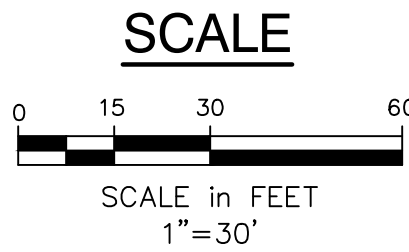


PUBLIC AREA	USE CLASSIFICATION
A	CIVIC PLAZA
B	PASSAGE
C	PASSAGE
D	CIVIC PLAZA
E	PASSAGE
F	CIVIC SQUARE
G	PASSAGE
H	OPEN SPACE
I	WETLANDS / BUFFER

THOROUGHFARES				
THOROUGHFARE	TYPE	R.O.W	LANE WIDTH	TOTAL TRAVELWAY
TF-1	ROAD	28'	11'	22'
TF-2	VILLAGE STREET	40	10'	20'
TF-3	VILLAGE STREET	42	10'	20'
TF-4	SHARED SPACE STREET	46	18'	14'
TF-5	BIKE-WAY or MULTI-USE PATH	VARIES	10-12'	10-12'

LOT	AREA (SF/AC)	BUILDING USE	TOTAL RESID. UNITS (+/-)	STORIES	FOOTPRINT S.F.	TOTAL S.F.	FRONTAGE
LOT 1	(TBD)	ARTS / EVENT SPACE	0	1	2,750	2,750	170'
LOT 2	(TBD)	MIXED USE	7	VARIES (3)	4,600	11,600	113'
LOT 3	(TBD)	MIXED USE	3	2	3,033	6,066	112'
LOT 4	(TBD)	55+ LIVING / COMMUNITY SPACE	30	3	18,773	55,719	110'
LOT 5	(TBD)	55+ LIVING	15	3	8,810	26,430	120'
LOT 6	(TBD)	55+ LIVING CARRIAGE HOUSE	3	2.5	3,200	8,000	103'
LOT 7	(TBD)	55+ LIVING CARRIAGE HOUSE	3	2.5	3,200	8,000	68'
TOTAL RESID. UNITS			61				

REV	DATE	DESCRIPTION
1	5-11-2022	GENERAL REVISIONS.
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FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



Keith Smith Landscape Architecture



LIGHT
ENVIRONMENTAL DESIGN, LLC

35 FRAN CIRCLE
GRAY, MAINE 04039

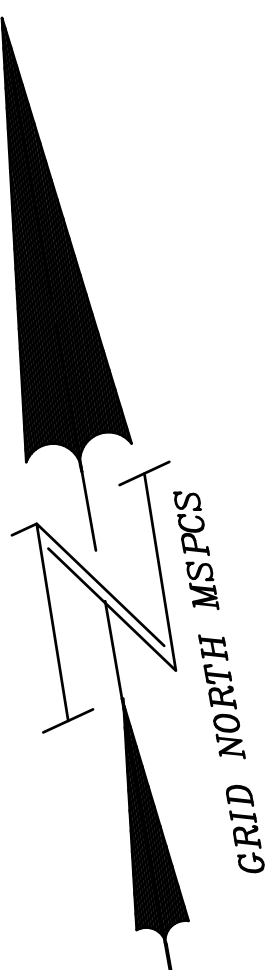
RALROAD SQUARE
DEVELOPMENT PLAN
PRELIMINARY THOROUGHFARE
AND LOT PLAN

RAILROAD SQUARE ASSOCIATES, LLC
48 RAILROAD SQUARE
YARMOUTH, MAINE 04096

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

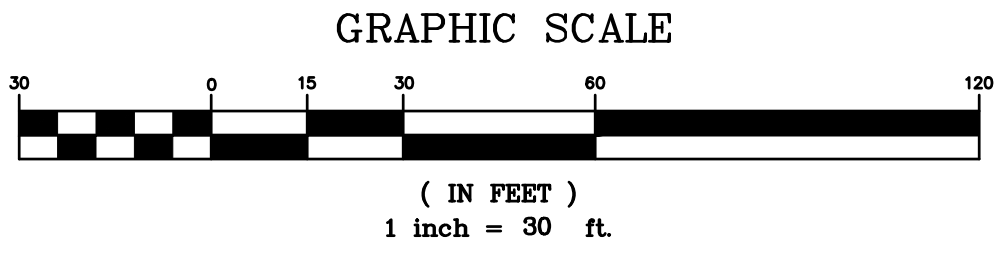
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DESIGNED: RL/KS
CHECKED: RL
FILE NAME:
SHEET: C-1

DATE: MARCH 30, 2022
SCALE: 1" = 30'
JOB NO: 20-001.1



NORTHERN NEW ENGLAND
TELEPHONE OPERATIONS, INC
BOOK 28046 PAGE 126
PARCEL 30
MAP 37
LOT 33

DASHIELL P MASLAND
GEOFFREY S MASLAND
BOOK 36330 PAGE 097
MAP 37
LOT 34



298 MAIN LLC
BOOK 9417
MAP 37
LOT 30

JOEY M BURDICK
BOOK 9417 PAGE 281
MAP 37
LOT 31

WILBUR D CHEEVER JR
BOOK 11808 PAGE 131
MAP 37
LOT 32

OSTERMAN PROPANE, LLC
BOOK 29705 PAGE 231
MAP 37
LOT 29-00B

LOT 6
UNIT 1
UNIT 2
UNIT 3
L9

F
CIVIC SPACE

LOT 1

LOT 2

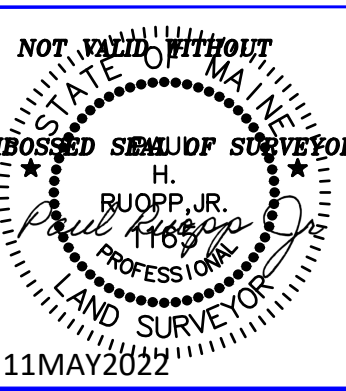
LOT 3

APPROVED TOWN OF YARMOUTH PLANNING BOARD:

REVISIONS			
ITEM NO	DATE	DESCRIPTION	BY
1			PHR

REFER TO SHEET 3 OF 3 FOR ADDITIONAL NOTES BEARING DISTANCE AND CURVE TABLES

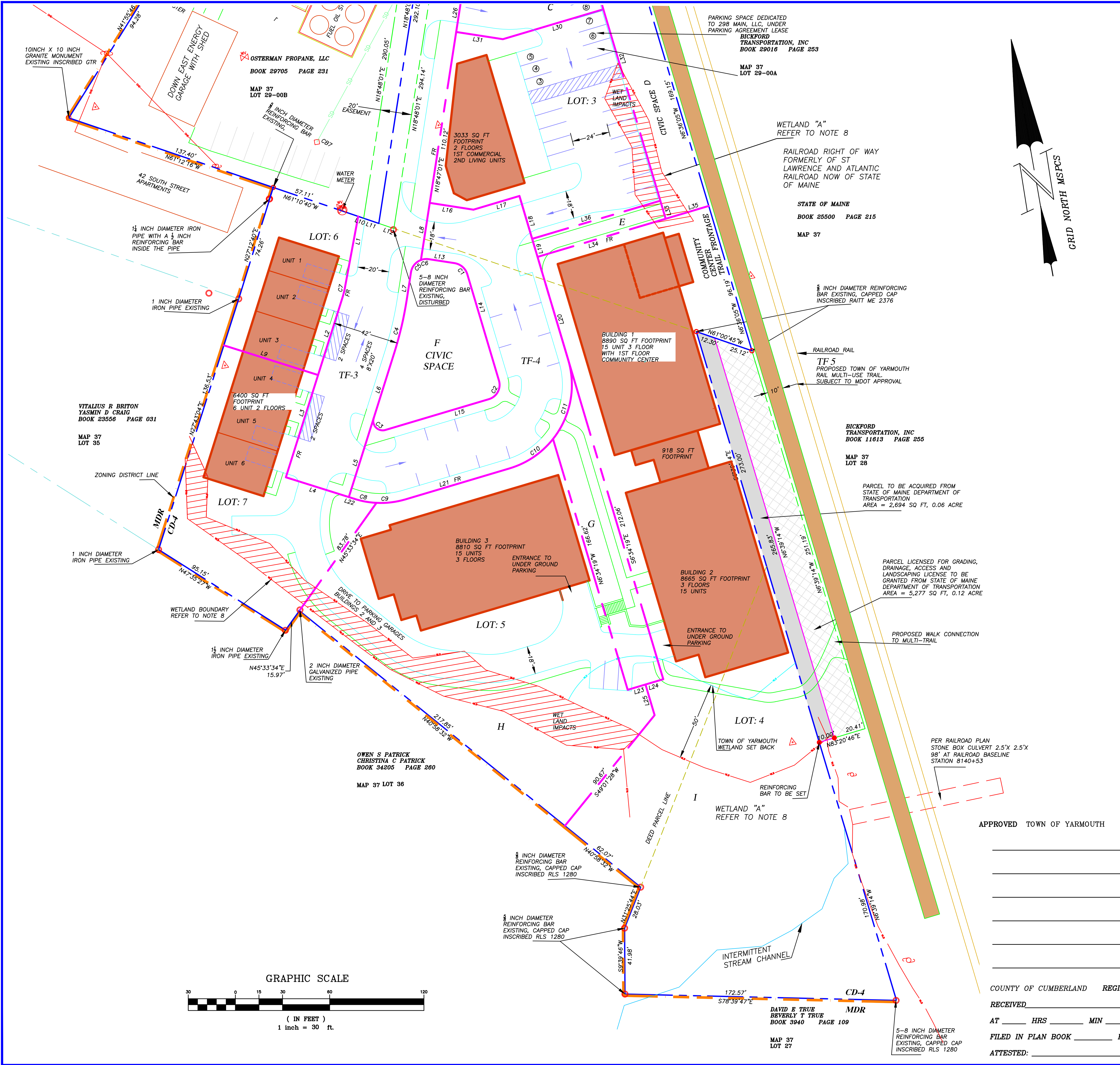
PLAN OF SUBDIVISION
OF:
RAILROAD SQUARE
RAILROAD SQUARE
YARMOUTH, MAINE
FOR:
RAILROAD SQUARE ASSOCIATES, LLC
48 RAILROAD SQUARE
YARMOUTH, MAINE



PAUL H. RUOPP JR., PLS
LAND SURVEYING & MAPPING
25 MAPLE STREET P O BOX 330
MONMOUTH, MAINE 04259
TEL & FAX: 207-933-3393

FIELD WK: PHR
DRAWN BY: PHR
CHECKED BY: PHR
DATE: 11MAY2022
SCALE: 1" = 30'
FIELD BK: 0104
PROJ: 03250003
SHEET: 1 OF 3
File No.: 03250005

COUNTY OF CUMBERLAND REGISTRY OF DEEDS:
RECEIVED _____
AT _____ HRS _____ MIN _____ M. AND
FILED IN PLAN BOOK _____ PAGE _____
ATTESTED: _____, REGISTER



LEGEND:

SURVEY CONTROL (TRAVERSE) STATION	△	SANITARY SEWER LINE	— ss —
IRON PIPE OR ROD EXISTING	○	STORM DRAIN LINE	— sd —
STONE OR CONCRETE MONUMENT EXISTING	□	WATER LINE	— w —
DRILL HOLE EXISTING	●	AERIAL ELECTRIC & TELEPHONE LINE	— ch&t —
5/8" DIA REINFORCING BAR SET	⦿	BELOW GRADE ELECTRIC, TELEPHONE LINE	— uge/t —
WITH SURVEYORS ID CAP	⦿	WIRE FENCE LINE	— x — x —
MONUMENT SET (OTHER THAN REBAR)	⦿	WOOD FENCE LINE	— o — o —
BENCH MARK OR TEMPORARY BENCH MARK	⦿	CHAIN LINK FENCE	— o — o —
CATCH BASIN	⦿	STONEWALL	— o — o — o — o —
DRAIN MANHOLE	⦿	PROPERTY LINE	— — — — —
SANITARY SEWER MANHOLE	⦿	EASEMENT LINE	— — — — —
WATER GATE VALVE	⦿	PARCEL LINE PER DEED	— — — — —
HYDRANT	⦿	ZONING YARD SET BACK LINE	— — — — —
WATER SHUT OFF	⦿	LOT/DIVISION LINE	— — — — —
WELL	⦿	EXISTING CONTOUR LINE	— — — — —
UTILITY POLE	⦿	WETLANDS LIMIT	— — — — —
UTILITY GUY POLE	⦿	WETLANDS IMPACT	— — — — —
CONTROLLER CABINET	⦿	VEGETATION/TREELINE LIMIT	— — — — —
POLE LIGHT	⦿		
GAS/OIL FILL POINT COVER	⦿		
SOIL TEST PIT LOCATION	⦿	LINE TABLE REFERENCE	L1
SOIL BORING LOCATION	⦿	CURVE TABLE REFERENCE	C1
TRAFFIC DIRECTION	↑	LOT PRINCIPAL FRONTAGE IN FT	FR
FLOW DIRECTION	↑		

- NOTES:
- THE SURVEY ON WHICH THIS PLAN IS BASED IS ORIENTED TO GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM 1983 NORTH AMERICAN DATUM WEST ZONE ESTABLISHED AT THE PROJECT SITE BY GPS OBSERVATIONS WITH A LECIA GS 15 RECEIVER.
 - VERTICAL DATUM FOR THE PROJECT IS 1988 NORTH AMERICAN DATUM ESTABLISHED AT THE PROJECT SITE BY GPS OBSERVATIONS.
 - DETAIL AND EVIDENCE WERE OBSERVED IN A RADIAL MANNER FROM CONTROL TRAVERSE STATIONS WITH A ROBOTIC TOTAL STATION.
 - THE PROJECT PARCEL IS SHOWN ON TOWN OF YARMOUTH ASSESSORS MAP 37 AS LOTS 28 AND 29-00A.
 - THE PROJECT PARCELS ARE SUBJECT TO THE CHAPTER 703 CHARACTER BASED DEVELOPMENT CODE OF THE TOWN OF YARMOUTH AND ARE SITUATED IN CD 4 DISTRICT.
 - MAIN STREET, STATE ROUTE 115, IS A PUBLIC ROAD.
 - UNDER GROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON DESIGN PLANS AND SURFACE STRUCTURES OF THE UTILITY. PLANS INDICATE THAT THERE MORE THAN LIKELY ARE OTHER BELOW GRADE UTILITIES AND STRUCTURES. DIG SAFE AND LOCAL UTILITIES MUST BE LOCATED BEFORE EXCAVATION.
 - WETLAND BOUNDARIES SHOWN ARE BASED ON A WETLANDS DELINEATION BY HAMPTON ASSOCIATES, INC., IN MAY OF 2020 AND FIELD LOCATED BY THIS SURVEY AND DATA PROVIDED BY HAMPTON ASSOCIATES, INC. REFER TO SHEET 3 FOR CONTINUATION OF NOTES

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY REPRESENTED BY THIS PLAN CONFORMS WITH THE STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PAUL H. RUOPP, JR. P.L.S. NO 1165

THIS PLAN HAS BEEN PREPARED FOR THE CLIENT NAMED HEREON FOR THE PURPOSE OF SHOWING THE SITE DETAIL TO SUPPORT ENGINEERING DESIGN AND DEVELOPMENT OF THE PROJECT SITE.

THE PLAN REFLECTS CONDITIONS ON THE SURFACE OF THE EARTH AS OF THE DATE OF THE SURVEY IN MAY-JULY 2020.

USE OF THIS PLAN BY INDIVIDUALS AND OR PARTIES OTHER THAN THE CLIENT NAMED HEREON, AND / OR USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH THE SURVEY WAS COMPLETED IS UNAUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

UNAUTHORIZED USE OF THE PLAN OR RELEASE OF THE PLAN TO UNAUTHORIZED PARTIES OR AGENCIES WILL ENTITLE THE SURVEYOR TO ADDITIONAL COMPENSATION.

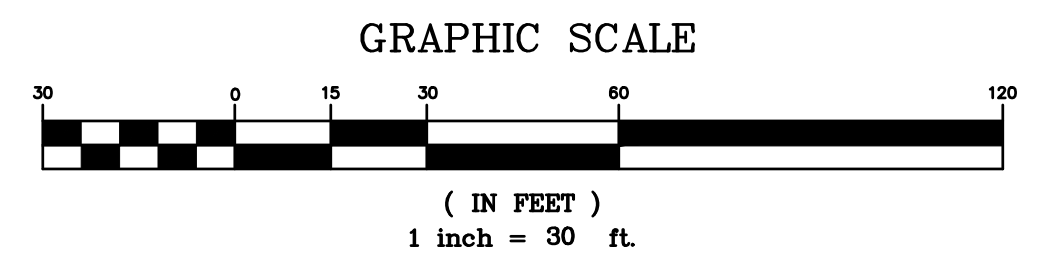
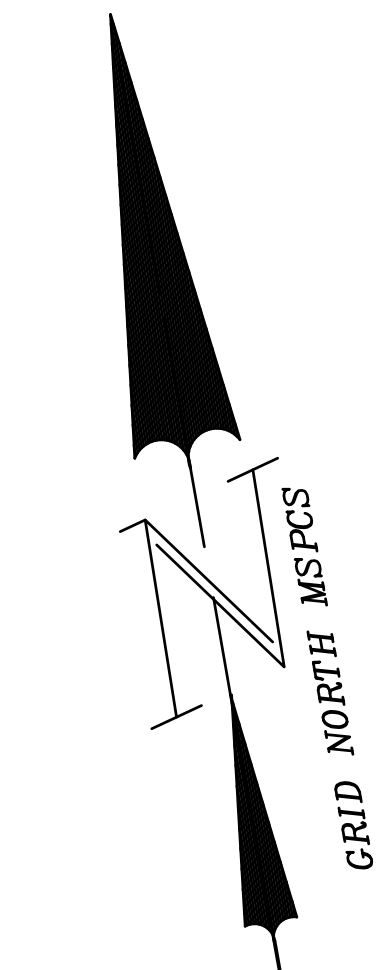
REVISIONS			
ITEM NO	DATE	DESCRIPTION	BY
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REFER TO SHEET 3 OF 3 FOR ADDITIONAL NOTES BEARING DISTANCE AND CURVE TABLES

PLAN OF SUBDIVISION
OF:
RAILROAD SQUARE
RAILROAD SQUARE
YARMOUTH, MAINE
FOR:
RAILROAD SQUARE ASSOCIATES, LLC
48 RAILROAD SQUARE
YARMOUTH, MAINE

PAUL H. RUOPP JR., PLS
LAND SURVEYING & MAPPING
25 MAPLE STREET P O BOX 330
MONMOUTH, MAINE 04259
TEL & FAX: 207-933-3393

FIELD WK: PHR
DRAWN BY: PHR
CHECKED BY: PHR
DATE: 11MAY2022
SCALE: 1" = 30'
FIELD BK: 0104
PROJ: 03250005
SHEET: 2 OF 3
File No.: 03250003



APPROVED TOWN OF YARMOUTH

PLANNING BOARD:

COUNTY OF CUMBERLAND REGISTRY OF DEEDS:

RECEIVED

AT _____ HRS _____ MIN _____ M, AND

FILED IN PLAN BOOK _____ PAGE _____.

ATTESTED: _____, REGISTER

THOROUGHFARES				
THOROUGHFARE	TYPE	R.O.W	LANE WIDTH	TOTAL TRAVELWAY
TF-1	ROAD	28'	11'	22'
TF-2	VILLAGE STREET	40	10'	20'
TF-3	VILLAGE STREET	42	10'	20'
TF-4	SHARED SPACE STREET	46	18'	14'
TF-5	BIKE-WAY or MULTI-USE PATH	VARIES	10-12'	10-12'

LOT	AREA (SF/AC)	BUILDING USE	TOTAL RESID. UNITS (+/-)	STORIES	FOOTPRINT S.F.	TOTAL S.F.	FRONTAGE
LOT 1	5,352 /0.12	ARTS / EVENT SPACE	0	1	2,750	2,750	170'
LOT 2	7,991 / 0.18	MIXED USE	7	VARIES (3)	4,600	11,600	113'
LOT 3	14,625 / 0.34	MIXED USE	3	2	3,033	6,066	112'
LOT 4	59,165 / 1.36	55+ LIVING / COMMUNITY SPACE	30	3	18,773	55,719	110'
LOT 5	28,853 / 0.66	55+ LIVING	15	3	8,810	26,430	120'
LOT 6	13,167 / 0.30	55+ LIVING CARRIAGE HOUSE	3	2.5	3,200	8,000	103'
LOT 7	6,439 / 0.15	55+ LIVING CARRIAGE HOUSE	3	2.5	3,200	8,000	68'
TOTAL RESID. UNITS			61				

PUBLIC AREA	USE CLASSIFICATION
A	CIVIC PLAZA
B	PASSAGE
C	PASSAGE
D	CIVIC PLAZA
E	PASSAGE
F	CIVIC SQUARE
G	PASSAGE
H	OPEN SPACE
I	WETLANDS / BUFFER

RRSQ SITE DATA TABLE

5/11/2022

SITE DATA TABLE REV 0 05-11-22		
ZONING	CD-4 VILLAGE CENTER (CHAPT. 703, 5.F.2A)	
STANDARD	REQUIRED/PERMITTED CD-4	PROVIDED
BUILDING TYPE	MIXED USE	COMMERC./RETAIL/OFFICE/RESID.
BUILDING AND LOT USE	LIVE/WORK COMMERCIAL RESIDENTIAL	MIXED USE 61 SR. CONDOS 10 APARTMENTS PAVILION -EVENT USE (2,750 GSF) RETAIL/OFFICE/COMMERC. (7,633 GSF)
MIN. LOT AREA (AC)	N/A	XX-XX ACRES
LOT OCCUPATION		
A. LOT WIDTH	18-120 FT.	68-170 (1)
B. LOT COVERAGE	85%	85% (2)
C. FRONTAGE BUILDOUT	40-100%	40-100% VARIES
PRINCIPAL BUILDING PLACEMENT		
A. PRINCIPAL FRONTAGE SETBACK	0-16 FT.	0-16 FT. (VARIES) (4)
B. SECONDARY FRONTAGE SIDE SETBACK	2-12 FT.	2-12 FT. (VARIES)
C. SIDE SETBACK	0 FT. (MIN.)	2-62 FT. (VARIES)
D. REAR SETBACK	3-15 FT. (3.)	7-203 FT. (VARIES)
BUILDING HEIGHT	3 STORIES/35 FT.	3 STORIES/35 FT.
NOTES: 1. LOT 1 -EXISTING PAVILION LOT - WAIVER REQUESTED FOR >120 FT. FRONTAGE AS EXISTING CONDITION. 2. INDIVIDUAL LOT COVERAGE TO BE FINALIZED AT INDIVIDUAL LOT PLAN REVIEWS. 3. REAR SETBACK - GREATER OF 3 FT. MIN OR 15 FT. FROM CENTER OF ALLEY OR FROM ABUTTING RESIDENTIAL ZONE. 4. PRINCIPAL FRONTAGE SETBACK APPLIES TO 40% MIN 10 100% MAX. FRONTAGE BUILDOUT PER CBDC 5.F.2.A.		

NOTES CONTINUED FROM SHEET 2

9.THIS SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE TOWN OF YARMOUTH CHARACTER BASED DEVELOPMENT CODE (CBDC) CHAPTER 703 ARTICLE 6 –DEVELOPMENT PLANS & STANDARDS AND SUBDIVISION ORDINANCE CHAPTER 601 & SITE PLAN REVIEW ORDINANCE CHAPTER 602 AS APPLICABLE. THE CBDC ARTICLE 1. C.3 PROVIDES CBDC PRECEDENCE WITH APPLICABILITY OF SPECIFIC SECTIONS ONLY OF CHAPTERS 601 AND 702.

10. THE CBDC ARTICLE 6 DEVELOPMENT PLAN – SUBDIVISION/SITE PLAN APPROVAL FOCUSES PRIMARILY ON THE DESIGN OF THE THOROUGHFARES, LOTS, PUBLIC FRONTAGES, PUBLIC LANDSCAPING & LIGHTING, AND OPEN/CIVIC SPACES. OTHER ELEMENTS OF THE DEVELOPMENT PLAN INCLUDING BUT NOT LIMITED TO ASSOCIATED UTILITIES AND STORMWATER MANAGEMENT SYSTEM(S) ARE INCLUDED WITH THE FINAL DEVELOPMENT PLANS FOR GENERAL REFERENCE.

11. ALL PROPOSED BUILDINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PRESENTED IN GENERAL ARCHITECTURAL FORMS AND CONTEXT FOR PLANNING BOARD REVIEW. FINAL BUILDING FOOTPRINTS, & ARCHITECTURE SHALL BE REVIEWED AND APPROVED AS INDIVIDUAL LOT PLANS IN ACCORDANCE WITH CBDC ARTICLE 5 – BUILDING AND LOT PLANS & STANDARDS AND CHAPTER 602 SITE PLAN REVIEW AS APPLICABLE. INDIVIDUAL LOT SITE PLANS SHALL CONFIRM GENERALLY TO THE APPROVED DEVELOPMENT PLAN BUT MAY VARY TO ACCOMMODATE SPECIFIC LOT CONDITIONS.

12. ALL THOROUGHFARES, PUBLIC FRONTAGES AND CIVIC/OPEN SPACE PARCELS SHALL BE PRIVATELY OWNED BY THE RAILROAD SQUARE HOMEOWNER’S ASSOCIATION (HOA) AND BE OPEN TO THE PUBLIC. THE HOA AND LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON FACILITIES, THOROUGHFARES, PRIVATE UTILITIES STORMWATER MANAGEMENT SYSTEMS AND CIVIC SPACES. FINAL HOA DOCUMENTS SHALL BE SUBMITTED FOR APPROVAL BY TOWN STAFF.

13. THE APPROVED SUBDIVISION PLAN SHALL BE RECORDED IN THE REGISTRY OF DEEDS WITHIN 180 DAYS OF THE DATE OF PLAN APPROVAL BY THE PLANNING BOARD SUBJECT TO ANY PERFORMANCE GUARANTEE REQUIREMENTS OF CHAPT. 601 ARTICLE V1.A OR WITHIN 90 DAYS IF A VARIANCE OR WAIVER IS GRANTED SUBJECT TO M.R.S.A TITLE 30–A § 4406.1.B.(2).

14. SITE UTILITIES INCLUDE:
A. PRIVATE SEWER AND PUMP STATION –DISCHARGE TO MAIN STREET SEWER –TOWN OF YARMOUTH
B. PUBLIC WATER EXTENSION (8 INCH MAIN) AND EASEMENT –YARMOUTH WATER DISTRICT.
C. NATURAL GAS EXTENSION (3 INCH) AND EASEMENT –SUMMIT NATURAL GAS COMPANY.
D. UNDERGROUND ELECTRIC AND EASEMENT –CENTRAL MAINE POWER COMPANY
E. UNDERGROUND COMMUNICATIONS AND EASEMENT – CONSOLIDATED COMMUNICATIONS AND SPECTRUM.

15. RAILROAD SQUARE IS SUBJECT TO A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) STORMWATER PERMIT # _____ ISSUED _____. SAID PERMIT SHALL BE REFERENCED IN ALL DEEDS AND HOA DOCUMENTS.

16. PERMITTED WETLAND IMPACTS IN WETLANDS A AND B (DEP–NRPA TIER 1 PERMIT) AS NOTED TOTAL 7,000+/- SF. A 50–FOOT WETLAND SETBACK SHALL BE MAINTAINED TO ANY STRUCTURE AS NOTED ON THESE PLANS IN ACCORDANCE WITH YARMOUTH CHAPTER 701 – ZONING ORDINANCE ARTICLE IIAA.1. STORMWATER MANAGEMENT FACILITIES ARE EXEMPT FROM THE 25–FOOT BUFFER REQUIREMENTS OF ARTICLE IIAA.4.B.1

17. RAILROAD SQUARE IS SUBJECT TO A PARKING LEASE AGREEMENT WITH 298 MAIN PARTNERS, LLC WHICH RESERVES NINE (9) PARKING SPACES AS NOTED ON TF–2 AND LOT 3 FOR USE BY 298 MAIN RESIDENTS.

18. A PARKING MANAGEMENT PLAN SHALL BE SUBMITTED FOR STAFF REVIEW FOR THE RAILROAD SQUARE PROJECT AS THE PROJECT IS PHASED IN AND INCLUDE MONITORING OF PARKING NEEDS AS EACH PHASE IS BUILT OUT.

19. THE PROJECT INCLUDES ACCESS AND CONNECTIONS TO THE PROPOSED DEMONSTRATION RAIL MULTI–USE TRAIL (TF–5) AS SHOWN. THE FINAL DESIGN AND APPROVAL OF SAID RAIL TRAIL IS SUBJECT TO THE RAIL CORRIDOR USE ADVISORY COUNCIL, THE MDOT AND TOWN OF YARMOUTH WITH SUPPORT FROM RAILROAD SQUARE ASSOCIATES, LLC.

20. THE PROJECT INCLUDES THE FOLLOWING LICENSES AND PARCELS GRANTED BY THE MAINE DEPARTMENT OF TRANSPORTATION (MDOT) AS NOTED ON THESE PLANS:
A.MDOT DECREE –RAILROAD DECISION # RR372 DATED APRIL 7, 2021 – FOR CROSSING TO THE VILLAGE GREEN AT PASSAGE B.
B. ACQUISITION OF 0.06 AC. PARCEL FROM RR ROW ALONG LOT 4.
C. GRANTING OF LICENSE FOR LANDCAPING, GRADING AND DRAINAGE ALONG LOT 4.
D. TEMPORARY OH UTILITY LINE FROM MAIN STREET ALONG WEST SIDE RR ROW TO SERVE EXISTING BUILDINGS UNTIL UG ETTV IS EXTENDED INTO THE SITE.

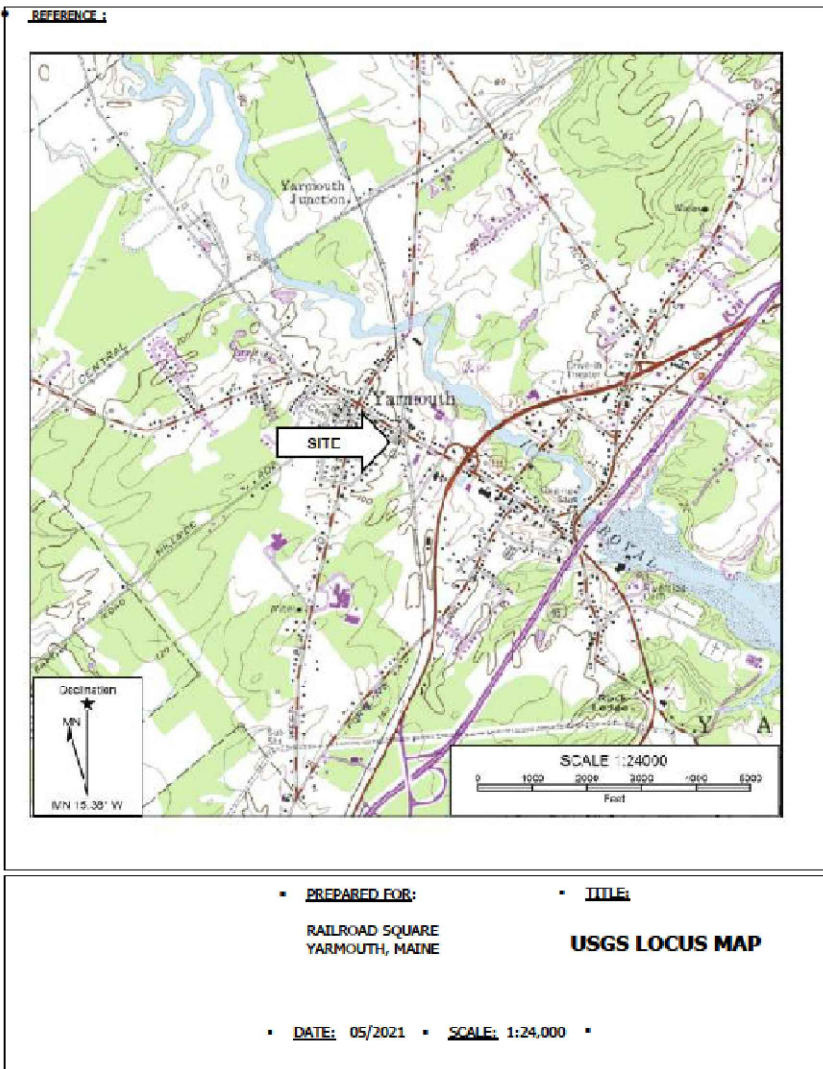
21. PROJECT CONSTRUCTION PHASING SHALL BE DETERMINED AND PROVIDED FOR STAFF REVIEW PRIOR TO START OF INFRASTRUCTURE CONSTRUCTION. PROJECT PHASING AND LOT BUILD OUT MAY CHANGE DEPENDING ON MARKET AND OTHER CONDITIONS AND DOES NOT AFFECT THIS PLAN APPROVAL.

22. SITE PLAN REVIEW ORDINANCE, CHAPT. 702.L.2 PROVIDES FOR ONE–YEAR FROM DATE OF APPROVAL UNTIL EXPIRATION OF THE SITE PLAN WITH A ONE–YEAR EXTENSION ALLOWED WITH APPROVAL OF THE PLANNING BOARD.

Curve Table			
Curve #	Length	Radius	Delta
C5	10.55	10.00	60.46
C3	12.99	6.00	124.05
C4	33.91	224.00	8.67
C6	5.16	10.00	29.57
C1	11.28	10.00	64.60
C2	14.92	9.50	90.00
C7	7.42	48.99	8.67
C9	18.62	55.00	19.39
C10	33.96	55.50	35.05
C11	53.22	55.50	54.95
C8	14.65	55.00	15.26

Parcel Line Table		
Line #	Length	Direction
L1	44.92	S20° 32' 56.84"W
L2	52.00	S27° 28' 28.93"W
L3	68.28	S27° 28' 28.93"W
L4	41.99	N62° 31' 31.49"W
L5	52.72	N27° 28' 28.93"E
L6	44.27	N27° 28' 28.93"E
L7	17.84	N18° 48' 00.51"E
L8	36.80	N18° 47' 01.07"E
L9	62.86	S62° 32' 03.64"E
L10	3.69	N61° 10' 40.42"W
L11	10.15	N61° 10' 40.42"W
L12	10.15	N61° 10' 40.42"W
L13	16.58	S71° 10' 31.55"E
L14	70.69	S6° 34' 18.89"E
L15	65.60	S83° 25' 41.11"W
L16	28.14	N71° 10' 31.55"W
L17	30.52	S83° 25' 41.11"W
L18	28.46	S6° 34' 18.89"E
L19	12.00	S6° 34' 18.89"E
L20	68.50	S6° 34' 18.89"E
L21	69.13	N83° 25' 41.11"E
L22	3.42	N62° 31' 31.49"W
L23	11.81	S83° 25' 41.11"W
L24	11.81	S83° 25' 41.11"W
L25	20.37	N6° 34' 18.89"W
L26	30.00	N18° 47' 01.07"E

Parcel Line Table		
Line #	Length	Direction
L27	23.32	N71° 11' 59.49"W
L28	59.97	S83° 25' 52.88"W
L29	30.00	N6° 34' 07.12"W
L30	66.72	S83° 25' 52.88"W
L31	30.07	N71° 11' 59.49"W
L32	127.15	N6° 34' 07.12"W
L33	12.00	N6° 34' 07.12"W
L34	85.09	S83° 25' 41.11"W
L35	28.60	S83° 25' 41.11"W
L36	85.10	S83° 25' 41.11"W
L37	28.51	S83° 25' 52.88"W
L38	41.06	N18° 47' 01.07"E
L39	85.21	N18° 47' 01.07"E
L40	22.89	N83° 25' 41.11"E
L41	65.61	N18° 47' 01.07"E
L42	40.99	N83° 12' 14.51"E
L43	38.22	N15° 39' 42.79"E
L44	53.09	S6° 36' 30.33"E
L45	32.80	S6° 36' 30.33"E
L46	48.91	S15° 41' 17.93"W
L47	33.69	S23° 34' 10.67"W
L48	5.46	S83° 23' 54.71"W
L49	176.20	S15° 37' 44.62"W
L50	180.25	S15° 37' 44.62"W
L51	24.42	S61° 24' 28.35"E
L52	34.11	N6° 36' 05.29"W



APPROVED TOWN OF YARMOUTH PLANNING BOARD:

COUNTY OF CUMBERLAND REGISTRY OF DEEDS:

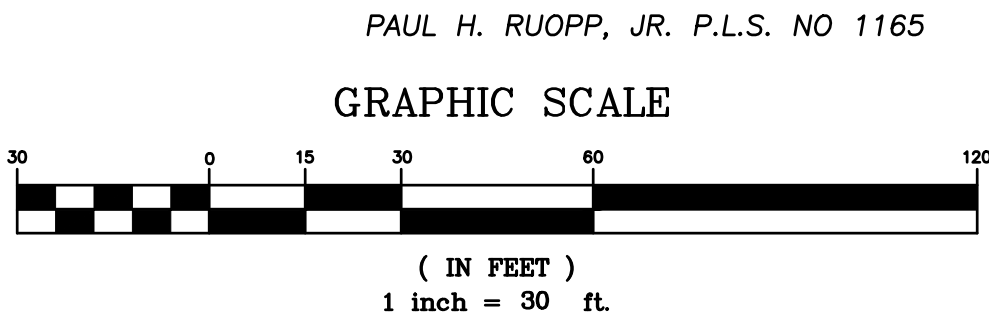
RECEIVED _____

AT _____ HRS _____ MIN ____ M, AND

FILED IN PLAN BOOK _____ PAGE _____.

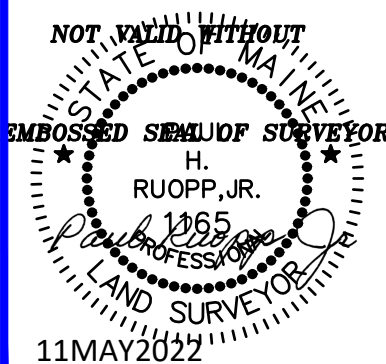
ATTESTED: _____, REGISTER

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY REPRESENTED BY THIS PLAN CONFORMS WITH THE STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.



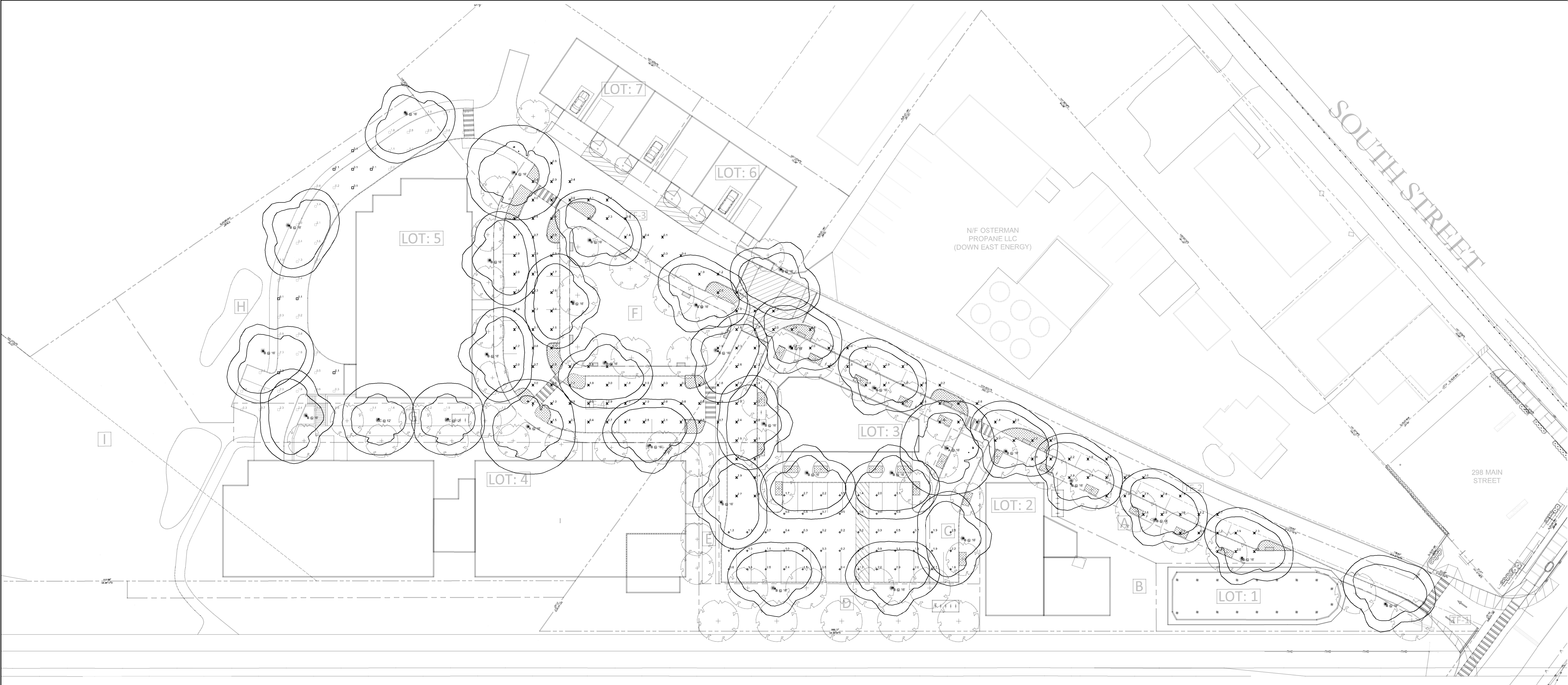
REVISIONS			
ITEM NO	DATE	DESCRIPTION	BY
1			PHR

PLAN OF SUBDIVISION
OF:
RAILROAD SQUARE
RAILROAD SQUARE
YARMOUTH, MAINE
FOR:
RAILROAD SQUARE ASSOCIATES, LLC
48 RAILROAD SQUARE
YARMOUTH, MAINE



PAUL H. RUOPP JR., PLS
LAND SURVEYING & MAPPING
25 MAPLE STREET P O BOX 330
MONMOUTH, MAINE 04259
TEL & FAX: 207–933–3393

FIELD WK: PHR
DRAWN BY: PHR
CHECKED BY: PHR
DATE: 11MAY2022
SCALE: 1" = 30'
FIELD BK: 0104
PROJ: 03250003
SHEET: 3 OF 3
File No.: 03250005



Plan View
Scale - 1" = 30ft

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Description	Wattage	Plot
	A		3	Holophane	MSPL2 P30 30K XX SG5 DS	1	4203	0.88	Memphis Pedestrian Tear Drop LED, LED Package 30, 3000K, Shallow symmetric distributionand Deep Skirt	51	
	B		27	Holophane	MSPL2 P30 30K XX SG4 DS	1	3998	0.88	Memphis Pedestrian Tear Drop LED, LED Package 30, 3000K, Shallow asymmetric distributionand Deep Skirt	51	
	C		2	Holophane	MSPL2 P10 30K XX SG5 DS	1	2522	0.88	Memphis Pedestrian Tear Drop LED, LED Package 10, 3000K, Shallow symmetric distributionand Deep Skirt	27	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot 3 Parking Area		1.2 fc	3.1 fc	0.2 fc	15.5:1	6.0:1
Lot 5 & Drive		1.1 fc	3.0 fc	0.1 fc	30.0:1	11.0:1
Thoroughfare		1.4 fc	3.0 fc	0.1 fc	30.0:1	14.0:1

