Approved by the Town of
North Yarmouth Planning Board:

Signed: _____

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Date: _____

NOTES

1. Owner of record is Darla P. Hamlin deed recorded in the Cumberland County Registry of Deeds in book 11,779 page 77.
2. All bearings are referenced to Magnetic of the Year 1994 per the plan in Plan Reference #4
3. The subject parcel is shown on the Town of North Yarmouth, Maine Tax Map #8 as Lot #15 and is situated in the Village Residential Zone with the following space and dimensional requirements: 1 acre minimum with 200 feet of road frontage on Routes 9,115 & 231 and 100 feet on all other streets, 20 foot front setback and 10 foot side and rear setbacks. Residential back lots in the Village Residential Zone shall meet the dimensional requirements for the District.
4. There are no wetlands on Lots 15–1 & 15–2.
5. No portion of this property is within any Special Flood Hazard Zone as defined by FEMA.
6. These lots are to be serviced by individual drilled wells and on site septic systems.
7. The topography contours shown on this plan are at 2' intervals and taken from LIDAR available on the MEGIS web site.
8. This subdivision is expected to add an additional 20 traffic trips per day.
9. There are no high or moderate value wildlife habitats located in the area of this subdivision as shown on the MDEP maps.
10. This lot has not been timber harvested in the last five years.
11. All construction on these lots will follow the "Best Management Practices of Soil Erosion and Sediment Control" current version.
12. All construction and land clearing debris will be disposed of off–site.
13. Lot 15 is exempt from this subdivision review.
14. The total area of this parcel is 8.58 acres.

State of Maine, Cumberland SS.

Registry of Deeds

Received _____20_____

at_____h_____m_____M and recorded in

Plan Book_____Page_____

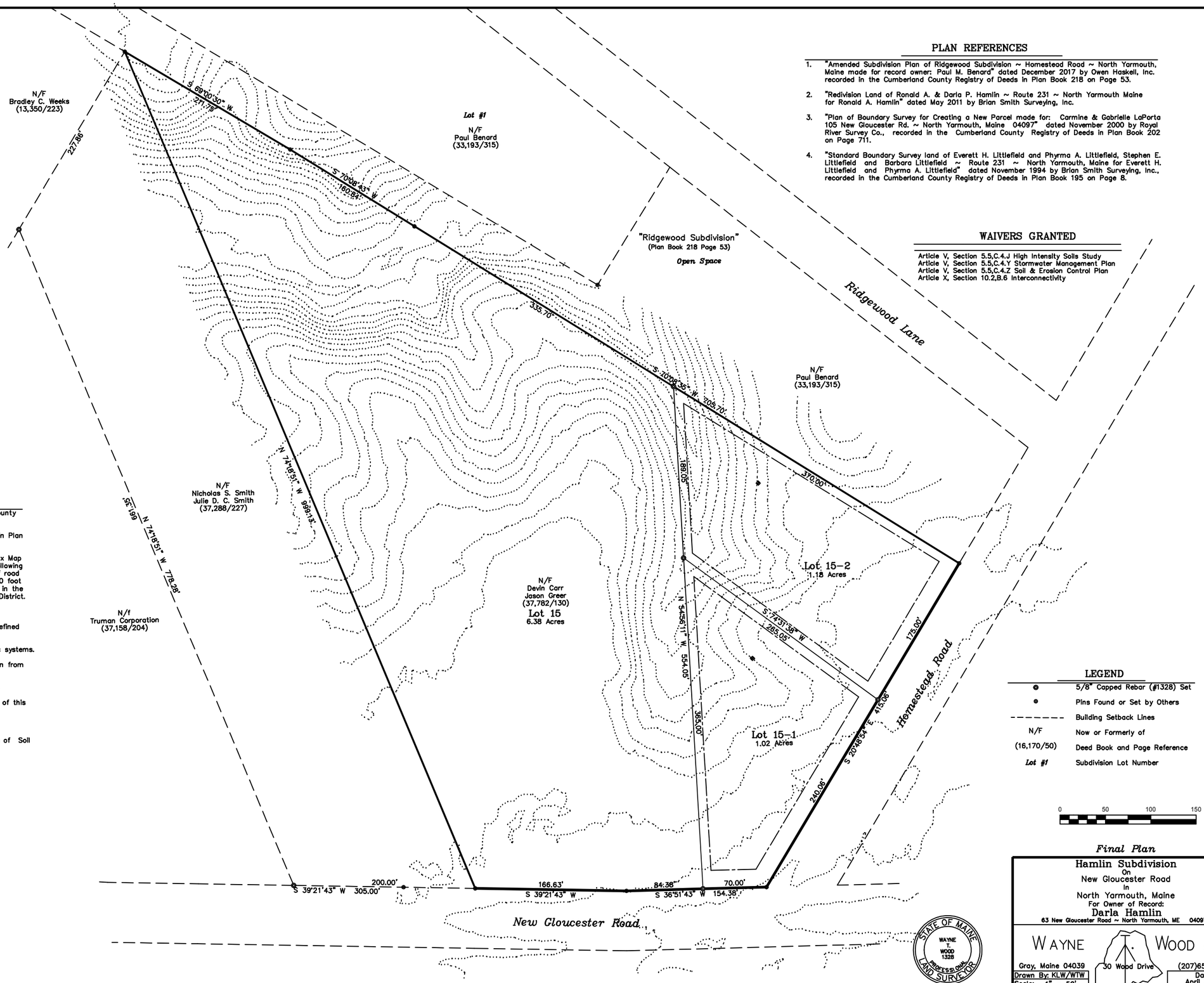
Attest: _____
Register

PLAN REFERENCES

1. "Amended Subdivision Plan of Ridgewood Subdivision ~ Homestead Road ~ North Yarmouth, Maine made for record owner: Paul M. Benard" dated December 2017 by Owen Haskell, Inc. recorded in the Cumberland County Registry of Deeds in Plan Book 218 on Page 53.
2. "Redivision Land of Ronald A. & Darla P. Hamlin ~ Route 231 ~ North Yarmouth Maine for Ronald A. Hamlin" dated May 2011 by Brian Smith Surveying, Inc.
3. "Plan of Boundary Survey for Creating a New Parcel made for: Carmine & Gabrielle LaPorta 105 New Gloucester Rd. ~ North Yarmouth, Maine 04097" dated November 2000 by Royal River Survey Co., recorded in the Cumberland County Registry of Deeds in Plan Book 202 on Page 711.
4. "Standard Boundary Survey land of Everett H. Littlefield and Phyrma A. Littlefield, Stephen E. Littlefield and Barbara Littlefield ~ Route 231 ~ North Yarmouth, Maine for Everett H. Littlefield and Phyrma A. Littlefield" dated November 1994 by Brian Smith Surveying, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 195 on Page 8.

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



LEGEND

⊗	5/8" Capped Rebar (#1328) Set
●	Pins Found or Set by Others
– – – – – –	Building Setback Lines
N/F	Now or Formerly of
(16,170/50)	Deed Book and Page Reference
Lot #1	Subdivision Lot Number

0 50 100 150

Final Plan

Hamlin Subdivision
On
New Gloucester Road
In
North Yarmouth, Maine
For Owner of Record:
Darla Hamlin
63 New Gloucester Road ~ North Yarmouth, ME 04097

STATE OF MAINE
WAYNE T. WOOD 1328
PROFESSIONAL LAND SURVEYOR

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

Drawn By: KLW/WTW	Date
Scale: 1" = 50'	April 2021
Checked By: WTW	Job No.
Field Crew: n/a	221020