

N/F  
Royal River Conservation Trust  
(37,020/271)

N/F  
John Stratford, III  
(34,018/183)

N/F  
Thomas D. & Joanne S. Burgess  
(6280/281)

N/F  
Bruce B. & Karen M. Stratford  
(6280/258)

Hickory Lane

State of Maine, Cumberland Co.  
Registry of Deeds  
Received: \_\_\_\_\_  
at \_\_\_\_\_ and recorded in  
Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Attain: \_\_\_\_\_  
Register

NOTES

- Owner of record is Joyce Ann Gervais by deeds recorded in the Cumberland County Registry of Deeds in book 10,832 page 289 and book 15,617 page 92.
- All bearings are referenced to the State Plane Coordinate System of 1983, West Zone as per the plan in reference 1 and calculated from angles of an actual on the ground survey.
- This property is shown as Lots 24 & 25 on the Town of North Yarmouth Tax Map 10.
- This property is in the Village Residential Zoning District with the following minimum space standards:
 

Minimum Lot Area	1.00 acres
Minimum Road Frontage	200 ft.
Minimum Road Frontage (other streets)	100 ft.
Minimum Front Yard Setback	20 ft.
Minimum Side Yard Setback	10 ft.
Minimum Rear Yard Setback	10 ft.
- There are no wetlands on this property.
- Bacon Farm Road has been constructed to the Town of North Yarmouth minimum road standards with underground utilities.
- No portion of this property is within any Special Flood Hazard Zone as defined by FEMA.
- These lots will be serviced by individual drilled wells and on site septic systems.
- The topography contours shown on this plan are at 2' intervals and taken from the LDAR available on the MEGS web site.
- The boundaries shown on this plan were taken from the plan in reference 1.
- This subdivision is expected to add an additional 30 traffic trips per day.
- This lot has not been timber harvested in the last 5 years.
- There are no high or moderate value wildlife habitats located in the area of this subdivision as shown on the MDEP maps.
- All construction and land clearing debris will be disposed of off-site.
- All construction on these lots will follow the "Best Management Practices of Soil Erosion and Sediment Control" current version.
- The total area of this lot is 14.51 acres or 632,216 sq.ft.
- See "Private Way Maintenance Agreement - Bacon Farm Road (Off Gray Road)" recorded in the Registry of Deeds in book 37,283 page 182.
- Lots 24-2 and 24-3 are exempt from this subdivision.
- This plan is an amendment to the plan recorded in the Cumberland County Registry of Deeds in plan book 220 page 478 by moving the turn around 50' to the Northwest.

LEGEND

- Iron Pipe or Pin Found
- Granite Monument Found
- 5/8" Capped Rebar (#2376) set
- ⊕ Utility Pole
- ⊖ Stone Wall
- N/F Now or Formerly of (6280/258) CORD Deed Reference
- Easement Line
- Electrical Transformer
- Building Setback Line

Approved by the Town of North Yarmouth Planning Board:

Signed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_

WAIVERS GRANTED

Article V, Section 5.5.C.4.J High Intensity Soils Study  
Article V, Section 5.5.C.4.Y Stormwater Management Plan  
Article V, Section 5.5.C.4.Z Soil & Erosion Control Plan  
Article X, Section 10.2.B.6 Interconnectivity

PLAN REFERENCES

- "Lotting Plan for Edward & Joyce Gervais, 83 Gray Road, North Yarmouth, Maine" dated July 6, 2020 by Little River Land Surveying, Inc. recorded in Plan Book 220 Page 330.
- "Boundary Survey Map & Family Division for the Estate of Ruth Stratford situated at 45 Gray Road, Town of North Yarmouth, County of Cumberland, State of Maine" dated November 30, 2012 by Maine Boundary Consultants recorded in Plan Book 212 Page 395.
- "Plan of Boundaries between Gray & Lufkin Roads, North Yarmouth, Maine made for Ed & Joyce Gervais" dated 11-11-2016 by Owen Haskell, Inc.



1st Amended Plan  
Bacon Farm Subdivision  
on  
Gray Road  
North Yarmouth, Maine  
Made For Record Owner  
MGM Builders, Inc.  
8 Turley Lane Drive - Westbrook, ME 04092

WAYNE T. WOOD & CO.  
Gray, Maine 04039  
30 Wood Drive  
(207)657-3330

Drawn By: WW/RW  
Scale: 1" = 60'  
Checked By: WW  
Field Crew:

Date: September 2021  
Job No. 220138