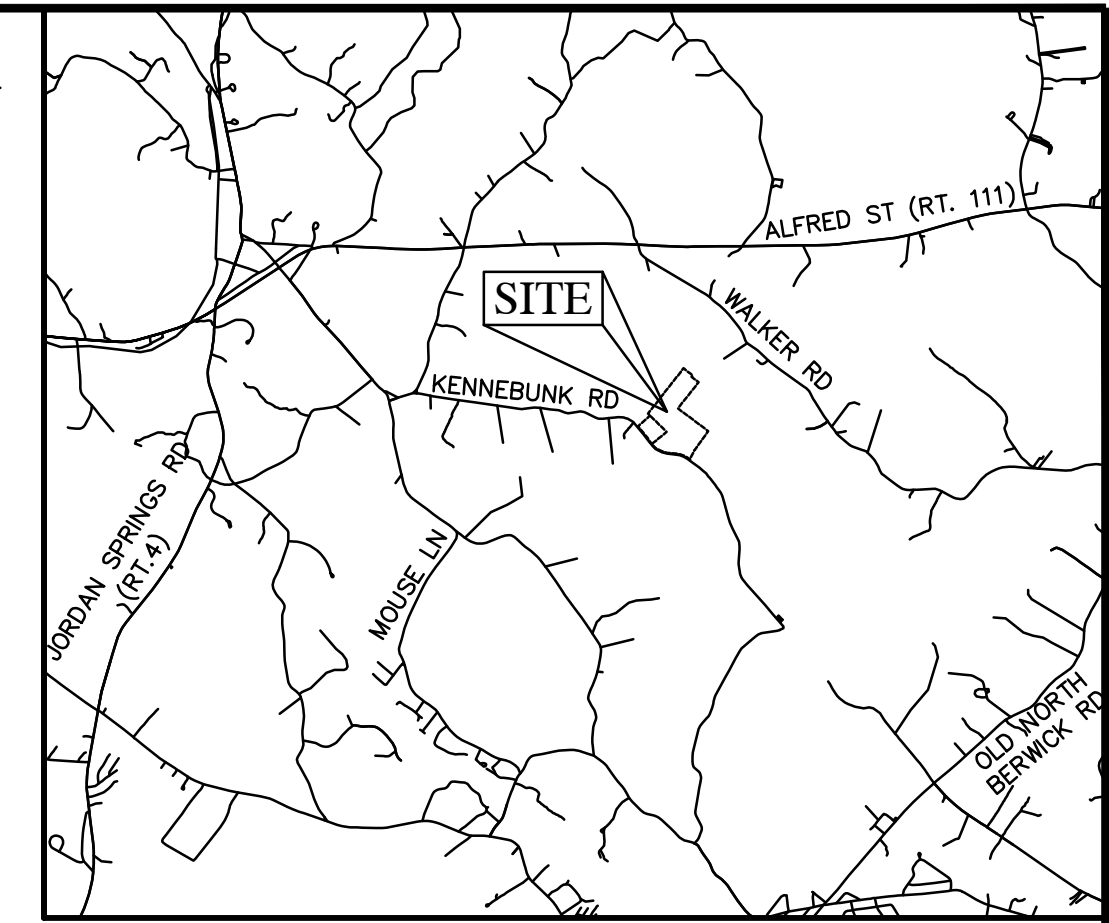
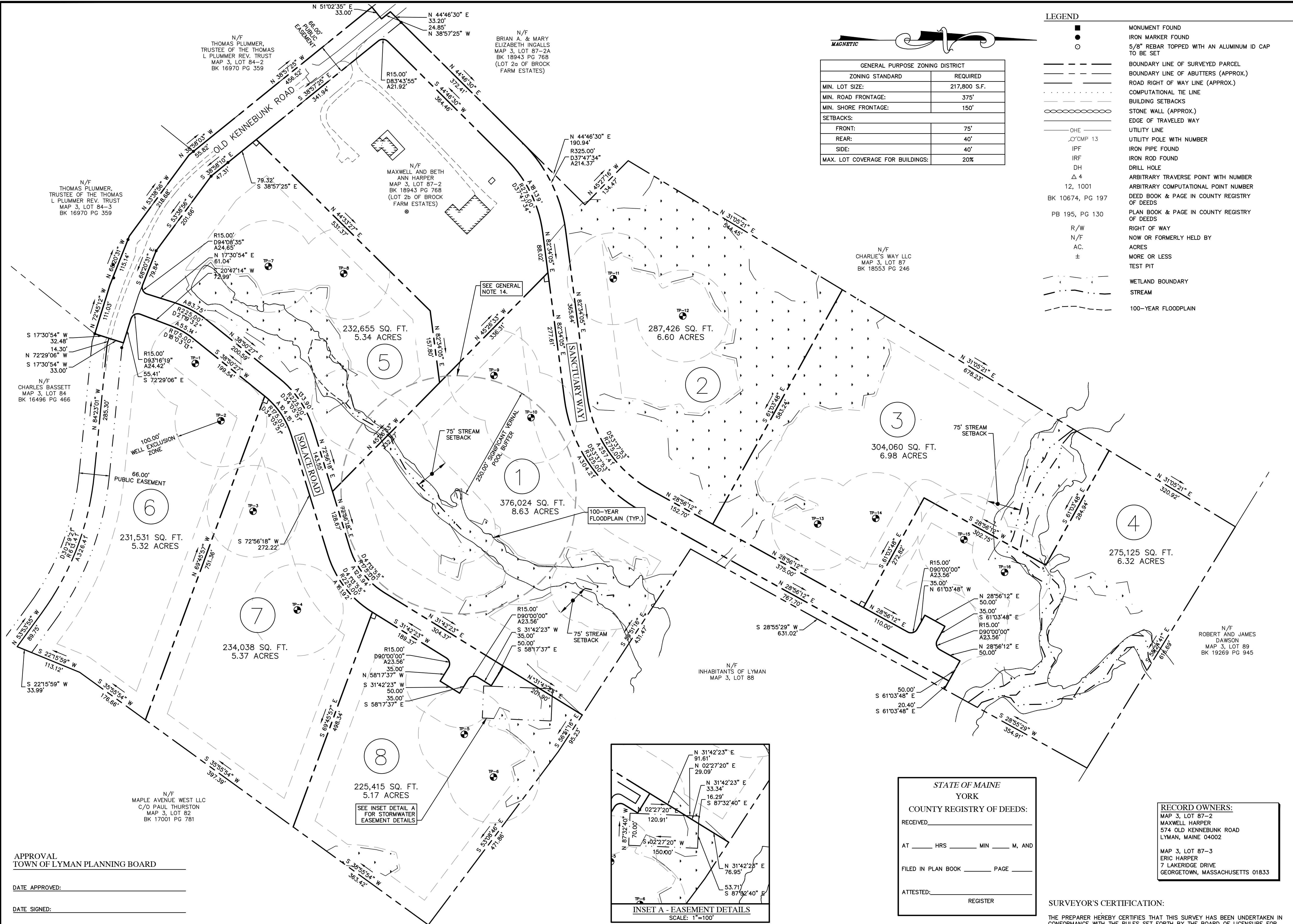




NOT TO SCALE

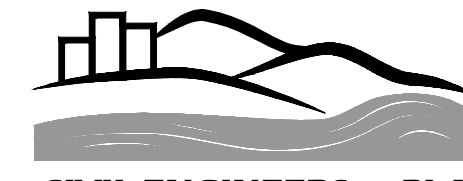
GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:  
BK 11309, PG 207  
BK 18943, PG 768
2. AREA INFORMATION:  
LOT AREA: 53.5± AC. (AFTER LAND SWAP WITH MAP 3, LOT 87-2)
3. TAX MAP REFERENCE:  
TAX MAP 3, LOT 87-2  
TAX MAP 3, LOT 87-3
4. BASIS OF BEARINGS:  
BEARINGS ARE REFERENCED TO NAVD83.
5. ELEVATION DATUM:  
CONTACT SITELINES, PA (207-725-1200)
6. FLOOD ZONE INFORMATION:  
PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND DETERMINED OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANEL 230195-0010-A, EFF. DATE MAY 15, 1991.
7. WETLANDS:  
WETLANDS HAVE BEEN DELINEATED BY FLYCATCHER, LLC, OF YARMOUTH, MAINE AND ARE SHOWN ON THE PLAN. WETLAND IMPACTS BY THE INDIVIDUAL LOT OWNERS MAY NEED TO BE APPROVED BY THE TOWN OF LYMAN, AND, IF APPLICABLE, THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND U.S. ARMY CORPS OF ENGINEERS.
8. SEPTIC TEST PITS WERE COMPLETED BY MARK HAMPTON, L.S.E. 263, OF MARK HAMPTON ASSOCIATES, INC. IN NOVEMBER 2024.
9. ALL LOTS SHALL BE SOLD WITH DEED RESTRICTIONS FOR THE BUFFERS SHOWN. SAMPLE AND RELATED TESTS SHALL BE INCLUDED IN THE DECLARATIONS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
10. SUBDIVISION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER TREATMENT AREAS WITHIN ROAD ROW AND EASEMENTS SHOWN.
11. FINAL GRADING OF CRUSHED STONE LEVEL LIP SPREADERS SHALL BE ADJUSTED AS NEEDED TO FIELD CONDITIONS. ANY ADJUSTMENTS FROM THE DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY ENGINEER.
12. ALTERNATIVE STABILIZATION MEASURES SUCH AS TURF REINFORCEMENT MATTING ARE ACCEPTABLE WITHIN THE ROADSIDE DITCHES AND SWALES SHOWN TO BE RIPRAP. ALTERNATIVE MEASURES SHALL BE REVIEWED BY AND APPROVED BY THE ENGINEER.
13. THE NEW SUBDIVISION ROADS WILL BE PRIVATE ROADS AND WILL NOT TO BE OFFERED FOR PUBLIC ACCEPTANCE TO THE TOWN OF LYMAN.
14. NO CLEARING IS PERMITTED WITHIN THE 250-FT SIGNIFICANT VERNAL POOL BUFFER WITHOUT APPROVAL OF A NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT-BY-RULE FOR DISTURBANCE OF A SIGNIFICANT VERNAL POOL CRITICAL TERRESTRIAL HABITAT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP).
15. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING PERMITS FROM THE MDEP: STORMWATER MANAGEMENT LAW PERMIT
16. A PORTION OF OLD KENNEBUNK ROAD LIES WITHIN THE BOUNDARIES OF THE SUBDIVISION. A SIXTY-SIX FOOT WIDE PUBLIC EASEMENT EXISTS THROUGHOUT THE ENTIRE LENGTH OF OLD KENNEBUNK ROAD, AND THE HOMEOWNERS ASSOCIATION SHALL NOT INTERFERE WITH NOR RESTRICT ACCESS TO SAID PUBLIC EASEMENT.

- |    |          |                                          |     |
|----|----------|------------------------------------------|-----|
| 9. | 09-19-25 | ISSUED FOR CONSTRUCTION                  | JUN |
| 8. | 09-08-25 | ISSUED FOR PLANNING BOARD SIGNATURES     | JUN |
| 7. | 04-15-25 | REVISED PER MDEP COMMENTS                | JUN |
| 6. | 03-26-25 | SUBMITTED TO TOWN FOR FINAL REVIEW       | JUN |
| 5. | 02-24-25 | REVISED PER PEER REVIEW COMMENTS         | JUN |
| 4. | 12-11-24 | SUBMITTED TO TOWN FOR PRELIMINARY REVIEW | JUN |
| 3. | 10-21-24 | SUBMITTED STORMWATER LAW TO MDEP         | JUN |
| 2. | 09-22-23 | SUBMITTED REVISED PLAN TO TOWN           | JUN |
| 1. | 08-04-22 | SUBMITTED TO TOWN FOR PRELIMINARY REVIEW | JUN |

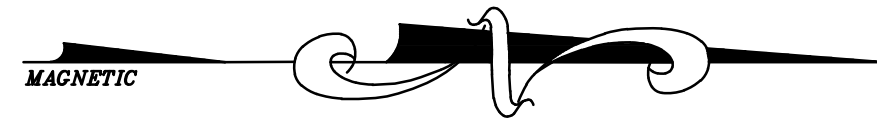
|          |                                                        |
|----------|--------------------------------------------------------|
| TITLE:   | SUBDIVISION PLAN                                       |
| PROJECT: | HARPER SUBDIVISION<br>OLD KENNEBUNK ROAD, LYMAN, MAINE |

PREPARED FOR: MAXWELL AND ERIC HARPER  
574 OLD KENNEBUNK ROAD, LYMAN, MAINE 04002



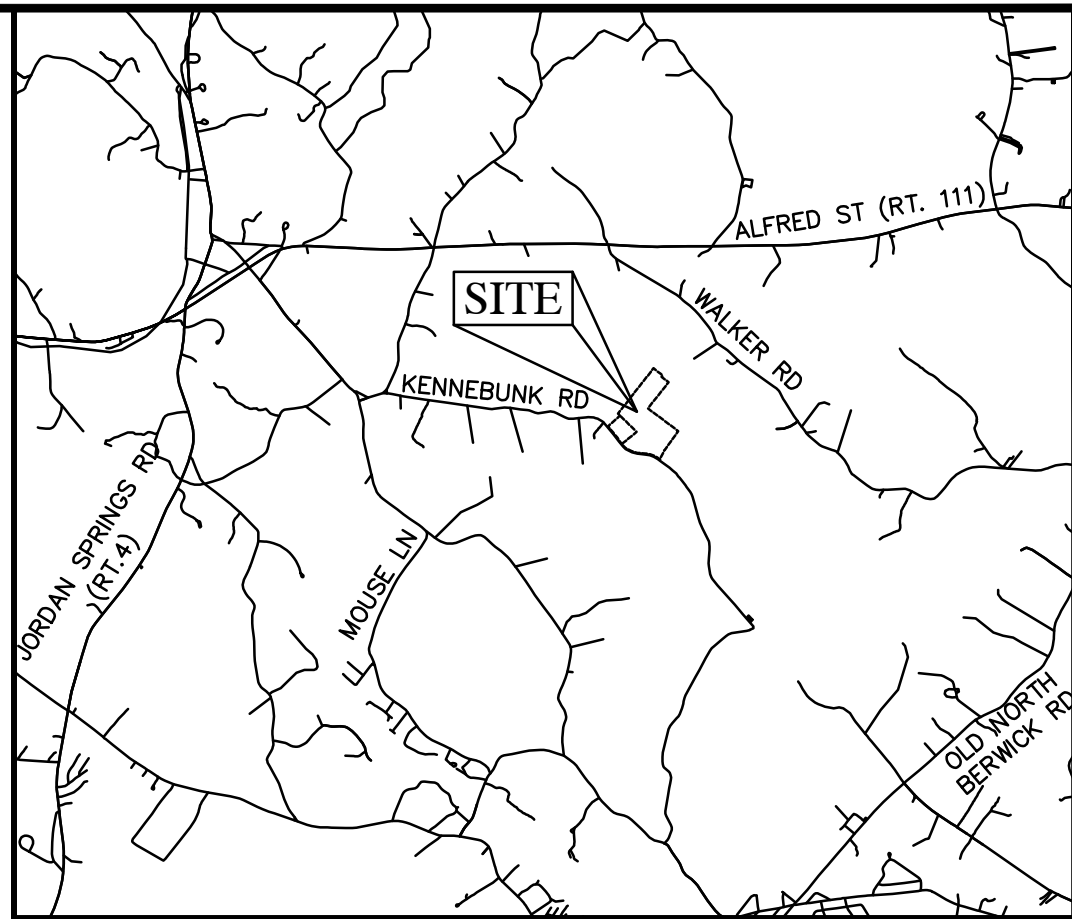
**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200

|                 |                        |                         |
|-----------------|------------------------|-------------------------|
| FIELD WK: MC/CR | SCALE: 1"=100'         | SHEET:<br><br><b>C3</b> |
| DRN BY: BVD     | JOB #: 4257            |                         |
| CH'D BY: JJM    | MAP/LOT: 3/87-2 & 87-3 |                         |
| DATE: 7/12/22   | FILE: 4257-SITE        |                         |



|                  |                                                     |
|------------------|-----------------------------------------------------|
| <b>LEGEND</b>    |                                                     |
| ●                | MONUMENT FOUND                                      |
| ■                | IRON MARKER FOUND                                   |
| ○                | 5/8" REBAR TOPPED WITH AN ALUMINUM ID CAP TO BE SET |
| ---              | BOUNDARY LINE OF SURVEYED PARCEL                    |
| ---              | BOUNDARY LINE OF ABUTTERS (APPROX.)                 |
| ---              | ROAD RIGHT OF WAY LINE (APPROX.)                    |
| .....            | COMPUTATIONAL TIE LINE                              |
| ----             | BUILDING SETBACKS                                   |
| ○○○○○○○○         | STONE WALL (APPROX.)                                |
| ----             | EDGE OF TRAVELED WAY                                |
| -----OHE-----    | UTILITY LINE                                        |
| ○C'MP 13         | UTILITY POLE WITH NUMBER                            |
| IPF              | IRON PIPE FOUND                                     |
| IRF              | IRON ROD FOUND                                      |
| DH               | DRILL HOLE                                          |
| Δ 4              | ARBITRARY TRAVERSE POINT WITH NUMBER                |
| 12, 1001         | ARBITRARY COMPUTATIONAL POINT NUMBER                |
| BK 10674, PG 197 | DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS        |
| PB 195, PG 130   | PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS        |
| R/W              | RIGHT OF WAY                                        |
| N/F              | NOW OR FORMERLY HELD BY                             |
| AC.              | ACRES                                               |
| ±                | MORE OR LESS                                        |
| -----            | WETLAND BOUNDARY                                    |

| GENERAL PURPOSE ZONING DISTRICT  |              |
|----------------------------------|--------------|
| ZONING STANDARD                  | REQUIRED     |
| MIN. LOT SIZE:                   | 217,800 S.F. |
| MIN. ROAD FRONTAGE:              | 375'         |
| MIN. SHORE FRONTAGE:             | 150'         |
| SETBACKS:                        |              |
| FRONT:                           | 75'          |
| REAR:                            | 40'          |
| SIDE:                            | 40'          |
| MAX. LOT COVERAGE FOR BUILDINGS: | 20%          |



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

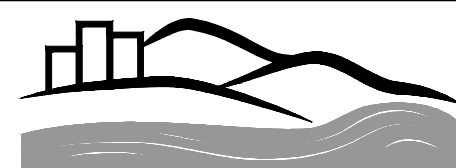
1. TITLE REFERENCE FOR SURVEYED PARCEL:  
BK 18943, PG 788
2. AREA INFORMATION:  
LOT AREA: 7.02 AC. (BEFORE LAND SWAP)
3. TAX MAP REFERENCE:  
TAX MAP 3, LOT 87-2
4. BASIS OF BEARINGS:  
BEARINGS ARE REFERENCED TO NAVD83.
5. ELEVATION DATUM:  
CONTACT SITELINES, PA (207-725-1200)
6. FLOOD ZONE INFORMATION:  
PARCELS IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE A (SPECIAL FLOOD HAZARD AREA—NO BASE FLOOD ELEVATIONS DETERMINED) OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, MAINE. THE PROJECT IS LOCATED ON COMMUNITY PANEL 230195--0010--A, EFF. DATE MAY 15, 1991.
7. WETLANDS:  
WETLANDS HAVE BEEN DELINEATED BY FLYCATCHER, LLC. OF YARMOUTH, MAINE AND ARE SHOWN ON THE PLAN. WETLAND IMPACTS BY THE INDIVIDUAL LOT OWNERS MAY NEED TO BE APPROVED BY THE TOWN OF LYMAN, AND, IF APPLICABLE, THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND U.S. ARMY CORPS OF ENGINEERS.
8. SEPTIC TEST PITS WERE COMPLETED BY MARK HAMPTON, L.S.E. 263, OF MARK HAMPTON ASSOCIATES, INC IN NOVEMBER 2024.
9. ALL LOTS SHALL BE SOLD WITH DEED RESTRICTIONS FOR THE BUFFERS SHOWN. RESTRICTIONS SHALL BE INCLUDED IN THE DECLARATIONS AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
10. SUBDIVISION HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORMWATER TREATMENT AREAS WITHIN ROAD ROW AND EASEMENTS SHOWN.
11. FINAL GRADING OF CRUSHED STONE LEVEL, ULP SPREADERS SHALL BE ADJUSTED AS NEEDED TO FIELD CONDITIONS. ANY ADJUSTMENTS FROM THE DESIGN PLANS SHALL BE REVIEWED AND APPROVED BY ENGINEER.
12. ALTERNATIVE STABILIZATION MEASURES SUCH AS TURF REINFORCEMENT MATTING ARE ACCEPTABLE WITHIN THE ROADSIDE DITCHES AND SWALES SHOWN TO BE RIPRAPPED. ALTERNATIVE MEASURES SHALL BE REVIEWED BY AND APPROVED BY THE ENGINEER.
13. THE NEW SUBDIVISION ROADS WILL BE PRIVATE ROADS AND WILL NOT TO BE OFFERED FOR PUBLIC ACCEPTANCE TO THE TOWN OF LYMAN.
14. THE CLEARING ON LOT 2 IS SUBJECT TO THE REQUIREMENTS OF A NPRA PERMIT FOR DISTURBANCE OF A VERNAL POOL BUFFER. THE OWNER SHALL NOT DISTURB THE VERNAL POOL BUFFER WITHOUT APPROVAL FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP)
15. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING PERMITS FROM THE MDEP: STORMWATER MANAGEMENT LAW PERMIT

- |    |          |                                          |     |
|----|----------|------------------------------------------|-----|
| 3. | 09-08-25 | ISSUED FOR PLANNING BOARD SIGNATURES     | JJM |
| 2. | 03-26-25 | SUBMITTED TO TOWN FOR FINAL REVIEW       | JJM |
| 1. | 12-10-24 | SUBMITTED TO TOWN FOR PRELIMINARY REVIEW | JJM |

## SUBDIVISION AMENDMENT

PROJECT: *BROCK FARM ESTATES SUBDIVISION*  
*KENNEBUNK ROAD, LYMAN, MAINE*

PREPARED FOR: MAXWELL HARPER (RECORD OWNER)  
574 OLD KENNEBUNK ROAD, LYMAN, MAINE 04002



**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200

**CIVIL ENGINEERS ■ PLANNERS ■ LAND SURVEYORS**

|                 |                        |
|-----------------|------------------------|
| FIELD WK: MC/CR | SCALE: 1"=60'          |
| DRN BY: BVD     | JOB #: 4257            |
| CH'D BY: JJM    | MAP/LOT: 3/87-2 & 87-3 |
| DATE: 7/12/22   | FILE: 4257-SUB-AMEND   |

SHEET: 1

APPROVAL  
TOWN OF LYMAN PLANNING BOARD

DATE APPROVED

DATE SIGNED:

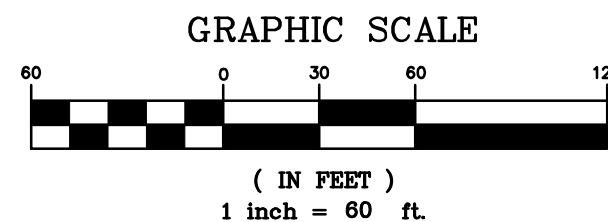
CHAIRMAN:

UTILITY NOTES:

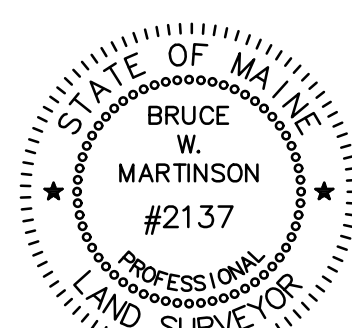
1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.



CALL DIG SAFE UTILITY LOCATION  
1-888-344-7233  
STATE LAW REQUIRES ADVANCE NOTICE OF  
AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG,  
GRADE OR EXCAVATE FOR THE MARKING  
OF UNDERGROUND UTILITIES



ISSUED FOR:  
*PERMITTING REVIEW*



SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

DATE \_\_\_\_\_

BRUCE W. MARTINSON, PLS #2137

NOT VALID UNLESS EMBOSSED HERE