

**Site Distance Table**

Lot	North	South
Lot 1	295'	500'+
Lot 2	800'+	800'+
Lot 3	800'+	300'

**PLAN REFERENCES**

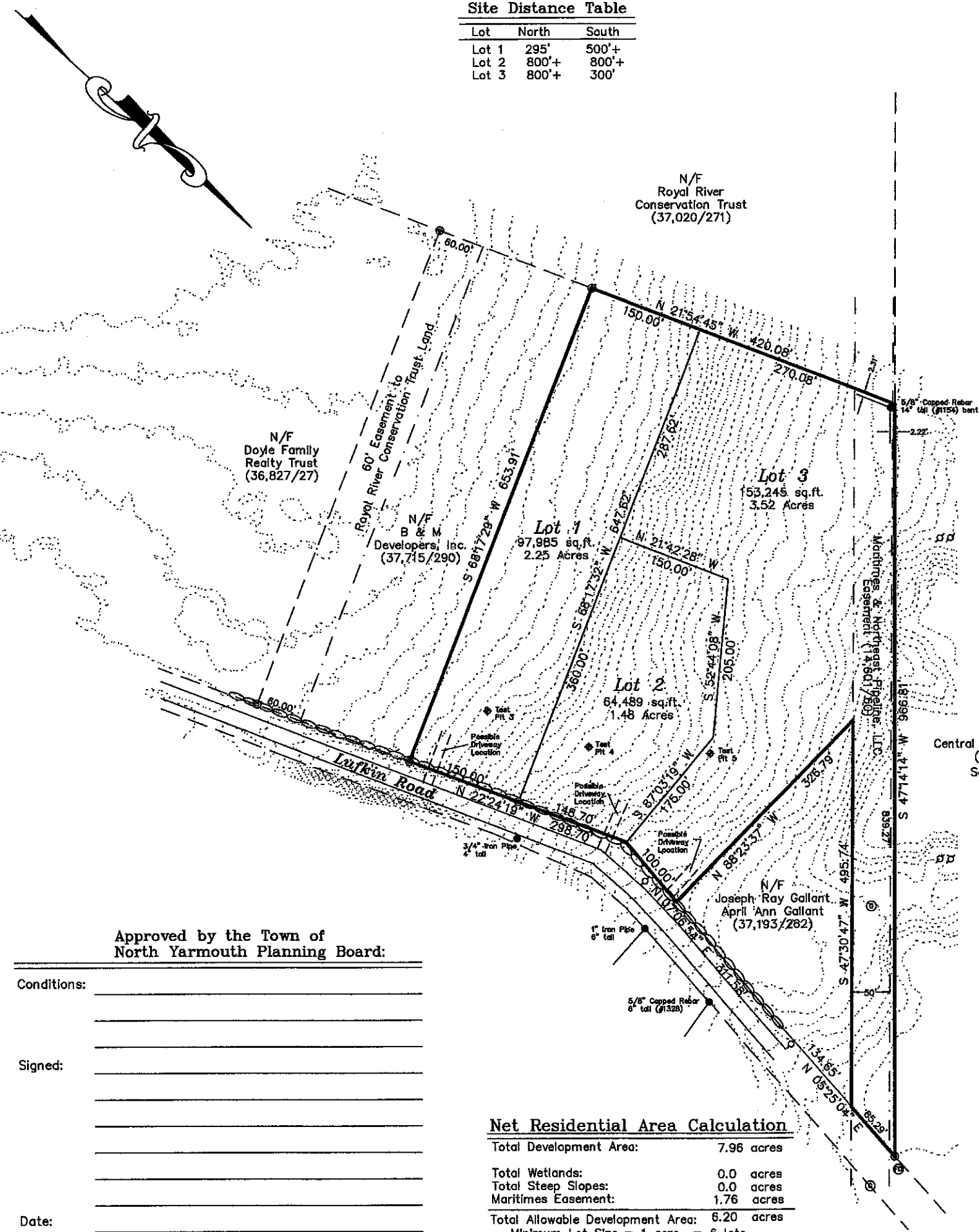
- "Equestrian Estates Subdivision ~ Route 115 ~ North Yarmouth, Maine made for B & P Associates" dated May 1987 by R. P. Titcomb Associates, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 168 on Page 41.
- "Plan of Woodlot Boundary Survey between Gray & Lufkin Roads ~ North Yarmouth, Maine made for Lee & Ursula Baier" dated September 2005 by Royal River Survey Co., recorded in the Cumberland County Registry of Deeds in Plan Book 206 on Page 836.
- "Working Drawing on Lufkin Road in North Yarmouth, Maine for Stephen Woodward" dated August 2012 by Wayne T. Wood & Co.
- "Proposed Division on Lufkin Road in North Yarmouth, Maine for Stephen Woodward" dated August 2016 by Wayne T. Wood & Co.
- "Proposed Division on Lufkin Road in North Yarmouth, Maine for Stephen Woodward" dated July 2020 by Wayne T. Wood & Co.

**LEGEND**

- 5/8" Capped Rebar (#1328) Set
- Iron Pipe or Pin Found as Noted
- Stone Post Found as Noted
- ⊖ Stone Wall
- σ Utility Pole
- ⊙ Gas Line Marker
- ⊙ Fiber Optic Cable Marker
- ◆ Soils Test Pit as Noted
- ⋯ Existing Contours
- N/F Now or Formerly of
- (13,488/122) Deed Book and Page Reference

**NOTES**

- Owners of record are Stephen G. Woodward and Suzanne G. McGuffey by deeds recorded in the Cumberland County Registry of Deeds in Book 21,253 on Page 277 and Book 21,253 on Page 279.
- All bearings are referenced to Magnetic North of the Year 1982 per the plan in Plan Reference #3 and are calculated from angles of an actual on the ground survey.
- The subject parcel is shown as Lot #1 on the Town of North Yarmouth Tax Map #10 and is situated within the Village Residential Zone.
- The soils test pits shown on these lots are by Mark Cenci Geologic, Inc.
- The existing contours shown are taken from the MEGIS website for LIDAR topo.
- The lots in this subdivision will generate approximately 30 traffic trips per day.
- Each lot will be serviced by individual onsite septic and drilled wells.
- There is not/nor will there be any hazardous materials stored on these lots.
- All construction on these lots will follow "Best Management Practices for Erosion Control and Sedimentation" current edition by the Maine DEP.
- All construction and clearing debris will be disposed of off site.
- No part of this site is located within a special flood zone as defined by FEMA.
- There are no special habitat or species located on this site per the "Beginning with Habitat Program" and the Comprehensive Plan.
- There are no wetlands on this site.



Approved by the Town of North Yarmouth Planning Board:

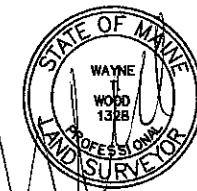
Conditions:

Signed:

Date:

**Net Residential Area Calculation**

Total Development Area:	7.96 acres
Total Wetlands:	0.0 acres
Total Steep Slopes:	0.0 acres
Maritimes Easement:	1.76 acres
Total Allowable Development Area:	6.20 acres
Minimum Lot Size = 1 acre = 6 lots	



**Lady Slipper Hill Subdivision**

On Lufkin Road  
in North Yarmouth, Maine  
For Owners of Record  
**Stephen Woodward & Marie Burns**  
208 Lufkin Rd. ~ North Yarmouth, ME 04097  
1080 17th St. ~ Marlon, IA 52302

WAYNE T. WOOD & CO.

Gray, Maine 04039 30 Wood Drive (207)657-3330

Drawn By: KLW/WTW  
Scale: 1" = 100'  
Checked By: WTW  
Field Crew:

Date: April 2022  
Job No.: 222029