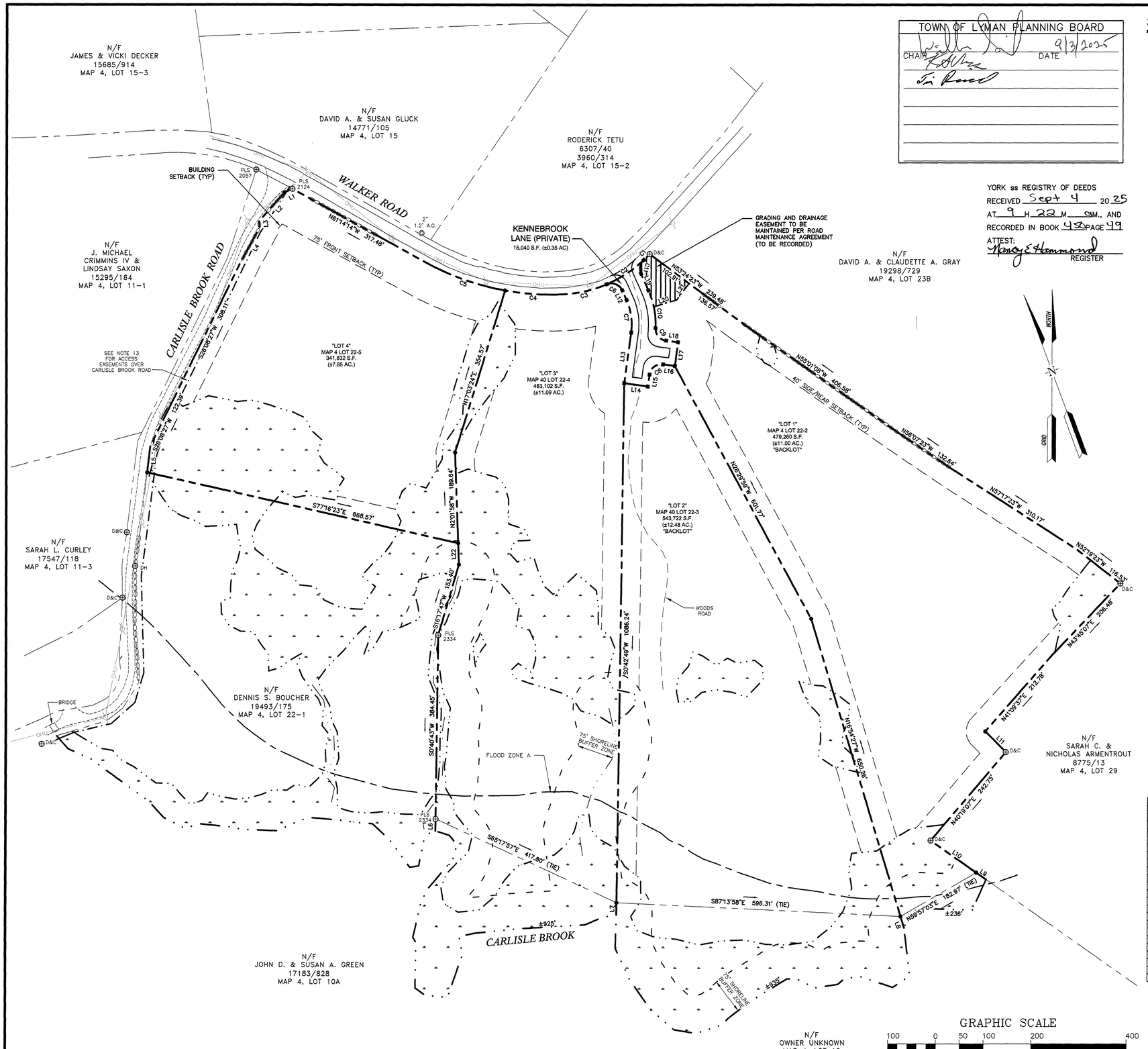

TOWN OF LYMAN PLANNING BOARD

CHAIR _____ DATE 9/3/2025

Tim Reed

YORK ss REGISTRY OF DEEDS
RECEIVED Sept 4 20 25
AT 9 H 22 M AM., AND
RECORDED IN BOOK 458 PAGE 99
ATTEST: Nancy E Hammond
REGISTER

SUBDIVISION NOTES

1. DESIGN INTENT – THIS PLAN SET IS INTENDED TO DEPICT THE SUBDIVISION OF THE SITE INTO RESIDENTIAL LOTS.
2. THE PARCEL IS IDENTIFIED ON THE ON THE TOWN OF LYMAN ASSESSOR'S MAP 4, LOT 22.
3. LOT AREA: 1,862,955 S.F. (±42.77 AC.)
4. DEED REFERENCE: YCRD BOOK 19429 PAGE 773
5. ZONE: GENERAL PURPOSE (GP)
6. DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	217,800 S.F. (5 ACRES)
MIN. STREET FRONTAGE:	375'
FRONT SETBACK:	75'
SIDE SETBACK:	40'
REAR SETBACK:	40'
MAX. BUILDING HEIGHT:	35'
MAX. LOT COVERAGE:	20%

7. BACK LOTS MUST MEET THE DIMENSIONAL REQUIREMENTS ABOVE WITH EXCEPTION TO STREET FRONTAGE.
8. THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 MAINE STATE PLANE COORDINATE SYSTEM–WEST ZONE, U.S. SURVEY FEET.
9. ELEVATION AND CONTOURS ARE BASED ON NAVD88 DATUM.
10. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY OF DEEDS (YCRD).
11. DEED REFERENCE: A DEED FROM FERN A. WIRTH, TRUSTEE OF THE FERN A WIRTH 2001 REVOCABLE TRUST AND MORRIS A. WIRTH TO CARLISLE BROOK ESTATES, LLC DEEDED APRIL 30, 2024 AND RECORDED IN DEED BOOK 19429, PAGE 773.
12. PLAN REFERENCE: "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR MORRIS A. WIRTH & FERN ANN WIRTH CARLISLE BROOK ROAD & WALKER ROAD LYMAN, MAINE" BY JAMES D. NADEAU LLC DATED 08/29/2012 NOT RECORDED.
13. EASEMENTS OF RECORD REFERENCES:
    A. THE LOCUS PARCEL IS BENEFITTED BY A 15 FOOT WIDE RIGHT–OF–WAY AS STATED IN THE DEED BOOK 8378, PAGE 287.
    B. THE LOCUS PARCEL IS BENEFITTED BY A 15 FOOT WIDE RIGHT–OF–WAY AS STATED IN DEED BOOK 8378, PAGE 285.
    C. THE LOCUS PARCEL IS SUBJECT TO A 25 FOOT WIDE RIGHT–OF–WAY AS STATED IN DEED BOOK 8378, PAGE 282.
14. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
15. THE BOUNDARY SHOWN HEREON IS THE OPINION OF THIS SURVEYOR BASED ON THE INFORMATION DISCOVERED DURING THE PERIOD OF WORK AND MAY BE SUBJECT TO CHANGE IF ADDITIONAL INFORMATION BECOMES AVAILABLE.
16. EXISTING CONDITIONS SURVEY DATA SHOWN HERE WAS OBTAINED FROM "EXISTING CONDITIONS PLAN" SHEET 1 OF 1 DATED JUNE 18, 2024 AS PREPARED BY KIMBALL SURVEY AND DESIGN, INC.
17. EXCEPTIONS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS ARE AS FOLLOWS:
    A. NO SURVEY REPORT WAS PREPARED.
    B. NO REVISED LEGAL DESCRIPTION PREPARED.
    C. MONUMENTS WERE NOT SET AT ALL ANGLE POINTS.
18. WETLANDS WERE DELINEATED BY MAINELY SOILS, LLC IN APRIL AND JULY. HIGH INTENSITY SOIL SURVEY (HISS) COMPLETED IN DECEMBER 2024 AND JANUARY 2025.
19. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
20. AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER MAINE DEP NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR).
21. ALL CONSTRUCTION SHALL MEET THE MINIMUM STANDARDS OF THE TOWN OF LYMAN & MDOT'S STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITIONS. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
22. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
23. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1, 2 AND 3 AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN. A HOMEOWNERS ASSOCIATION OR ROAD MAINTENANCE AGREEMENT SHALL BE CREATED TO ASSUME THIS RESPONSIBILITY.
24. THE TOWN OF LYMAN SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION, PLOWING, MAINTENANCE, OR REPAIR OF ANY PRIVATE WAY SHOWN ON THIS PLAN.
25. LOTS 1, 2 AND 3 SHALL BE ACCESSED SOLELY FROM KENNEBROOK LANE. LOT 4 SHALL BE ACCESSED SOLELY FROM WALKER ROAD AND SHALL HAVE NO ACCESS RIGHTS TO OR INTEREST IN KENNEBROOK LANE.
26. NO FURTHER SUBDIVISION OF ANY PARCEL CREATED BY THIS SUBDIVISION IS PERMITTED WITHOUT THE APPROVAL OF THE TOWN OF LYMAN PLANNING BOARD.
27. ALL LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO ALL THE LAND USE REQUIREMENTS OF THE TOWN OF LYMAN.
28. ALL ROAD CONSTRUCTION DONE AS A PART OF THIS SUBDIVISION SHALL COMPLY WITH YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT REQUIREMENTS.
29. ALL RESIDENTIAL UNITS IN THIS SUBDIVISION SHALL BE EQUIPPED WITH NFPA–COMPLIANT SPRINKLER SYSTEMS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°09'10"W	18.23'
L2	S41°41'48"W	79.98'
L3	S03°29'48"E	13.82'
L4	S28°36'59"W	80.38'
L5	S06°48'24"W	55.24'
L6	S00°40'43"W	25.00'
L7	S00°42'49"W	25.00'
L8	S16°54'27"E	25.00'
L9	S55°02'53"E	25.00'
L10	N55°02'53"W	116.87'
L11	N45°01'53"W	61.13'
L12	S24°04'05"E	22.03'
L13	S07°45'07"W	107.00'
L14	N82°14'53"W	50.00'
L15	S07°45'07"W	25.00'
L16	N82°14'53"W	25.00'
L17	N07°45'07"E	50.00'
L18	N82°14'53"W	25.81'
L19	N24°04'05"W	38.31'
L20	N73°13'09"E	50.28'
L21	N36°35'37"E	42.66'
L22	S02°01'58"E	44.85'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	265.00'	17.32'	N44°45'10"E	17.31'
C2	265.00'	93.06'	S56°41'08"W	92.58'
C3	265.00'	96.00'	N77°07'28"E	95.48'
C4	547.42'	120.27'	S86°01'13"E	120.03'
C5	547.42'	178.40'	N70°34'24"W	177.61'
C6	25.00'	38.92'	S68°39'41"E	35.10'
C7	125.00'	69.42'	S08°09'29"E	68.53'
C8	25.00'	39.27'	S52°45'07"W	35.36'
C9	25.00'	37.02'	N39°49'47"W	33.78'
C10	175.00'	81.42'	N10°44'23"W	80.68'
C11	25.00'	30.85'	N11°16'42"E	28.93'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- WETLAND
- STREAM
- STREAM CENTERLINE
- STONEWALL
- REBAR w/CAP FOUND
- REBAR TO BE SET
- BOUND/REBAR TO BE SET

ALTUS ENGINEERING
133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

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30 FRONT HILL ROAD
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207-351-0226
ISAIAH@KIMBALLLANDSURVEYING.COM
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PROFESSIONAL LAND SURVEYING

STATE OF MAINE · ISAIAH E. PLANTE · PLS 2334 · PROFESSIONAL LAND SURVEYOR

ISSUED FOR: RECORDING

ISSUE DATE: JULY 25, 2025

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	SKETCH	EBS	09/05/24
1	PRELIMINARY	PMJ	03/19/25
2	REVISED LAYOUT	PMJ	05/21/25
3	REVISED LAYOUT	EBS	06/19/25
4	REVISED NOTES	EBS	07/14/25
5	REVISED NOTES	EBS	07/25/25

DRAWN BY: EBS
APPROVED BY: EBS
DRAWING FILE: 5590–SITE.dwg

SCALE:
24" x 36" - 1" = 100'
11" x 17" - 1" = NTS

OWNER:
CARLISLE BROOK ESTATES, LLC
1000 U.S. ROUTE 1, SUITE 102
YORK, MAINE 03909

APPLICANT:
CARLISLE BROOK ESTATES, LLC
1000 U.S. ROUTE 1, SUITE 102
YORK, MAINE 03909

PROJECT:
CARLISLE BROOK ESTATES
ASSESSOR'S MAP 4, LOT 22
WALKER ROAD
LYMAN, MAINE

TITLE:
SUBDIVISION PLAN

SHEET NUMBER:
C-1

P5590