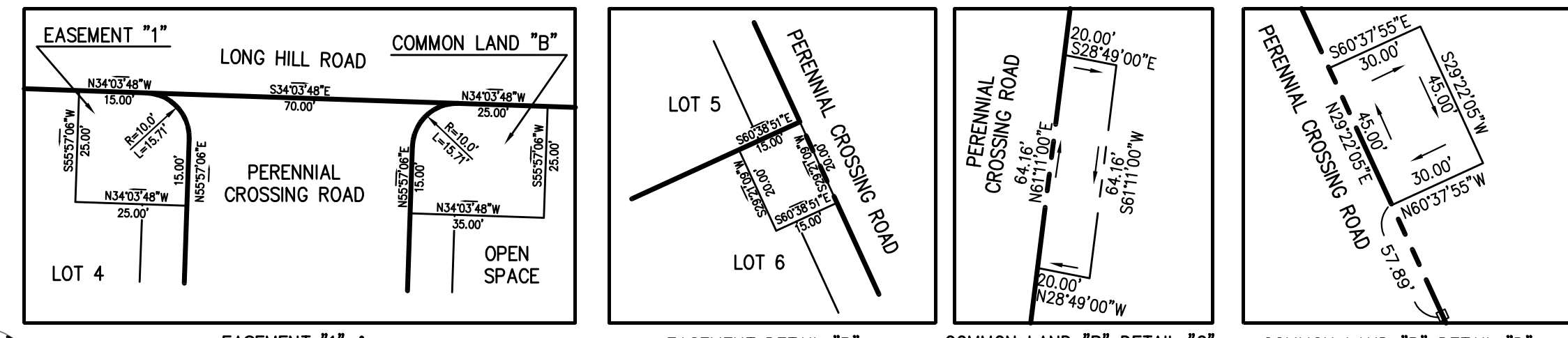
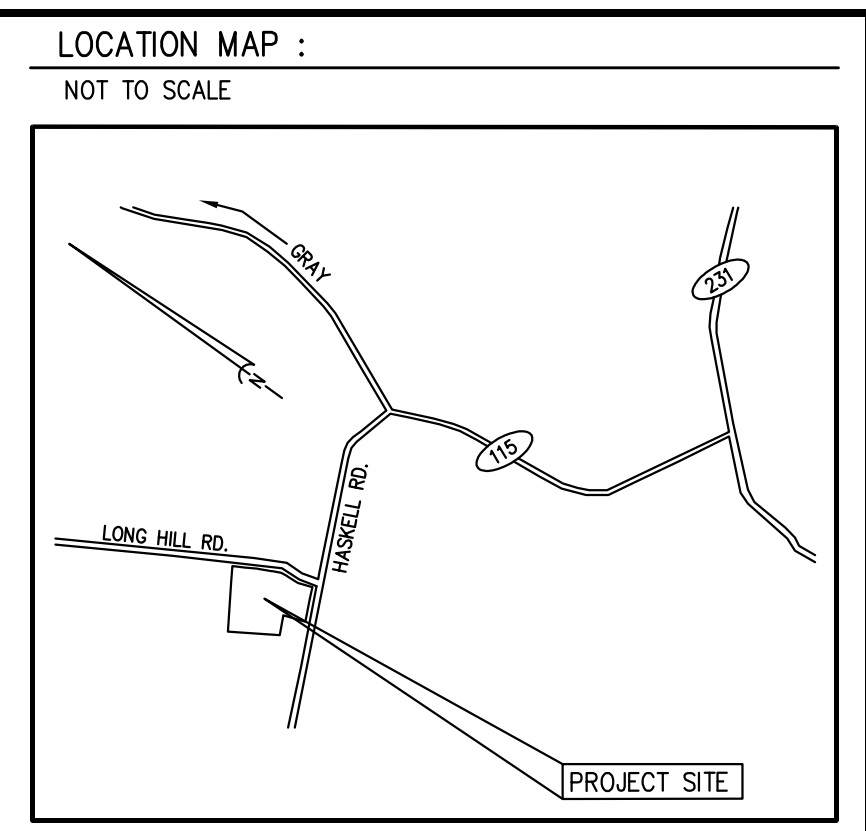


NOTE: DRAINAGE AND MAINTENANCE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENTS OF CULVERTS. EASEMENT A ON LOT 4 SHALL ALSO INCLUDE INSTALLATION AND MAINTENANCE OF A FREE STANDING SUBDIVISION SIGN.



ZONING SUMMARY :

PARCEL SIZE = 24.6 ACRES
 ZONE: RURAL DISTRICT / FARM & FOREST DISTRICT (300' FROM CENTERLINE OF ROAD RIGHT-OF-WAY)
 USE: SINGLE FAMILY (PERMITTED)

RURAL DISTRICT - SPATIAL STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2 AC.	1 AC. (CLUSTER)
MINIMUM BUILDING SETBACK FROM EXISTING ROADS	100'	100'
MINIMUM FRONTAGE	300'	158' (CLUSTER)
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE AND REAR YARD	20'	20'
MAXIMUM BUILDING COVERAGE	10%	N/A (CLUSTER)
MAXIMUM STRUCTURE HEIGHT	2.5 STORIES	2.5 STORIES
SIGHT DISTANCE	240' FOR 35MPH	AS NOTED

FARM AND FOREST DISTRICT - SPATIAL STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	3 AC.	1.5 AC. (CLUSTER)
MINIMUM FRONTAGE	200'	85' (CLUSTER)
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE AND REAR YARD	20'	20'

GENERAL NOTES:

- DATUM:
 - HORIZONTAL DATUM IS BASED ON THE BOUNDARY SURVEY AS PROVIDED BY ROYAL RIVER SURVEY, MAGNETIC 2004.
 - VERTICAL DATUM IS BASED ON THE TOPOGRAPHIC SURVEY AS PROVIDED BY CULLENBERG LAND SURVEYING, WHICH IS BASED ON APPROXIMATE NGVD-29. (ELEVATIONS ESTABLISHED FROM INTERPOLATION OF FIELD OBSERVATION OF ORCHARD ROAD / LONG HILL ROAD INTERSECTION AND PUBLISHED ELEVATION OF SAME INTERSECTION AS SHOWN ON 7.5 MINUTE CUMBERLAND CENTER ME. USGS QUAD MAP)
- STONE WALL & HAUL ROAD LOCATED AND MAPPED WITH SUB-METER GPS. BY ROYAL RIVER SURVEY CO. MAY 2005.
- WETLANDS IDENTIFIED BY BOYLE ASSOCIATES OF SOUTH PORTLAND, AND PEER REVIEWED BY WOODLOT ALTERNATIVES OF TOPSHAM, MAINE, AND WERE LOCATED WITH SUB-METER ACCURACY BY BOYLE ASSOCIATES AND WITH TRADITIONAL GROUND SURVEY METHODS BY CULLENBERG LAND SURVEYING OF AUBURN, MAINE.

PLAN REFERENCE:

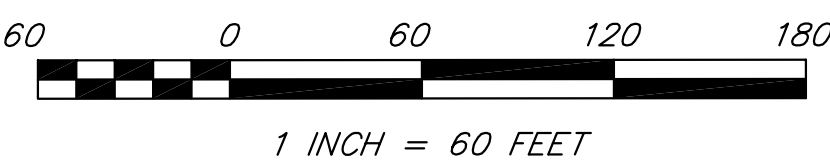
- PLAN OF BOUNDARY SURVEY AT HASKELL AND LONG HILL ROAD, NORTH YARMOUTH MADE FOR THEODORE AND ANN WARNER, DATED AUGUST 2004, AND PREPARED BY ROYAL RIVER SURVEY CO., RECORDED IN CRD IN PLAN BOOK 204 PAGE 611.
- PERENNIAL CROSSING, LONG HILL ROAD, NORTH YARMOUTH, SUBDIVISION PLAN, C-101 REV F AS PREPARED BY SYTDESIGN CONSULTANTS DATED NOVEMBER 30, 2005.

PLANNING BOARD APPROVAL:

MEMBER:	DATE:

LEGEND :

	EXISTING		RIGHT OF WAY PROPERTY LINE		TREELINE
	SETBACK		STONE WALL		EDGE OF PAVEMENT
	WETLANDS		WETLANDS		CULVERT
			5/8-INCH REBAR W/SURVEY CAP (TO BE SET)		



STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS

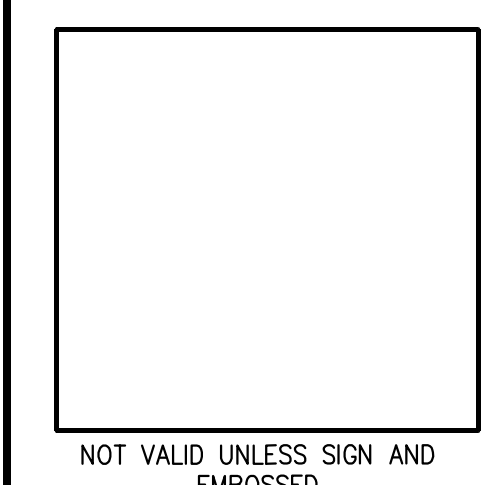
RECEIVED _____

AT _____ HOUR _____ MIN. _____ M

AND RECORDED IN BOOK _____ PAGE _____

ATTEST _____ REGISTER

OWNER OF RECORD: DeWolfe Development LLC book 22463 page 46



NOTE:

THIS PLAN HAS BEEN PREPARED IN COOPERATION WITH ROYAL RIVER SURVEY COMPANY. SYTDESIGN PREPARED/DESIGNED THE SUBDIVISION PLAN. ROYAL RIVER PREPARED THE BOUNDARY AND IS RESPONSIBLE FOR MONUMENTATION PER CONTRACT AGREEMENT BETWEEN CLIENT/SYTDESIGN/ROYAL RIVER SURVEY CO.

ROYAL RIVER SURVEY CO. JOB NUMBER 25031

ROYAL RIVER SURVEY CO.
 43 MARINA ROAD - YARMOUTH, MAINE 04096
 TEL: 207-848-5477 FAX: 207-848-7718 EMAIL: royalriv@maine.rrs.com

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

NO.	REFERENCE DRAWINGS	REV.	DATE	STATUS	BY	CHKD	APPD
		B	11/30/05	REVISED AND ISSUED FOR FINAL SITE PLAN REVIEW	PBB	PBB	RSP
		A	9/30/05	ISSUED FOR FINAL SITE PLAN REVIEW	PBB	RMC	RSP

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SYTDesign Consultants
 CIVIL ENGINEERS & LAND SURVEYORS

P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
 Phone: (207) 829-6994 Fax: (207) 829-2231 Email: info@sytdesign.com

CLIENT: **DEWOLFE DEVELOPMENT LLC.**
 10 SUMMIT TERRACE, FALMOUTH, MAINE 04105

FIELD BOOK #	DESIGN: PBB	PROJECT:
		PERENNIAL CROSSING LONG HILL ROAD, NORTH YARMOUTH
FIELD BOOK PAGE	DRAWN: DEPT	SUBDIVISION PLAT PLAN
	CHKD: RSP	
FLAT FILE INDEX NUMBER		
PROJECT DIR.	DATE: SEPTEMBER 2005	PROJ. NO. 05-209.00
DRAWING NAME	SCALE: 1" = 60'	DWG. NO. S-100