Docusign Envelope ID: 3A142CF8-B896-8F68-801A-679E44B6670E

General Notes:

1. This subdivision is depicted as Lot 19 on Town of Lyman Assessor's Map 12 and Lot 6A on Town of Arundel Assessor's Map 20.
2. This subdivision contains 48.65 acres total.
3. Reference is made to Plan References 1 & 2 for additional information.
4. This subdivision is located in the Arundel Rural Residential (R-3) District and the Lyman Residential District and Commercial District.

   Arundel Dimensional Requirements:
   Minimum Lot Area – 3 Acres
   Minimum Lot Width – 250'
   Minimum Front Setback – 50'
   Minimum Side Setback – 25'
   Minimum Rear Setback – 50'

   Lyman Residential District Dimensional Requirements:
   Minimum Lot Area – 3 Acres
   Minimum Road Frontage – 300'
   Minimum Front Setback – 75'
   Minimum Side Setback – 40'
   Minimum Rear Setback – 40'

   Lyman Commercial District Dimensional Requirements:
   Minimum Lot Area – Varies (see ordinance)
   Minimum Road Frontage – 200'
   Minimum Front Setback – 100'
   Minimum Side Setback – 30'
   Minimum Rear Setback – 100'
5. The lots in this subdivision will be serviced by underground utilities and on-site water and septic.
6. Reference is made to sheet 1.1 for a more specific description of the easements depicted on this sheet.
7. The 75' NRPA stream setback as shown is to remain in an undisturbed natural state with clearing limited to removal of dead and diseased trees.
8. A 5' wetland setback has been provided for all lots in both Lyman and Arundel.

Approved By:
Town of Arundel Planning Board:

date: 11/16/06

Approved By:
Town of Lyman Planning Board:

date: 11/16/06
11/16/06
11/16/06

Subdivision Notes:

1. There shall be no further division of any Lot on the Subdivision Plan without further Planning Board approval.
2. No construction or filling of wetlands by individual lot owners is allowed without proper approvals obtained from the Maine DEP.
3. For wooded lots, removal of trees is prohibited within wetland areas and wooded stormwater buffer areas. Conversion of all other wooded areas to grass or other cover shall be at the discretion of each individual lot owner.
4. Water supply wells shall be located a minimum of 100 feet from the nearest wastewater disposal field and outside of the estimated nitrate plumes. Within lots 1–3, wells shall not be placed in any area 100 feet on the downhill side of the road or 50 feet on the uphill side of the road.
5. Bob Caron and Sons Development Corp. grant a blanket easement over the property to Central Maine Power Company for the sole purpose of installing, maintaining, and providing underground electrical service to Lots 1–11 as shown on this plan.
6. Drainage, Grading, and Maintenance Easements as shown are to be granted to the Homeowner's Association for purposes of enforcement, maintenance and repair of roadside ditches and sideslopes, drainage swales, and level spreaders.
7. Mckenzie Way has been designed to meet the requirements of both the Arundel Street Construction Ordinance and Lyman Street Construction Standards and will remain private in both Towns per Section 12.2.b.1.E of the Arundel Subdivision Regulations:

   "All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the town, until they meet the municipal street design and construction standards."
8. The Wooded Stormwater Buffer Easement areas as shown are to remain undisturbed and natural areas. The limits of the easements are to be demarcated with capped survey monuments marked "No Disturb Buffer" at intervals of 100 feet along the buffer limits and at all angle points by a Professional Land Surveyor licensed in the State of Maine.
9. Lot 12 is to be retained by Bob Caron and Sons Development, Corp. and has not been reviewed as a buildable lot. Any further development on Lot 12 will need to be reviewed by the Lyman Planning Board. Any proposed commercial development on Lot 12 will require review by the Maine Department of Environmental Protection.

Wetland and Soils Notes:

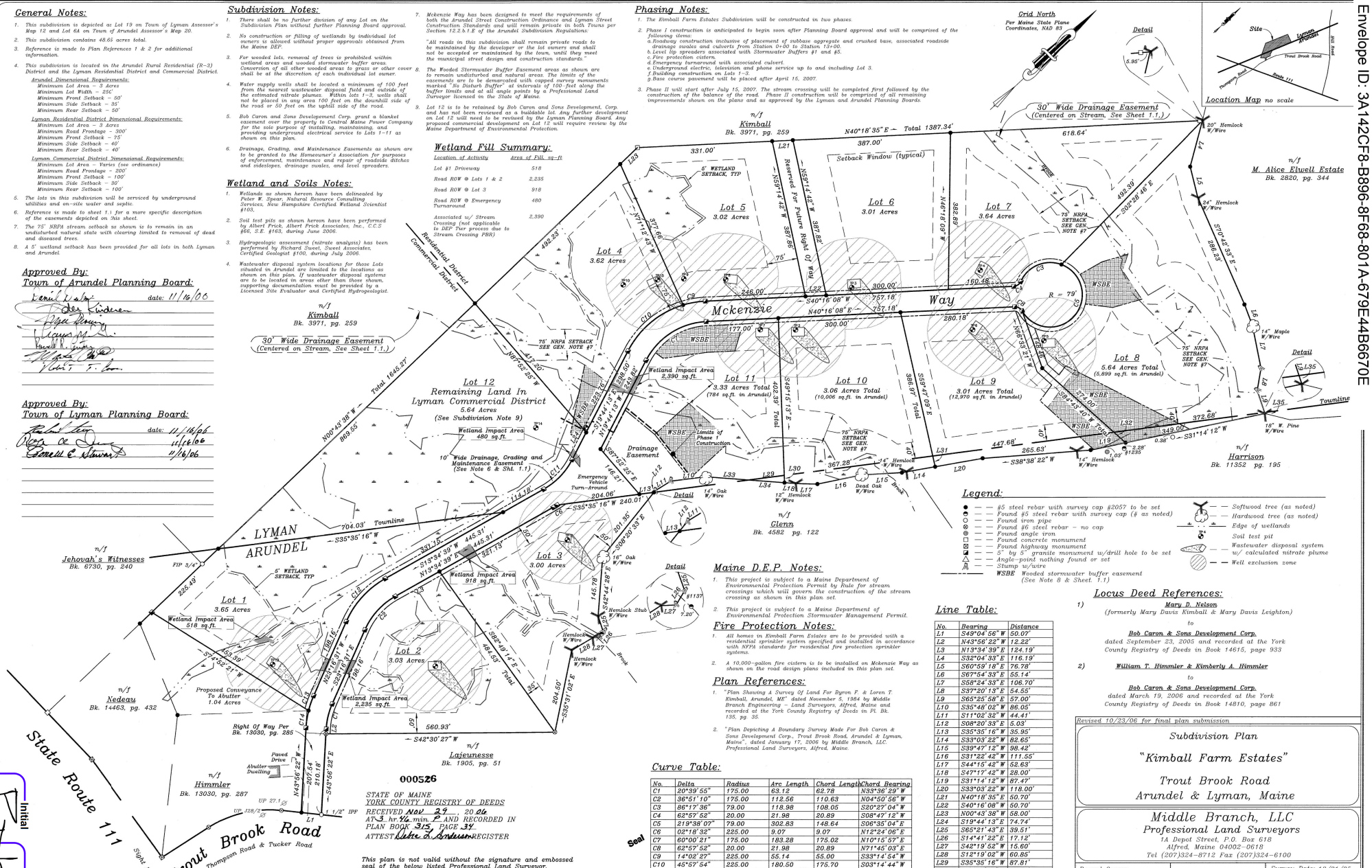
1. Wetlands as shown hereon have been delineated by Peter W. Spear, Natural Resource Consulting Services, New Hampshire Certified Wetland Scientist #103.
2. Soil test pits as shown hereon have been performed by Albert Frick, Albert Frick Associates, Inc., C.C.S #66, S.E. #163, during June 2006.
3. Hydrogeologic assessment (nitrate analysis) has been performed by Richard Sweet, Sweet Associates, Certified Geologist #100, during July 2006.
4. Wastewater disposal system locations for those Lots situated in Arundel are limited to the locations as shown on this plan. If wastewater disposal systems are to be located in areas other than those shown, supporting documentation must be provided by a Licensed Site Evaluator and Certified Hydrogeologist.

Wetland Fill Summary:

Location of Activity	Area of Fill, sq-ft
Lot #1 Driveway	518
Road ROW @ Lots 1 & 2	2,235
Road ROW @ Lot 3	918
Road ROW @ Emergency Turnaround	480
Associated w/ Stream Crossing (not applicable to DEP Tier process due to Stream Crossing PBR)	2,390

Phasing Notes:

1. The Kimball Farm Estates Subdivision will be constructed in two phases.
2. Phase I construction is anticipated to begin soon after Planning Board approval and will be comprised of the following items:
   a. Roadway construction inclusive of placement of subbase aggregate and crushed base, associated roadside drainage swales and culverts from Station 0+00 to Station 13+00.
   b. Level lip spreaders associated with Stormwater Buffers #1 and #5.
   c. Fire protection cistern.
   d. Emergency turnaround with associated culvert.
   e. Underground electric, television and phone service up to and including Lot 3.
   f. Building construction on Lots 1–3.
   g. Base course pavement will be placed after April 15, 2007.
3. Phase II will start after July 15, 2007. The stream crossing will be completed first followed by the construction of the balance of the road. Phase II construction will be comprised of all remaining improvements shown on the plans and as approved by the Lyman and Arundel Planning Boards.



This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor.

Middle Branch, LLC Professional Land Surveyors

Brad R. Lodge, P.L.S. #2057 (agent) — Date: 11-16-06

Legend:

- #5 steel rebar with survey cap #2057 to be set
- Found #5 steel rebar with survey cap (# as noted)
- Found iron pipe
- Found #6 steel rebar – no cap
- Found angle iron
- Found concrete monument
- Found highway monument
- 5" by 5" granite monument w/drill hole to be set
- Angle-point nothing found or set
- Stump w/wire
- WSBE Wooded stormwater buffer easement (See Note 8 & Sheet 1.1)
- Softwood tree (as noted)
- Hardwood tree (as noted)
- Edge of wetlands
- Soil test pit
- Wastewater disposal system w/ calculated nitrate plume
- Well exclusion zone

Maine D.E.P. Notes:

1. This project is subject to a Maine Department of Environmental Protection Permit by Rule for stream crossings which will govern the construction of the stream crossing as shown in this plan set.
2. This project is subject to a Maine Department of Environmental Protection Stormwater Management Permit.

Fire Protection Notes:

1. All homes in Kimball Farm Estates are to be provided with a residential sprinkler system specified and installed in accordance with NFPA standards for residential fire protection sprinkler systems.
2. A 10,000–gallon fire cistern is to be installed on Mckenzie Way as shown on the road design plans included in this plan set.

Plan References:

1. "Plan Showing A Survey Of Land For Byron F. & Loren T. Kimball, Arundel, ME" dated November 5, 1984 by Middle Branch Engineering – Land Surveyors, Alfred, Maine and recorded at the York County Registry of Deeds in Pl. Bk. 135, pg. 35.
2. "Plan Depicting A Boundary Survey Made For Bob Caron & Sons Development Corp., Trout Brook Road, Arundel & Lyman, Maine", dated January 17, 2006 by Middle Branch, LLC. Professional Land Surveyors, Alfred, Maine.

Line Table:

No.	Bearing	Distance
L1	S49°04'56"W	50.07'
L2	N43°56'22"W	12.22'
L3	N13°34'39"E	124.19'
L4	S32°04'33"E	116.19'
L5	S60°59'18"E	76.78'
L6	S67°54'33"E	55.14'
L7	S58°24'33"E	106.70'
L8	S37°20'13"E	54.55'
L9	S65°25'58"E	57.00'
L10	S35°46'02"W	86.05'
L11	S11°02'32"W	44.41'
L12	S08°20'33"E	5.03'
L13	S35°35'16"W	35.95'
L14	S33°03'22"W	82.65'
L15	S39°47'12"W	98.42'
L16	S31°22'42"W	111.55'
L17	S44°15'42"W	52.63'
L18	S47°17'42"W	28.00'
L19	S31°14'12"W	87.47'
L20	S33°03'22"W	118.00'
L21	N40°18'35"E	50.70'
L22	S40°16'08"W	50.70'
L23	N00°43'38"W	58.00'
L24	S19°44'13"E	74.74'
L25	S65°21'43"E	39.51'
L26	S14°41'22"E	17.12'
L27	S42°19'52"W	15.60'
L28	S12°19'02"W	60.85'
L29	S35°35'16"W	87.81'
L30	S49°15'13"E	17.93'
L31	S59°47'09"E	26.97'
L32	S84°43'40"W	38.53'
L33	S47°17'42"W	106.55'
L34	S47°17'42"W	88.02'
L35	S65°25'58"E	2.71'

Curve Table:

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°39'55"	175.00	63.12	62.76	N33°36'29"W
C2	36°51'10"	175.00	112.56	110.63	N04°50'56"W
C3	86°17'36"	79.00	118.98	108.05	S20°27'04"W
C4	62°57'52"	20.00	21.98	20.89	S08°47'12"W
C5	219°38'07"	79.00	302.83	148.64	S06°35'04"E
C6	02°18'32"	225.00	9.07	9.07	N12°24'06"E
C7	60°00'21"	175.00	183.28	175.02	N10°15'57"E
C8	62°57'52"	20.00	21.98	20.89	N71°45'03"E
C9	14°02'27"	225.00	55.14	55.00	S33°14'54"W
C10	45°57'54"	225.00	180.50	175.70	S03°14'44"W
C11	33°18'15"	175.00	101.72	100.30	S03°05'06"E
C12	36°51'10"	225.00	144.72	142.24	S04°50'56"E
C13	9°50'24"	225.00	38.62	38.61	S28°11'48"E
C14	10°49'21"	225.00	42.50	42.44	S38°31'46"E

Locus Deed References:

1) Mary D. Nelson
(formerly Mary Davis Kimball & Mary Davis Leighton)
to
Bob Caron & Sons Development Corp.
dated September 23, 2005 and recorded at the York County Registry of Deeds in Book 14615, page 933

2) William T. Himmler & Kimberly A. Himmler
to
Bob Caron & Sons Development Corp.
dated March 19, 2006 and recorded at the York County Registry of Deeds in Book 14810, page 861

Revised 10/23/06 for final plan submission

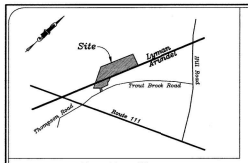
Subdivision Plan
"Kimball Farm Estates"
Trout Brook Road
Arundel & Lyman, Maine

Middle Branch, LLC
Professional Land Surveyors
1A Depot Street, P.O. Box 618
Alfred, Maine 04002–0618
Tel (207)324–8712 Fax (207)324–6100

Record Owner: Bob Caron & Sons Development Corp. 215 East Grand Ave.#404 OOB, ME 04064	Drawn By: BRL	Survey Date: 12/21/05
	Chkd. By: SCH/DLW	Plan Date: 5/11/06
Book No.: 344–54	Dwg. No. M794FS	Scale: 1" = 100'
	Job No. M205794	Sheet No. 1.0

Initial
Initial

Docusign Envelope ID: 3A142CF8-B896-8F68-801A-679E44B6670E



Location Map
no scale

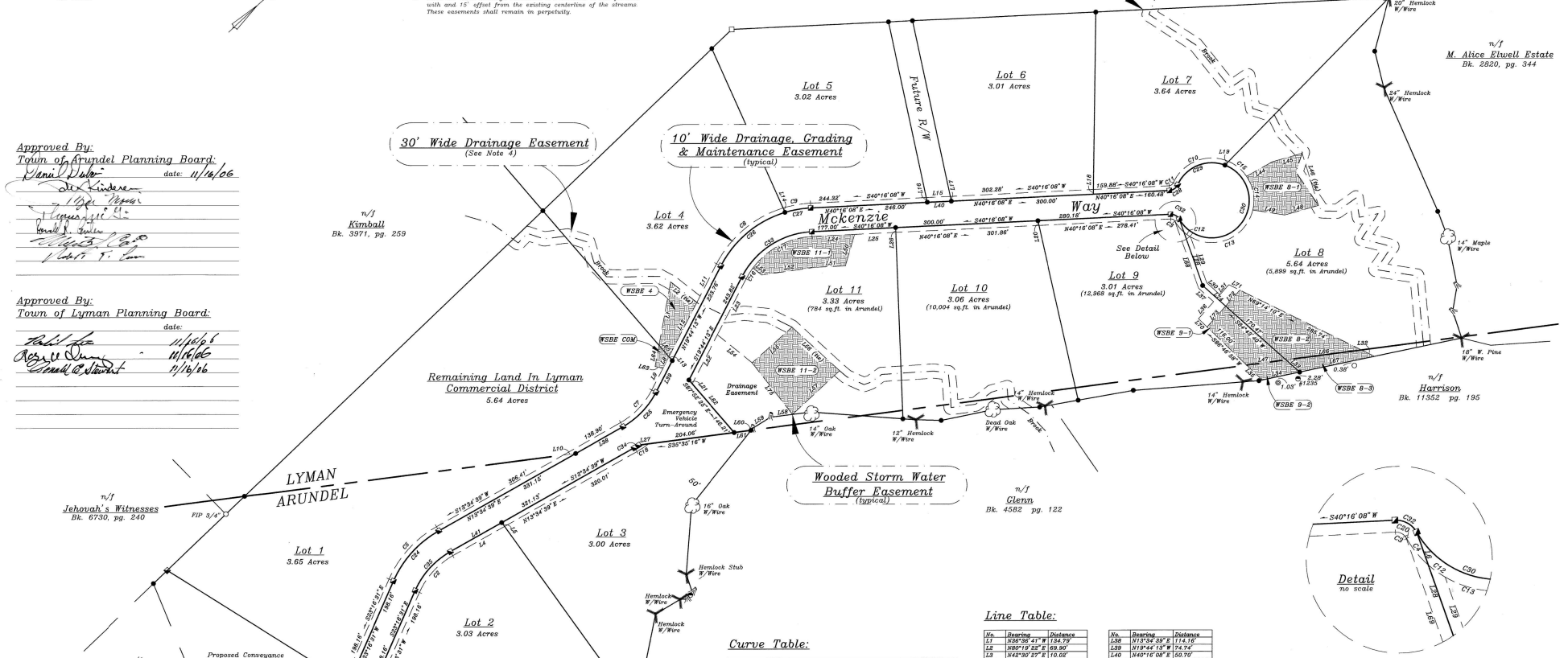
Grid North
Per Maine State Plane
Coordinates, NAD 83

Subdivision Notes:

1. The Wooded Stormwater Buffer Easement areas as shown are to remain undisturbed and natural areas. The limits of the easements are to be demarcated with capped survey monuments marked "No Disturb Buffer" at intervals of 100-feet along the buffer limits and at all angle points by a Professional Land Surveyor licensed in the State of Maine.
2. Bob Caron and Sons Developement Corp. grant a blanket easement over the property to Central Maine Power Company for the sole purpose of installing, maintaining, and providing underground electrical service to Lots 1-11 as shown on this plan.
3. Drainage, Grading, and Maintenance Easements as shown are to be granted to the Homeowner's Association for purposes of enforcement, maintenance and repair of roadside ditches and sideslopes, drainage swales, and level spreaders.
4. These 30' wide drainage easements are intended to run parallel with and 15' offset from the existing centerline of the streams. These easements shall remain in perpetuity.

Approved By:
Town of Arundel Planning Board:
date: 11/16/06

Approved By:
Town of Lyman Planning Board:
date: 11/16/06



Curve Table:

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°39'55"	165.00	59.51	59.19	N30°36'29"W
C2	36°51'10"	165.00	106.13	104.31	N04°50'56"W
C3	62°57'52"	10.00	10.99	10.44	N71°45'03"E
C4	18°54'41"	89.00	29.38	29.24	S86°13'21"E
C5	36°51'10"	235.00	151.16	148.56	S04°50'56"E
C6	09°03'10"	235.00	37.13	37.09	S27°46'06"E
C7	33°16'15"	165.00	95.91	94.56	S03°05'06"E
C8	45°38'49"	235.00	187.22	182.31	S03°05'11"W
C9	14°21'32"	235.00	58.89	58.74	S33°05'21"W
C10	89°07'10"	89.00	138.43	124.89	S21°51'51"W
C11	62°57'52"	10.00	10.99	10.44	S08°47'12"W
C12	11°18'20"	89.00	17.56	17.53	N78°40'08"E
C13	106°44'55"	89.00	165.82	142.85	N19°38'31"E
C14	47°48'25"	89.00	74.11	71.96	N57°35'09"W
C15	83°06'12"	89.00	49.02	48.27	S82°23'32"W
C16	09°27'29"	165.00	27.24	27.21	N15°00'29"W
C17	50°32'52"	165.00	145.57	140.89	N14°59'42"E
C18	07°14'19"	235.00	29.69	29.67	N09°56'52"E
C20	04°14'56"	10.00	0.74	0.74	S78°53'29"E
C22	10°49'21"	225.00	42.50	42.44	N36°31'46"W
C23	09°50'34"	225.00	38.65	38.60	N26°11'46"W
C24	36°51'10"	225.00	144.72	142.24	N04°50'56"W
C25	33°16'15"	175.00	101.72	100.30	N03°05'06"W
C26	45°57'54"	225.00	180.50	175.70	N03°14'44"E
C27	14°02'27"	225.00	55.14	55.00	N33°14'54"E
C28	62°57'52"	20.00	21.98	20.89	N08°47'12"E
C29	86°17'36"	79.00	118.98	108.05	N20°27'04"E
C30	219°38'07"	79.00	302.83	148.64	S06°35'04"E
C32	62°57'52"	20.00	21.98	20.89	S71°45'03"W
C33	60°00'21"	175.00	183.28	175.02	S10°15'57"W
C34	02°18'39"	225.00	9.07	9.07	S12°24'46"W
C35	36°51'10"	175.00	112.56	110.63	S04°50'56"E
C36	20°39'55"	175.00	63.12	62.78	S33°36'29"E

Line Table:

No.	Bearing	Distance
L1	N36°56'41"W	134.79'
L2	N80°19'23"E	69.90'
L3	N42°30'27"E	10.03'
L4	N13°34'39"E	135.31'
L5	N82°49'14"W	10.06'
L6	N66°33'21"W	29.31'
L7	N74°52'21"E	10.49'
L8	S19°44'13"E	27.00'
L9	S19°44'13"E	51.75'
L10	N35°35'16"E	26.68'
L11	S19°44'13"E	91.05'
L12	S19°44'13"E	128.70'
L13	S87°52'25"E	10.78'
L14	S71°12'43"E	10.08'
L15	S40°16'08"W	50.70'
L16	S59°14'42"E	10.14'
L17	S59°14'42"E	10.14'
L18	S46°18'09"E	10.02'
L19	S02°28'46"E	10.82'
L20	N59°47'09"W	10.16'
L21	S87°52'25"E	10.78'
L22	N19°44'13"W	116.00'
L23	N19°44'13"W	131.84'
L24	N40°16'08"E	89.92'
L25	N40°16'08"E	87.00'
L26	N49°15'13"W	10.00'
L27	S35°35'16"E	32.16'
L28	N66°33'21"W	119.15'
L29	S66°33'21"E	102.19'
L30	N84°43'40"E	37.44'
L31	N05°16'20"W	28.00'
L32	N69°14'10"E	30.54'
L33	S84°43'40"W	38.53'
L34	S31°14'12"W	80.47'
L35	S86°46'58"W	45.22'
L36	N05°16'20"W	48.00'
L37	S84°43'40"W	42.56'

No.	Bearing	Distance
L38	N13°34'39"E	114.16'
L39	N19°44'13"W	74.74'
L40	N40°16'08"E	50.70'
L41	S13°34'39"W	124.19'
L42	S43°56'22"E	12.22'
L43	S49°04'56"W	50.07'
L44	N13°43'59"E	61.84'
L46	N37°00'01"E	66.48'
L46	S64°00'40"E	115.09'
L47	S35°35'16"W	83.37'
L48	S27°30'34"W	73.07'
L49	S52°01'37"W	67.80'
L50	S30°40'51"E	68.83'
L51	S40°19'19"W	65.02'
L52	S34°52'06"W	112.54'
L53	S81°12'06"W	33.56'
L54	N81°48'48"E	94.20'
L55	N01°16'13"E	112.50'
L56	N65°24'30"E	135.77'
L57	S00°08'35"W	135.01'
L58	S35°48'02"W	47.05'
L59	S11°02'32"W	44.41'
L60	S08°20'33"Z	5.03'
L61	S35°35'16"W	35.95'
L62	N87°52'25"E	135.43'
L63	S55°30'48"W	17.14'
L64	N36°56'41"W	45.23'
L65	S87°52'25"E	32.00'
L66	S35°35'16"W	160.32'
L67	S31°14'12"W	161.00'
L68	N66°33'21"W	149.97'
L69	N43°56'26"W	11.59'
L70	S86°46'58"W	25.02'
L71	N69°14'10"E	25.94'
L72	N05°16'20"W	44.93'
L73	N05°16'20"W	58.90'
L74	S84°43'40"W	65.00'
L75	S85°08'59"E	137.99'

STATE OF MAINE
YORK COUNTY REGISTRY OF DEEDS
RECEIVED NOV 29, 20 06
AT 3 hr. 44 min. P AND RECORDED IN
PLAN BOOK 315, PAGE 35
ATTEST Debra R. Anderson REGISTER

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor.

Middle Branch, LLC Professional Land Surveyors
Brad R. Lodge, P.L.S. #2057 (agent) Date: 11-16-06

Seal

Graphic Scale:
0' 50' 100' 150' 200' 300' 400' 500'

Revised 10/23/06 - Created 30' Drainage Easements at streams, change ease. on Lots 8 & 9.

Easement and Buffer Plan
"Kimball Farm Estates"
Trout Brook Road
Arundel & Lyman, Maine

Middle Branch, LLC
Professional Land Surveyors
1A Depot Street, P.O. Box 618
Alfred, Maine 04002-0618
Tel (207)324-8712 Fax (207)324-6100

Record Owner:
Bob Caron & Sons Development Corp.
215 East Grand Ave #404
OOB, ME 04064

Book No.: 344-54

Drawn By: SCH
Chkd. By: BRL/DLW
Dwg. No. M794EP
Job No. M205794

Survey Date: 12/21/05
Plan Date: 8/16/06
Scale: 1" = 100'
Sheet No. 1.1

Initial
Initial