



NORTH

Approved by the Town of North Yarmouth Planning Board:

Signed: _____

Date: _____

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ADJUTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBING	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	STORMWATER FLOW	---
---	SEWER MANHOLE	---
---	CATCH BASIN	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	HYDRANT	---
---	THRUST BLOCK	---
---	UNDERGROUND UTILITY	---
---	OVERHEAD UTILITY	---
---	UTILITY POLE	---
---	TRANSFORMER	---
---	GUY	---
---	LIGHT POLE	---

N/F Joseph A. Arsenault (26,680/79)

N/F John W. Trainor (14,373/189)

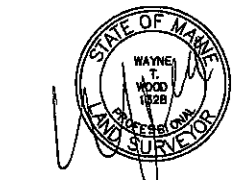
N/F Lisa H. Schumacher (23,042/106)

N/F Loanne Sullivan (9827/150)

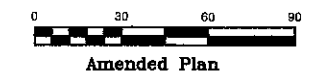
NOTES

1. Owners of record are Robert C. Hazelton by deed recorded in the Cumberland County Registry of Deeds in book 11,809 page 253 and Walnut Hill Investments, by deed recorded in the said Registry of Deeds in book 38,584 page 141.
2. All bearings are referenced to Magnetic North of the year 1984 per referenced plan.
3. This property is shown as Lots 18 & 24 on Tax Map 10.
4. This property is in the Village Center Zoning District with the following minimum

Minimum Lot Area	20,000 S.F.
Minimum Road Frontage	20-100 ft. 200 ft.
Minimum Front Yard Setback	0-20 ft. max.
Minimum Side Yard Setback	25 ft. max.
Minimum Rear Yard Setback	5 ft. min.
5. There are no wetlands within this subdivision.
6. Dozer Drive will be constructed to the Town of North Yarmouth minimum road standards with underground utilities.
7. No portion of this property is within any Special Flood Hazard Zone as defined by FEMA.
8. These lots will be serviced by public water and community septic.
9. The topography contours shown on this plan are at 2' intervals and taken from the LIDAR available on the MEGS web site.
10. The boundaries shown on this plan were taken from a plan entitled "Boundary Survey on Route 9 & Route 115, North Yarmouth, Maine made for Robert C. Hazelton" by Owen Haskell, Inc. dated August 29, 2017 revised through 1/24/20.
11. This subdivision is expected to add an additional 130 traffic trips per day.
12. There are no high or moderate value wildlife habitats located in the area of this subdivision as shown on the MDEP maps.
13. All construction and land clearing debris will be disposed of off-site.
14. All construction on these lots will follow the "Best Management Practices of Soil Erosion and Sediment Control" current version.
15. The total area of this lot is 4.77 acres or 207,826 sq.ft.
16. Dozer Drive is to remain private, the Town of North Yarmouth shall not be responsible for the maintenance, repair, plowing, or similar services.
17. The community septic systems will be inspected annually. Each individual deed will include the requirement for the annual septic system inspections.
18. The neighborhood is designated for residents 55 years old and older.
19. This plan amends the plan of the Crossroad's Senior Neighborhood as recorded in the Cumberland County Registry of Deeds in plan book 222 page 127 by changing the "Drainage Easement on Lots 5 & 6."



State of Maine, Cumberland Co.
 Registry of Deeds
 Received _____ 20____
 at _____ and recorded in
 Plan Book _____ Page _____
 Attest: _____ Register



Amended Plan

Crossroad's Senior Neighborhood Subdivision
 On
 Routes 9 & 115
 North Yarmouth, Maine
 Made For Record Owner
 Walnut Hill Investments, LLC.
 P.O. Box 307 - Cumberland, ME 04223

WAYNE T. WOOD & CO.
 30 Wood Drive
 Gray, Maine 04039 (207)657-3330
 Drawn By: WW/KW Date: December 2023
 Scale: 1" = 30'
 Checked By: WWL Job No. 222003
 Field Crew: JW/BL

