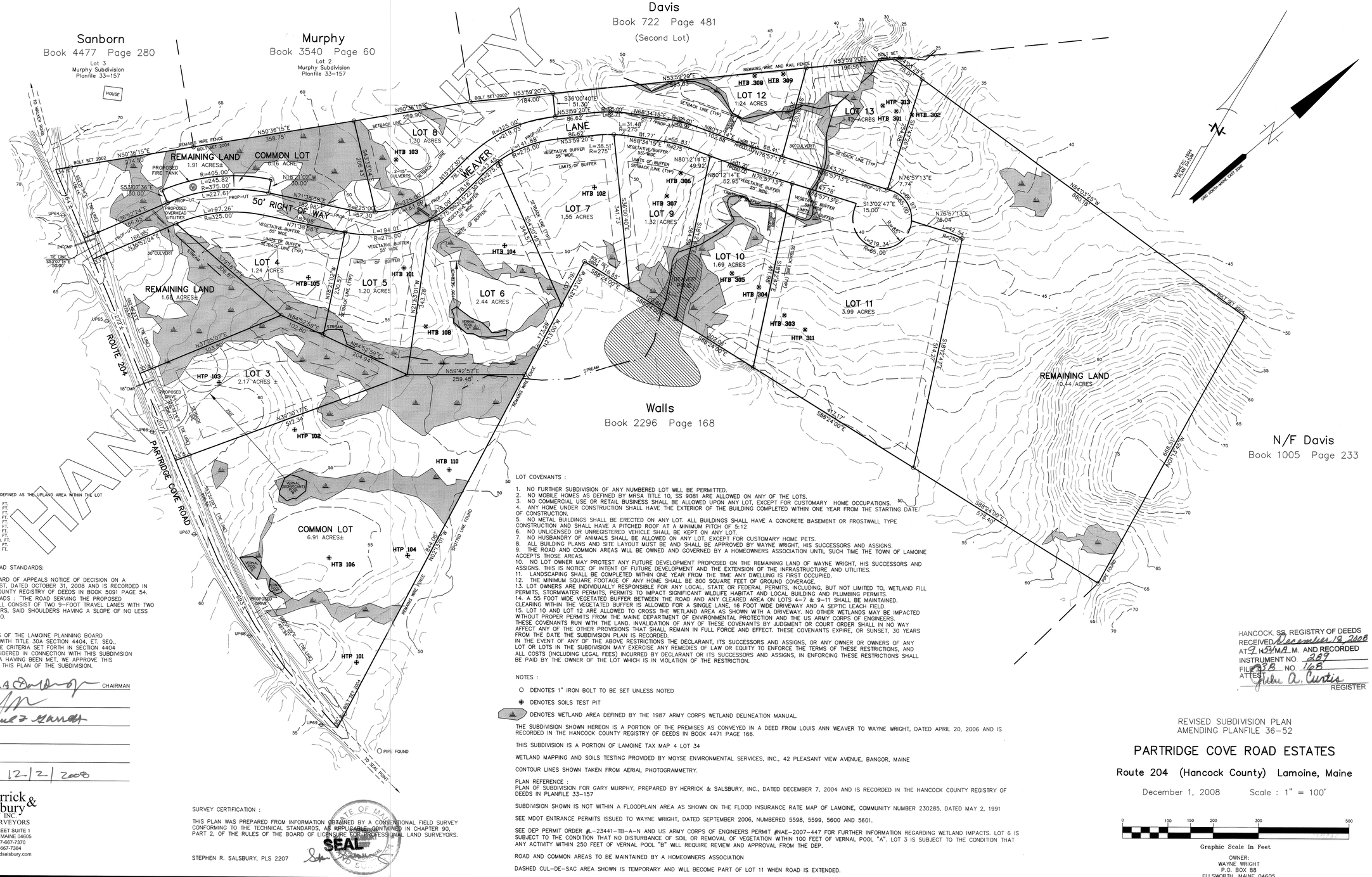


LOT BUILDING AREA, DEFINED AS THE UPLAND AREA WITHIN THE LOT BOUNDARY LINES:

LOT 3	68,246 SQ. FT.
LOT 4	42,659 SQ. FT.
LOT 5	43,622 SQ. FT.
LOT 6	80,186 SQ. FT.
LOT 7	65,568 SQ. FT.
LOT 8	48,448 SQ. FT.
LOT 9	46,061 SQ. FT.
LOT 10	54,590 SQ. FT.
LOT 11	172,322 SQ. FT.
LOT 12	49,354 SQ. FT.
LOT 13	53,471 SQ. FT.

VARIANCE OF ROAD STANDARDS:

SEE LAMOINE BOARD OF APPEALS NOTICE OF DECISION ON A VARIANCE REQUEST, DATED OCTOBER 31, 2008 AND IS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 5091 PAGE 54. THE DECISION READS : "THE ROAD SERVING THE PROPOSED SUBDIVISION SHALL CONSIST OF TWO 9-FOOT TRAVEL LANES WITH TWO 1-FOOT SHOULDERS. SAID SHOULDERS HAVING A SLOPE OF NO LESS THAN A 3:1 RATIO.

WE THE MEMBERS OF THE LAMOINE PLANNING BOARD IN ACCORDANCE WITH TITLE 30A SECTION 4404, ET. SEQ., CERTIFY THAT THE CRITERIA SET FORTH IN SECTION 4404 HAVE BEEN CONSIDERED IN CONNECTION WITH THIS SUBDIVISION AND ALL CRITERIA HAVING BEEN MET, WE APPROVE THIS SUBDIVISION AND THIS PLAN OF THE SUBDIVISION.

CHAIRMAN

DATE : 12/2/2008

Herrick & Salsbury INC.
LAND SURVEYORS
130 OAK STREET SUITE 1
ELLSWORTH, MAINE 04605
PHONE : 207-667-7370
FAX : 207-667-7384
www.herrickandsalsbury.com

SURVEY CERTIFICATION :

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A CONVENTIONAL FIELD SURVEY CONFORMING TO THE TECHNICAL STANDARDS, AS APPLICABLE, CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

STEPHEN R. SALSBURY, PLS 2207

SEAL

LOT COVENANTS :

1. NO FURTHER SUBDIVISION OF ANY NUMBERED LOT WILL BE PERMITTED.
2. NO MOBILE HOMES AS DEFINED BY MRSA TITLE 10, SS 9081 ARE ALLOWED ON ANY OF THE LOTS.
3. NO COMMERCIAL USE OR RETAIL BUSINESS SHALL BE ALLOWED UPON ANY LOT, EXCEPT FOR CUSTOMARY HOME OCCUPATIONS.
4. ANY HOME UNDER CONSTRUCTION SHALL HAVE THE EXTERIOR OF THE BUILDING COMPLETED WITHIN ONE YEAR FROM THE STARTING DATE OF CONSTRUCTION.
5. NO METAL BUILDINGS SHALL BE ERECTED ON ANY LOT. ALL BUILDINGS SHALL HAVE A CONCRETE BASEMENT OR FROSTWALL TYPE CONSTRUCTION AND SHALL HAVE A PITCHED ROOF AT A MINIMUM PITCH OF 5:12
6. NO UNLICENSED OR UNREGISTERED VEHICLE SHALL BE KEPT ON ANY LOT.
7. NO HUSBANDRY OF ANIMALS SHALL BE ALLOWED ON ANY LOT, EXCEPT FOR CUSTOMARY HOME PETS.
8. ALL BUILDING PLANS AND SITE LAYOUT MUST BE AND SHALL BE APPROVED BY WAYNE WRIGHT, HIS SUCCESSORS AND ASSIGNS.
9. THE ROAD AND COMMON AREAS WILL BE OWNED AND GOVERNED BY A HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THE TOWN OF LAMOINE ACCEPTS THOSE AREAS.
10. NO LOT OWNER MAY PROTEST ANY FUTURE DEVELOPMENT PROPOSED ON THE REMAINING LAND OF WAYNE WRIGHT, HIS SUCCESSORS AND ASSIGNS. THIS IS NOTICE OF INTENT OF FUTURE DEVELOPMENT AND THE EXTENSION OF THE INFRASTRUCTURE AND UTILITIES.
11. LANDSCAPING SHALL BE COMPLETED WITHIN ONE YEAR FROM THE TIME ANY DWELLING IS FIRST OCCUPIED.
12. THE MINIMUM SQUARE FOOTAGE OF ANY HOME SHALL BE 800 SQUARE FEET OF GROUND COVERAGE.
13. LOT OWNERS ARE INDIVIDUALLY RESPONSIBLE FOR ANY LOCAL, STATE OR FEDERAL PERMITS, INCLUDING, BUT NOT LIMITED TO, WETLAND FILL PERMITS, STORMWATER PERMITS, PERMITS FOR IMPACT SIGNIFICANT WILDLIFE HABITAT AND LOCAL BUILDING AND PLUMBING PERMITS.
14. A 55 FOOT WIDE VEGETATED BUFFER BETWEEN THE ROAD AND ANY CLEARED AREA ON LOTS 4-7 & 9-11 SHALL BE MAINTAINED. CLEARING WITHIN THE VEGETATED BUFFER IS ALLOWED FOR A SINGLE LANE, 16 FOOT WIDE DRIVEWAY AND A SEPTIC LEACH FIELD.
15. LOT 10 AND LOT 12 ARE ALLOWED TO CROSS THE WETLAND AREA AS SHOWN WITH A DRIVEWAY. NO OTHER WETLANDS MAY BE IMPACTED WITHOUT PROPER PERMITS FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE US ARMY CORPS OF ENGINEERS.

THESE COVENANTS RUN WITH THE LAND. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS THAT SHALL REMAIN IN FULL FORCE AND EFFECT. THESE COVENANTS EXPIRE, OR SUNSET, 30 YEARS FROM THE DATE THE SUBDIVISION PLAN IS RECORDED.

IN THE EVENT OF ANY OF THE ABOVE RESTRICTIONS THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, OR ANY OWNER OR OWNERS OF ANY LOT OR LOTS IN THE SUBDIVISION MAY EXERCISE ANY REMEDIES OF LAW OR EQUITY TO ENFORCE THE TERMS OF THESE RESTRICTIONS, AND ALL COSTS (INCLUDING LEGAL FEES) INCURRED BY DECLARANT OR ITS SUCCESSORS AND ASSIGNS, IN ENFORCING THESE RESTRICTIONS SHALL BE PAID BY THE OWNER OF THE LOT WHICH IS IN VIOLATION OF THE RESTRICTION.

NOTES :

- O DENOTES 1" IRON BOLT TO BE SET UNLESS NOTED
- ✠ DENOTES SOILS TEST PIT
- DENOTES WETLAND AREA DEFINED BY THE 1987 ARMY CORPS WETLAND DELINEATION MANUAL.

THE SUBDIVISION SHOWN HEREON IS A PORTION OF THE PREMISES AS CONVEYED IN A DEED FROM LOUIS ANN WEAVER TO WAYNE WRIGHT, DATED APRIL 20, 2006 AND IS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 4471 PAGE 166.

THIS SUBDIVISION IS A PORTION OF LAMOINE TAX MAP 4 LOT 34

WETLAND MAPPING AND SOILS TESTING PROVIDED BY MOYSE ENVIRONMENTAL SERVICES, INC., 42 PLEASANT VIEW AVENUE, BANGOR, MAINE

CONTOUR LINES SHOWN TAKEN FROM AERIAL PHOTOGRAMMETRY.

PLAN REFERENCE :
PLAN OF SUBDIVISION FOR GARY MURPHY, PREPARED BY HERRICK & SALSBURY, INC., DATED DECEMBER 7, 2004 AND IS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN PLANFILE 33-157

SUBDIVISION SHOWN IS NOT WITHIN A FLOODPLAIN AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF LAMOINE, COMMUNITY NUMBER 230285, DATED MAY 2, 1991

SEE MDOT ENTRANCE PERMITS ISSUED TO WAYNE WRIGHT, DATED SEPTEMBER 2006, NUMBERED 5598, 5599, 5600 AND 5601.

SEE DEP PERMIT ORDER #L-23441-TB-A-N AND US ARMY CORPS OF ENGINEERS PERMIT #NAE-2007-447 FOR FURTHER INFORMATION REGARDING WETLAND IMPACTS. LOT 6 IS SUBJECT TO THE CONDITION THAT NO DISTURBANCE OF SOIL OR REMOVAL OF VEGETATION WITHIN 100 FEET OF VERNAL POOL "A". LOT 3 IS SUBJECT TO THE CONDITION THAT ANY ACTIVITY WITHIN 250 FEET OF VERNAL POOL "B" WILL REQUIRE REVIEW AND APPROVAL FROM THE DEP.

ROAD AND COMMON AREAS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION

DASHED CUL-DE-SAC AREA SHOWN IS TEMPORARY AND WILL BECOME PART OF LOT 11 WHEN ROAD IS EXTENDED.

HANCOCK, SS. REGISTRY OF DEEDS
RECEIVED December 19, 2008
AT 9 h 52 MA M. AND RECORDED
INSTRUMENT NO. 229
FILE 238 NO. 168
ATTEST: Julie A. Curtis
REGISTER

REVISED SUBDIVISION PLAN
AMENDING PLANFILE 36-52

PARTRIDGE COVE ROAD ESTATES

Route 204 (Hancock County) Lamoine, Maine

December 1, 2008 Scale : 1" = 100'

0 100 150 200 300 500

Graphic Scale In Feet

OWNER:
WAYNE WRIGHT
P.O. BOX 88
ELLSWORTH, MAINE 04605

4385E