCE WAS FOUND OF THAT LINE. THE HAWKES DEED APPEARS TO DESCRIBE A STRAIGHT LINE ACROSS THE RAILROAD, AS SHOWN HERE. A BOUNDARY AGREEMENT IS RECOMMENDED WITH HAWKES.
 - THE LINE ALONG SPRAGUE IS POORLY MARKED BUT DESCRIBED WELL IN THE SPRAGUE DEED. MORE FENCE REMAINS WERE FOUND BY THIS FIRM IN 1987 THAN COULD BE FOUND IN 1996, DUE TO DEEP SNOW. THIS LINE SHOULD BE VERIFIED.
 - RIGHTS IN BROOK HAVE NOT BEEN DETERMINED.
 - TRAIL AND EXISTING CAMP TAKEN FROM PLAN REFERENCE 5 AND IS APPROXIMATE.
 - WETLAND DELINEATION AND EDGE OF VERNAL POOL TAKEN FROM FILE PROVIDED BY SWEET ASSOCIATES.
 - TEST PITS BY SWEET ASSOCIATES. LOCATED BY HAND-HELD GPS.
 - ROYAL RIVER CORRIDOR OVERLAY HAS A SUNSET CLAUSE EXEMPTING OWNERS OF RECORD ON JUNE 14, 2005, UNTIL JAN. 1, 2010. SEE LAND USE ORDINANCE.
 - 100 YEAR FLOOD PLAIN (ZONE A) SCALED FROM FLOOD INSURANCE RATE MAP 230202-0005B EFFECTIVE DATE JULY 16, 1981.

LINE DATA

No.	Bearing	Distance
L1	N79°36'00"W	100.00'
L2	S88°31'15"W	50.00'
L3	S01°28'50"E	50.00'
L4	S88°31'15"W	50.00'
L5	S01°28'50"E	50.00'
L6	N88°31'10"E	50.00'
L7	N81°28'50"W	38.46'
L8	N52°30'00"W	104.21'
L9	N10°16'35"E	50.00'
L10	N79°43'25"W	50.00'
L11	S10°16'35"W	57.29'
L12	S27°59'25"E	50.00'
L13	S52°30'00"E	104.21'
L14	S81°28'50"E	119.69'
L15	S79°36'00"E	114.11'
L16	N00°24'00"E	81.23'

CURVE DATA

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	100°00'00"	15.00	26.18	22.98	S50°24'00"W
C2	10°18'02"	573.59	103.12	102.98	N74°27'00"W
C3	12°10'50"	623.59	132.57	132.32	N75°23'20"W
C4	80°00'00"	15.00	20.94	19.28	N41°28'50"W
C5	100°00'00"	15.00	26.18	22.98	S48°31'15"W
C6	28°58'47"	183.28	92.70	91.71	N66°59'25"W
C7	27°13'25"	175.00	83.15	82.37	N66°06'45"W
C8	21°39'55"	175.00	66.17	65.78	S72°50'30"W
C9	65°29'26"	125.00	142.88	135.23	S85°14'45"E
C10	28°58'47"	233.28	117.99	116.73	S66°59'25"E
C11	12°10'50"	573.59	121.94	121.71	S75°23'20"E
C12	10°18'02"	623.59	112.11	111.96	S74°27'00"E
C13	80°00'00"	15.00	20.94	19.28	S39°36'00"E
C14	52°39'55"	175.00	160.86	155.25	S57°20'30"W

N/F
GREG SOPER & PAMELA SHAY
8179/123
"CHANDLER BROOK ESTATES"

- PLAN REFERENCES:**
- "PLAN OF CHANDLER BROOK ESTATES ON WEST POWNAL ROAD, NORTH YARMOUTH, MAINE FOR WILL STACKPOLE DATE 4/13/87" REVISED 5/20/87 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 164, PAGE 25.
 - "STANDARD BOUNDARY SURVEY PLAN OF LAND ON WEST POWNAL ROAD IN NORTH YARMOUTH, MAINE FOR JEFF HANSON DATE DRAWN 7/28/1992 PREPARED BY DANIEL T.C. LAPOINTE LAND SURVEYORS."
 - "RIGHT OF WAY AND TRACK MAP, ATLANTIC & ST. LAWRENCE RAILROAD OPERATED BY THE GRAND TRUNK RY. CO. OF CANADA, JUNE 30, 1917 V.26/17."
 - "STANDARD BOUNDARY SURVEY ON WEST POWNAL ROAD, NORTH YARMOUTH, ME FOR ESTELLA LATTY, PENNY DEGANDE AND POLLY KAISER DATE JAN. 24, 1996" REVISED 3-6-96 BY OWEN HASKELL, INC.
 - "SKETCH PLAN OXBOW POND SUBDIVISION, TOWN OF NORTH YARMOUTH, GARY BAHLKOW, OWNER APRIL 29, 2005" BY TERRENCE J. DEWAN & ASSOCIATES.

APPROVED BY THE
TOWN OF NORTH YARMOUTH PLANNING BOARD

DATE _____

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

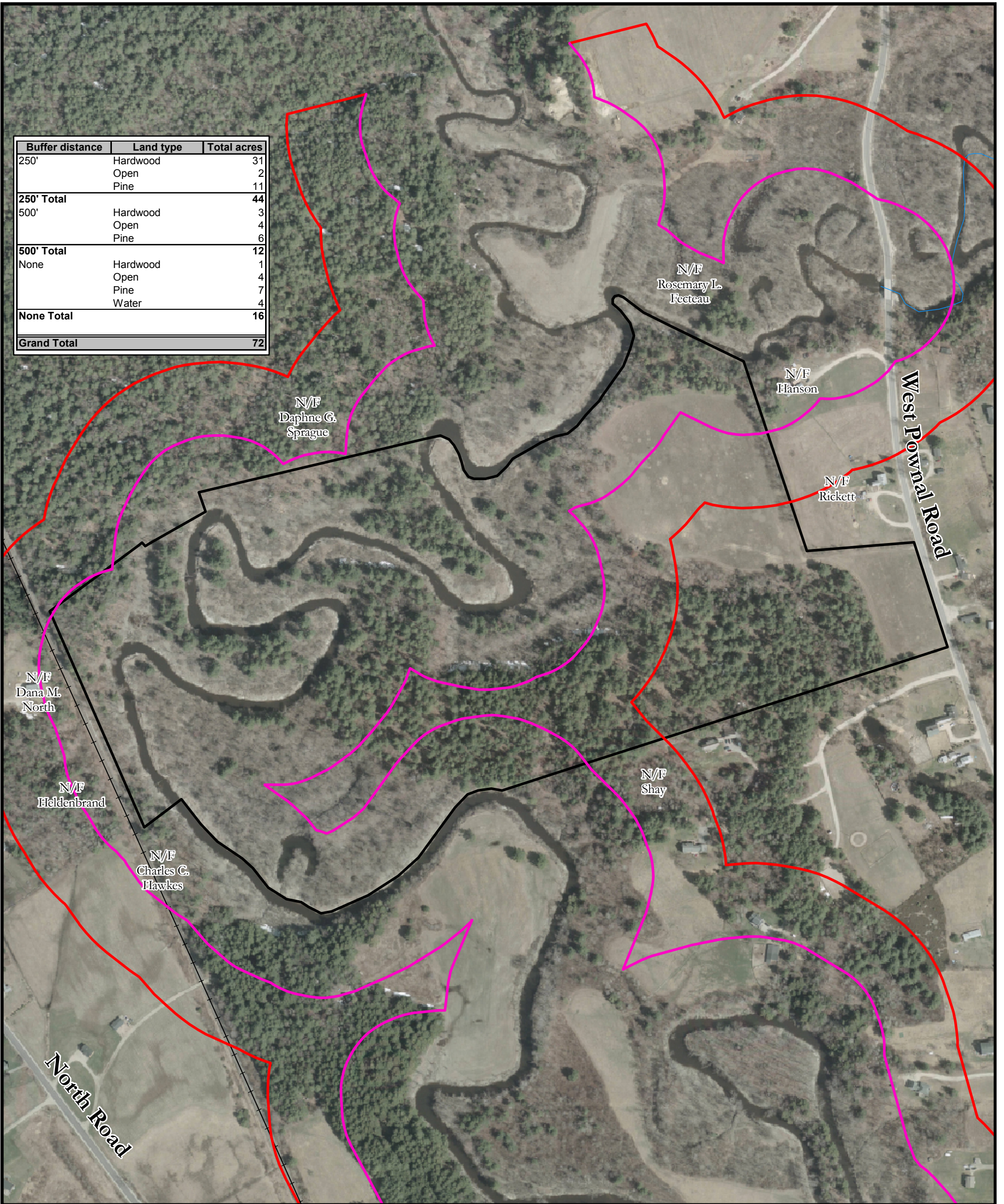
John C. Schwanda
JOHN C. SCHWANDA, PLS #1252
DATE 9/26/2006

RECORDING PLAT
OXBOW POND SUBDIVISION
WEST POWNAL ROAD, NORTH YARMOUTH, MAINE
MADE FOR RECORD OWNER
GARY BAHLKOW
15 LAWRENCE ROAD, NORTH YARMOUTH, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	JCS	Date	SEPT. 25, 2006	Job No.	2006-208NY
Trace By	JLW	Scale	1" = 100'	Drwg. No.	1
Check By	JCS				
Book No.	B-4				

Buffer distance	Land type	Total acres
250'	Hardwood	31
	Open	2
	Pine	11
250' Total		44
500'	Hardwood	3
	Open	4
	Pine	6
500' Total		12
None	Hardwood	1
	Open	4
	Pine	7
	Water	4
None Total		16
Grand Total		72



Ortho Base River Buffer Map

Legend

River buffer

- 250'
- 500'

Parcel

- Parcel boundaries
- Road
- Grand Trunk Railroad

Date: April 6, 2005

This plan is conceptual and is not represented as an engineered plan.

N



0 330 660 Feet

Oxbow Pond Parcel

Town of North Yarmouth

Cumberland County
Maine

LandVest[®]

Ten Post Office Square, Boston, MA 02109



Ortho Base Map

Legend

Parcel

 Parcel boundaries

 Road

 Grand Trunk Railroad

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0 330 660 Feet

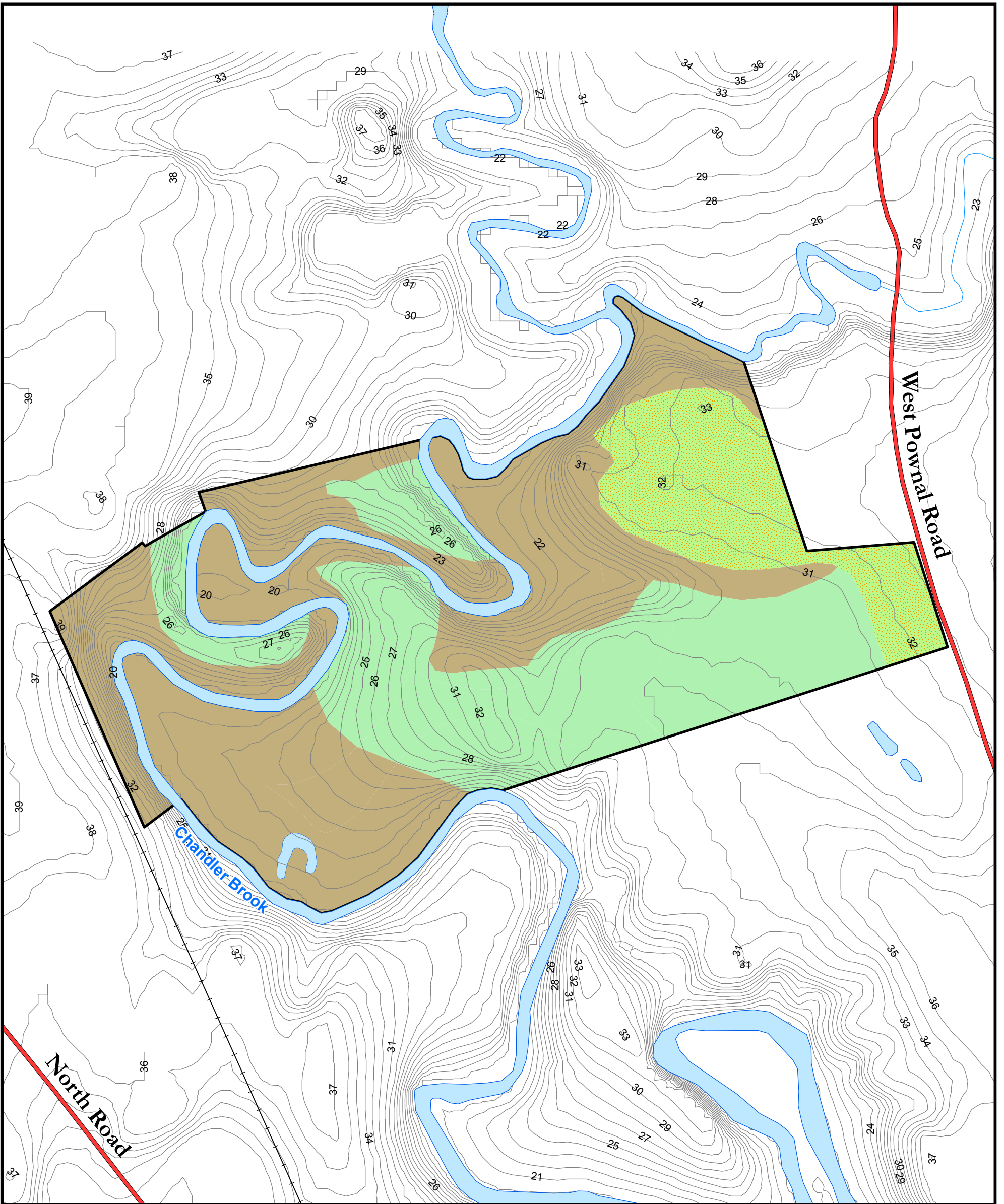
Oxbow Pond Parcel

Town of North Yarmouth

**Cumberland County
Maine**

LandVest®





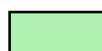
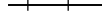
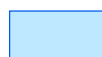
Ten Post Office Square, Boston, MA 02109



Topo Base Map

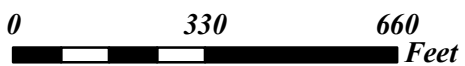
Legend

Parcel

- | | |
|---|--|
|  Hardwood |  Road |
|  Open |  Stream |
|  Pine |  Grand Trunk Railroad |
|  Water |  1 Meter contours |

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Oxbow Pond Parcel

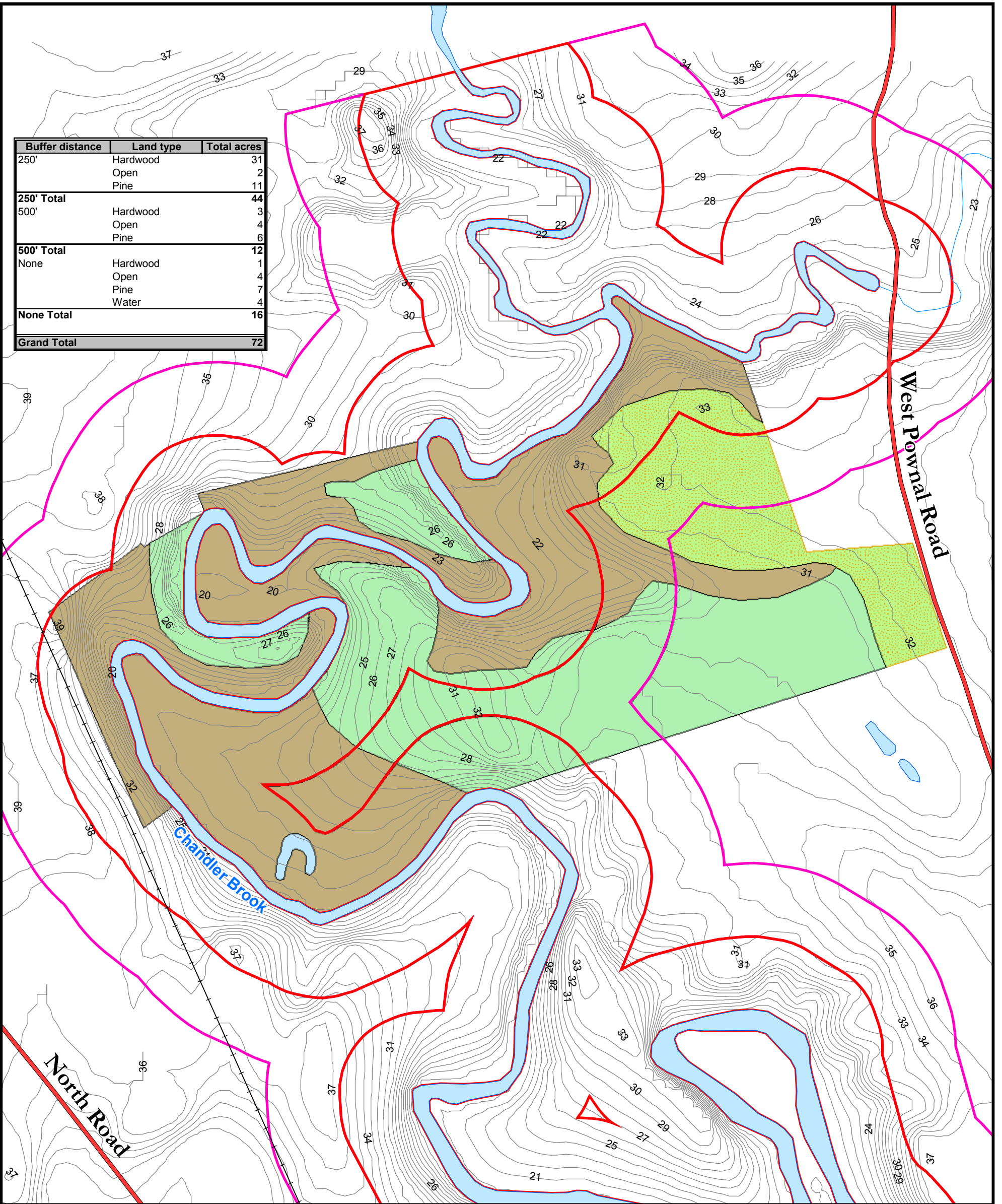
Town of North Yarmouth

**Cumberland County
Maine**

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Ten Post Office Square, Boston, MA 02109

Buffer distance	Land type	Total acres
250'	Hardwood	31
	Open	2
	Pine	11
250' Total		44
500'	Hardwood	3
	Open	4
	Pine	6
500' Total		12
None	Hardwood	1
	Open	4
	Pine	7
	Water	4
None Total		16
Grand Total		72



Topo Base River Buffer Map

Legend	
River buffer	— Road
250'	Stream
500'	Grand Trunk Railroad
Parcel	1 Meter contours
Hardwood	
Open	
Pine	
Water	

Date: April 6, 2005

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0 330 660 Feet

Oxbow Pond Parcel

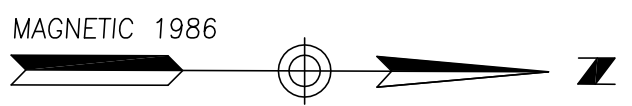
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Cumberland County
Maine

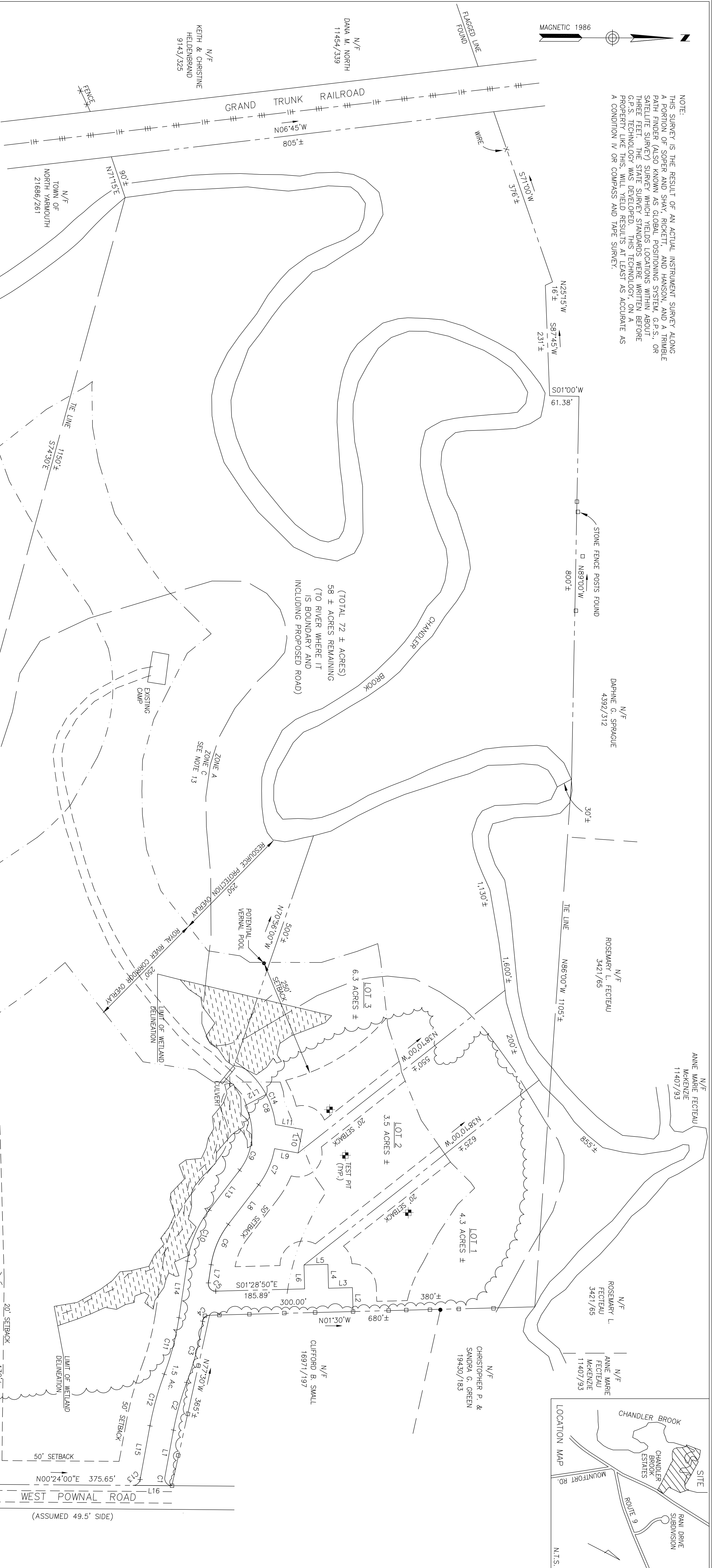
LandVest®

Ten Post Office Square, Boston, MA 02109

NOTE:
THIS SURVEY IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY ALONG A PORTION OF SOPER AND SHAY, RICKETT, AND HANSON, AND A TRIBLE PATH FINDER (ALSO KNOWN AS GLOBAL POSITIONING SYSTEM, G.P.S., OR SATELLITE SURVEY) WHICH YIELDS LOCATIONS WITHIN ABOUT THREE FEET. THE STATE SURVEY STANDARDS WERE WRITTEN BEFORE G.P.S. TECHNOLOGY WAS DEVELOPED. THIS TECHNOLOGY, ON A PROPERTY LIKE THIS, WILL YIELD RESULTS AT LEAST AS ACCURATE AS A CONDITION IV OR COMPASS AND TAPE SURVEY.



N/F
DANA M. NORTH
11454/339
KETH & CHRISTINE
HELDENBRAND
9143/325



NOTES:

- OWNERS OF RECORD: GARY D. & KATHLEEN N. BAHLKOW C.C.R.D. BOOK 12555 PAGE 127
- LOCUS IS SHOWN AS LOT 52 ON NORTH YARMOUTH TAX MAP 3.
- BEARINGS ARE MAGNETIC 1986 AS PER IRONS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BROOK SHOWN ACROSS SUBJECT PARCEL (NOT ALONG BOUNDARY) TAKEN FROM 1985 AERIAL PHOTOGRAPH.
- SEE BOUNDARY AGREEMENT WITH FECTEAU IN BOOK 12555 PAGES 113 AND 115.
- THE DESCRIPTION IN THE LOCUS DEED FOR THE LINE ALONG HAWKES IS WAJLE AND NO EVIDENCE WAS FOUND OF THAT LINE. THE HAWKES DEED APPEARS TO DESCRIBE A STRAIGHT LINE ACROSS THE RAILROAD, AS SHOWN HERE. A BOUNDARY AGREEMENT IS RECOMMENDED WITH HAWKES.
- THE LINE ALONG SPRAGUE IS POORLY MARKED BUT DESCRIBED WELL IN THE SPRAGUE DEED. MORE FENCE REMAINS WERE FOUND BY THIS FIRM IN 1987 THAN COULD BE FOUND IN 1986. DUE TO DEEP SNOW, THIS LINE SHOULD BE VERIFIED.
- RIGHTS IN BROOK HAVE NOT BEEN DETERMINED.
- TRAIL AND EXISTING CAMP TAKEN FROM PLAN REFERENCE 5 AND IS APPROXIMATE.
- WETLAND DELINEATION AND EDGE OF VERNAL POOL TAKEN FROM FILE PROVIDED BY WOODLOT ALTERNATIVES.
- TEST PITS LOCATED BY BAHLKOW WITH HAND HELD GPS.
- ROYAL RIVER CORRIDOR OVERLAY HAS A SENSIT CLAUSE EXEMPTING OWNERS OF RECORD ON JUNE 14, 2005, UNTIL JAN. 1, 2010.
- SEE LAND USE ORDINANCE.
- 100 YEAR FLOOD PLAIN (ZONE A) SCALED FROM FLOOD INSURANCE RATE MAP 230202-0005B EFFECTIVE DATE JULY 16, 1981.

LINE DATA

No.	Bearing	Distance
L1	N07°36'00"W	100.00'
L2	S01°28'50"E	50.00'
L3	S08°31'15"W	50.00'
L4	S88°31'15"W	50.00'
L5	S01°28'50"E	50.00'
L6	N88°31'10"E	50.00'
L7	N81°28'50"W	38.46'
L8	N62°30'00"W	104.21'
L9	N50°16'55"E	50.00'
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- SKETCH PLAN OXBOW POND SUBDIVISION, TOWN OF NORTH YARMOUTH, GARY BAHLKOW, OWNER APRIL 29, 2005* BY TERENCE J. DEWAN & ASSOCIATES.

N/F
GREG SOPER & PAMELA SHAY
8179/123
CHANDLER BROOK ESTATES*

APPROVED BY THE
TOWN OF NORTH YARMOUTH PLANNING BOARD

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JOHN C. SCHWANDA, PLS #1252

RECORDING PLAT
OXBOW POND SUBDIVISION
 WEST POWNAL ROAD, NORTH YARMOUTH, MAINE
 MADE FOR RECORD OWNER
 GARY BAHLKOW
 JOHN C. SCHWANDA, PLS #1252
 15 LAWRENCE ROAD, NORTH YARMOUTH, MAINE

Drawn By	JCS	Date	SEP 1, 2006	Job No.	2006-208NY
Trace By	JLW	Scale	1" = 100'	Dwg. No.	1
Check By	JCS				
Book No.	B-4				

