

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL44	S57°43'30"E	282.99'
EL45	S57°43'30"E	355.20'
EL46	S65°22'37"E	88.86'
EL47	N42°18'50"E	121.46'
EL48	N09°18'43"W	144.44'
EL49	N80°33'40"W	144.09'
EL50	S15°46'49"W	125.77'
EL51	N80°33'34"W	119.78'
EL52	N28°30'24"E	45.85'
EL53	N63°30'42"W	30.00'
EL54	N00°54'42"W	38.85'
EL55	N78°41'50"E	88.59'
EL56	S62°33'07"E	17.81'
EL57	S00°03'32"E	48.31'
EL58	S78°41'50"E	29.72'
EL59	S24°48'25"W	63.95'
EL60	N21°57'06"E	126.80'
EL61	N20°34'46"W	17.15'
EL62	N64°55'32"W	145.74'
EL63	N05°39'06"E	112.92'
EL64	S69°37'56"E	160.34'
EL65	S18°09'39"W	130.00'
EL66	S77°27'40"E	82.97'
EL67	S12°58'50"E	54.15'
EL70	N82°00'17"E	38.07'
EL71	N05°57'53"E	118.54'
EL72	S70°36'15"W	98.00'
EL73	S08°00'09"W	55.00'
EL74	S33°13'30"E	45.90'
EL75	S00°21'58"E	96.89'
EL76	N19°20'00"E	324.76'
EL77	N03°28'33"E	210.44'
EL78	S42°03'37"E	101.41'
EL79	N47°55'54"E	162.11'

EL80	N89°56'37"W	25.68'
EL81	N12°15'28"E	29.54'
EL82	N00°58'43"W	78.16'
EL83	N59°38'57"W	49.23'
EL86	N13°25'12"W	129.37'
EL87	N16°01'08"E	120.85'
EL88	N80°34'43"W	5.77'
EL89	N44°13'41"W	110.52'
EL90	N15°30'56"W	163.50'
EL95	N50°12'11"W	36.94'

PETER & ELIZABETH KAULBACH
1989 / 106
MAP 4 / LOT 19

KEVIN & PRIDE O'ROURKE
2021 / 309
MAP 2 / LOT 5

MICHAEL E. & HEIDI S. MORRILL
2008 / 225
MAP 2 / LOT 4

ROBERT R. & JANCIE CHAMBERLAN
2020 / 362
MAP 2 / LOT 3

ROBERT B. SNYDER
1007 / 341
MAP 2 / LOT 1A

FRANK K.N. & LOUISE A. CHOWRY
1983 / 302
MAP 2 / LOT 57

JONATHAN R. AND REBECCA STETSON WEMER
2290/229
MAP 2 / P/O LOT 1
3.00 AC.

PAMELA N. & BENJAMIN C. BERRY
2024 / 51
MAP 2 / LOT 58

JUNE B. BOURNE
8725 / 212
MAP 2 / LOT 64

ANDREA H. & GEORGE P. LEE III
14828 / 93
MAP 1 / LOT 4/5

LEGEND

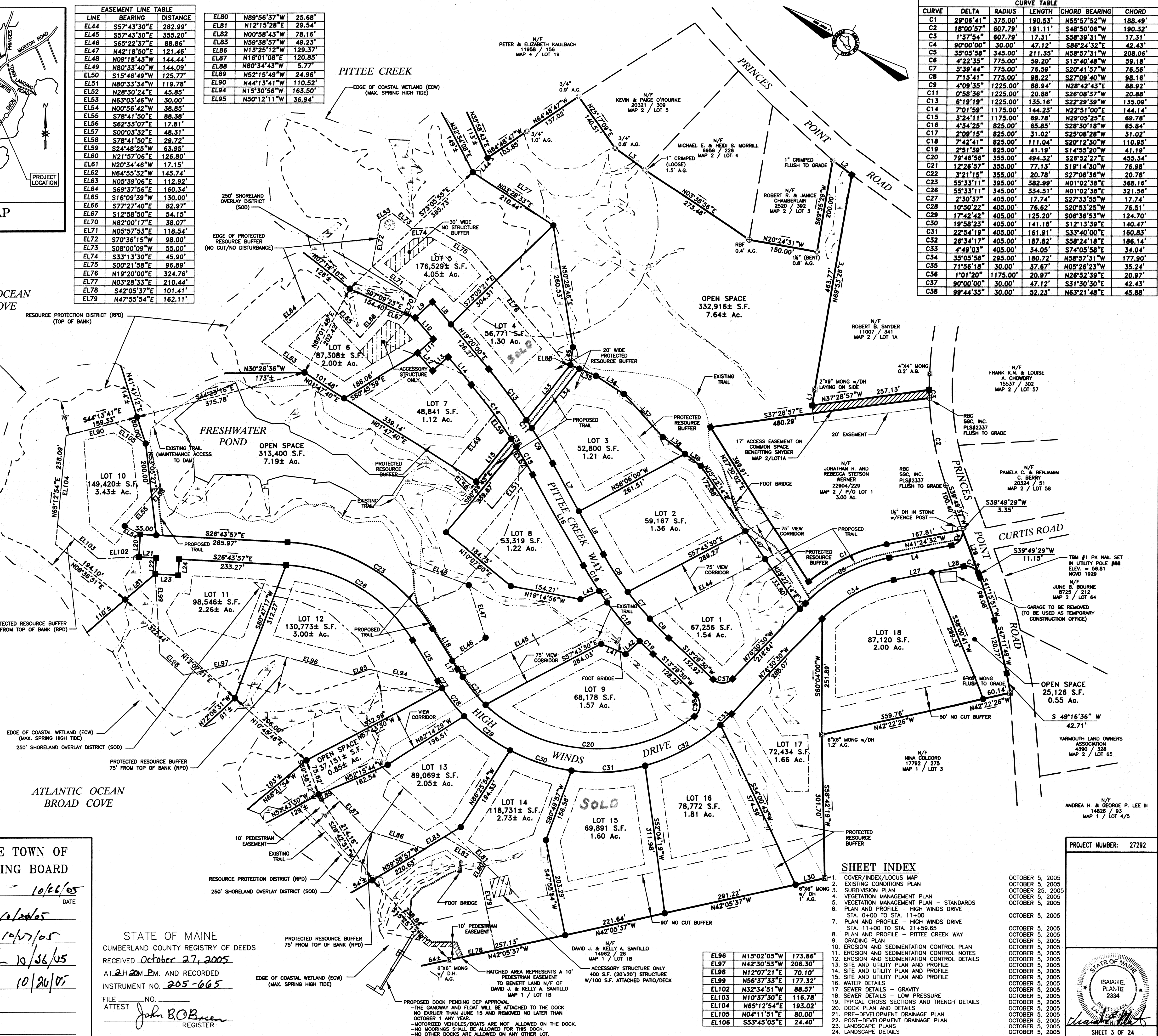
- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
- 4" x 4" GRANITE MONUMENT WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
- ⊕ REBAR WITH CAP STAMPED AS NOTED
- IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- ▨ WETLAND
- WETLAND BOUNDARY
- BUILDING ENVELOPE
- EASEMENT LINE
- RESOURCE PROTECTION DISTRICT (TOP OF BANK)
- SHORELAND OVERLAY DISTRICT
- PROTECTED RESOURCE BUFFER LINE
- ABUTTER LINE
- BOUNDARY LINE
- THE LINE
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE
- DEP NO DISTURBANCE STORMWATER BUFFER

- BOUNDARY NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4. ABOVE. SAID BEARING IS MAGNETIC NORTH 2004.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
 - THE LOCUS PARCEL IS COMPRISED OF THE FOLLOWING DEEDS:
 - a. PORTION OF A DEED FROM ROBERT P. SNYDER QUALIFIED PERSONAL RESIDENCE TRUST TO ROBERT B. SNYDER, MARTHA S. TALBOT AND MARGARET S. HINMAN DATED MAY 19, 1999 AND RECORDED IN CCRD BOOK 14818, PAGE 29.
 - b. A DEED FROM ROBERT P. SNYDER TO FRANK H. FRYE, TRUSTEE OF HIGHWINDS TRUST DATED FEBRUARY 10, 1994 AND RECORDED IN CCRD BOOK 11308, PAGE 112.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "PLAN OF ESTATE OF ROBERT B. SNYDER PRINCIPES POINT ROAD, YARMOUTH, MAINE" FOR FIRST STEP DEVELOPMENT CO. BY ROYAL RIVER SURVEY CO. DATED FEBRUARY 3, 2005 (UNRECORDED).
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF YARMOUTH ASSESSORS MAP 2, PARCEL 1.
 - THE LAYOUT OF PRINCIPES POINT ROAD WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4. ABOVE. THE WIDTH OF PRINCIPES POINT ROAD IS 50' PER THE TOWN OF YARMOUTH RECORDS.
 - ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1929 DATUM. SEE PLAN FOR TBM DESCRIPTION.
 - THE EXTERIOR BOUNDARY SHOWN HEREON WAS TAKEN FROM THE BOUNDARY SURVEY REFERENCED IN NOTE 4. ABOVE. SAID BOUNDARY SURVEY DID NOT DETERMINE DISPOSITION OF TITLE WITHIN INTERIOR ZONE. SUBDIVISION LOT AREAS SHOWN HEREON ARE REPRESENTATIVE OF THE AREA THE INDIVIDUAL LOT DOWN TO THE EDGE OF COASTAL WETLAND. THE ACTUAL LIMITS OF TITLE EXTEND TO LOW WATER MARK OR 100 RODS.

- SUBDIVISION NOTES**
- DEVELOPER: COLE FARM BARN, LLC, 316 U.S. ROUTE 1, SUITE F, YORK, MAINE 03909
 - SURVEYING/ENGINEERING: NORTHEAST CIVIL SOLUTIONS, INC., 153 U.S. ROUTE 1, SCARBOROUGH, MAINE 04074
 - LANDSCAPE ARCHITECT / PLANNER: TERENCE J. DEWAN AND ASSOCIATES, 121 WEST MAIN STREET, YARMOUTH, MAINE 04096
 - SOIL TEST PITS & REPORT: ALBERT FRICK & ASSOCIATES, 254 COUNTY ROAD, GORHAM, MAINE 04038
 - ZONING LDR (LOW DENSITY RESIDENTIAL) DISTRICT PORTIONS OF CLUSTER SUBDIVISION BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK = 35'
 - REAR SETBACK = 35'
 - SIDE SETBACK = 30'
 - MIN. LOT FRONTAGE = 100'
 - MIN. LOT SIZE = 1 ACRES/DWELLING UNIT
 - AERIAL TOPOGRAPHIC MAPPING PROVIDED BY AERIAL SURVEY & PHOTO, INC., NORRIDGEWOOD, MAINE.
 - WETLAND DELINEATION PROVIDED BY WOODLOT ALTERNATIVES, INC.
 - NET RESIDENTIAL CALCULATIONS:
 - PRE DEVELOPMENT TOTAL ACRES = 55.96 AC.
 - PROPOSED RIGHT-OF-WAY ACRES = 3.78 AC.
 - LAND CUT OFF/INACCESSIBLE = 0.43 AC.
 - RESOURCE PROTECTION ACRES = 8.92 AC.
 - NET RESIDENTIAL ACRES = 42.83 AC.
 - NET RESIDENTIAL DENSITY:
 - 42.83 NET RESIDENTIAL ACRES/2 ACRE MIN. LOT SIZE = 21 LOTS ALLOWED
 - 18 LOTS PROPOSED
 - OPEN SPACE CALCULATIONS:
 - PRE DEVELOPMENT TOTAL ACRES = 55.96 AC.
 - REQUIRED OPEN SPACE = 25% OF TOTAL ACRES
 - 55.96 AC. x 0.25 = 13.99 AC. REQUIRED
 - 18.23 AC. PROVIDED
 - SHORELAND OVERLAY DISTRICT AREA = 27.40 AC.
 - THE DEVELOPER OR ASSIGNS CANNOT CONVEY LOTS UNTIL THE SITE LOCATION PERMIT IS ISSUED BY MDEP.
 - THE HOMES ON THE FOLLOWING LOTS ARE REQUIRED TO BE SPRINKLERED: LOTS 2,3,4,5,6,7,8,10,11,12,13,14.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S69°53'28"W	34.37'
L2	S06°13'44"W	51.83'
L3	S06°07'53"W	80.17'
L4	N41°24'32"W	137.91'
L5	N76°30'30"E	17.43'
L6	N30°47'30"E	110.23'
L7	N30°47'30"E	117.35'
L8	N19°20'00"E	61.95'
L9	N71°04'58"W	50.00'
L10	N19°20'00"E	60.47'
L11	S71°04'58"E	44.84'
L12	S19°26'53"W	50.00'
L13	S71°04'58"E	44.94'
L14	N19°20'00"E	77.38'
L15	S80°34'43"E	118.86'
L16	N30°47'30"E	227.58'
L17	S28°49'13"W	21.99'
L18	S28°49'13"W	84.08'
L20	N63°16'03"E	50.00'
L21	S26°43'57"E	37.70'
L22	N63°16'03"E	35.38'
L23	S26°43'57"E	50.00'
L24	N63°16'03"E	35.38'
L25	S28°49'13"W	106.06'
L27	N41°24'32"W	84.98'
L28	N41°24'32"W	69.84'
L29	S39°49'29"W	101.89'
L30	N42°05'37"W	64.55'
L31	N70°55'14"W	86.24'
L33	S80°34'43"E	150.38'
L34	S80°34'43"E	162.50'
L35	S07°34'11"E	39.00'
L36	S01°19'06"W	71.50'
L37	S17°25'29"W	125.56'
L38	S06°35'02"W	60.84'
L39	S06°35'02"W	43.10'
L40	N25°22'14"E	75.55'
L41	S06°20'49"E	57.85'
L42	S73°41'28"E	42.53'
L43	S54°14'15"E	44.67'
L44	N74°00'28"W	44.39'
L45	N67°59'43"E	38.09'



APPROVED BY THE TOWN OF YARMOUTH PLANNING BOARD

CHAIRPERSON: *[Signature]* 10/26/05
DATE: 10/26/05

[Signature] 10/26/05
10/26/05

[Signature] 10/26/05
10/26/05

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED October 27, 2005
AT 2:40 P.M. AND RECORDED
INSTRUMENT NO. 205-665

FILE NO. _____
ATTEST: *[Signature]*
REGISTER

SHEET INDEX

NO.	DESCRIPTION	DATE
1	COVER/INDEX/LOCUS MAP	OCTOBER 5, 2005
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5	VEGETATION MANAGEMENT PLAN - STANDARDS	OCTOBER 5, 2005
6	PLAN AND PROFILE - HIGH WINDS DRIVE	OCTOBER 5, 2005
7	PLAN AND PROFILE - HIGH WINDS DRIVE	OCTOBER 5, 2005
8	PLAN AND PROFILE - PITTEE CREEK WAY	OCTOBER 5, 2005
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10	EROSION AND SEDIMENTATION CONTROL PLAN	OCTOBER 5, 2005
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17	SEWER DETAILS - GRAVITY	OCTOBER 5, 2005
18	SEWER DETAILS - LOW PRESSURE	OCTOBER 5, 2005
19	TYPICAL CROSS SECTIONS AND TRENCH DETAILS	OCTOBER 5, 2005
20	DOCK PLAN AND DETAILS	OCTOBER 5, 2005
21	PRE-DEVELOPMENT DRAINAGE PLAN	OCTOBER 5, 2005
22	POST-DEVELOPMENT DRAINAGE PLAN	OCTOBER 5, 2005
23	LANDSCAPE PLANS	OCTOBER 5, 2005
24	LANDSCAPE DETAILS	OCTOBER 5, 2005

PROJECT NUMBER: 27292
ACAD FILE: 27292-SUB.DWG
SCALE: 1"=100'
DATE: OCTOBER 5, 2005

FINAL SUBDIVISION PLAN
PRINCIPES POINT ROAD, YARMOUTH, MAINE 04096

HIGH WINDS ON BROAD COVE
PRINCIPES POINT ROAD, YARMOUTH, MAINE 04096

Prepared For: **COLE FARM BARN, LLC**
316 U.S. ROUTE 1, SCARBOROUGH, MAINE, 03909

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SHEET 3 OF 24

FINAL SUBDIVISION PLAN / PROJECT 27292 / NORTHEAST CIVIL SOLUTIONS, INC.