



LOCATION MAP 1:1000

**APPROVAL -
TOWN OF FALMOUTH
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS GAIL MASON AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30818 PAGE 116.
- THE PROPERTY IS LOCATED ON THE TOWN OF FALMOUTH TAX MAP R07 BEING DEPICTED AS LOT 100.
- THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE WEST ZONE.

CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTOURS ARE BASED UPON A LIMITED FIELD SURVEY BY ST. CLAIR ASSOCIATES AND 2-FOOT CONTOUR DATA AVAILABLE IN THE STATE OF MAINE GIS DATABASE.
- PLAN REFERENCES:
A) SECOND AMENDED MINOR SUBDIVISION PLAN LEIGHTON HOMESTEAD DATED THROUGH MAY 13, 2007 BY SEBAGO TECHNICS, INC. AND RECORDED IN PLAN BOOK 202 PAGE 381.
B) DAVID A. ANNE E. CHASE 50 GRAY ROAD FALMOUTH, ME 04105 COUNTRY ESTATE LOTS ARROUHEAD DRIVE LOT PLAN 4 NOTES DATED THROUGH MAY 28, 2013 BY PINKHAM 4 GREER, RECORDED IN PLAN BOOK 213 PAGE 213.
C) PLAN OF THE HARDY ROAD IN THE TOWN OF FALMOUTH AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE BEARINGS ON SAME OCT. 30, 1959, MAY 10, 1960 BY H.L. & E.C. JORDAN SURVEYORS ON FILE AT THE CUMBERLAND COUNTY COMMISSIONER'S OFFICE IN PLAN BOOK 1A PAGE 52 & 53.
D) THE PROPERTY SHOWN HEREON IS SUBJECT TO:
A) AN EASEMENT GRANTED TO NORTHERN UTILITIES AS DESCRIBED IN A DEED RECORDED IN BOOK 3071 PAGE 34.
B) "RESERVING AND EXCEPTING FOR PUBLIC USE THE BURYING GROUND WITH THE PRIVILEGE OF PASSING TO AND FROM THE SAME AT THE TIME OF FUNERALS, AND ALSO TO THE FAMILY OF NATHANIEL LEIGHTON THE TOMB WHICH HE BUILT ON THE HEREINBEFORE DESCRIBED LOT."
E) THE NATURAL RESOURCE MAPPINGS AND WETLANDS AREAS SHOWN HEREON ARE BASED UPON A WETLAND DELINEATION COMPLETED BY MARK HAMPTON ASSOCIATES DURING 2014.
F) A PORTION OF THE PROPERTY SHOWN HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE TOWN OF FALMOUTH 230045 0001 B HAVING AN EFFECTIVE DATE OF OCTOBER 16, 1984. THIS AREA IS GENERALLY LOCATED ALONG THE EXISTING STREAM (MEADER BROOK) SHOWN HEREON.
G) THE PROPOSED DEVELOPMENT WILL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS ON THE LOTS AND UNDERGROUND POWER, TELEPHONE AND CABLE TV SERVICE EXTENDING FROM EXISTING POWER POLES ALONG HARDY ROAD. THE APPLICANT/DEVELOPER SHALL COORDINATE WITH CENTRAL MAINE POWER COMPANY TO INSTALL POWER POLE AND OR POLES TO SERVE UNDERGROUND UTILITY TO LOT 4, LOT 5 & LOT 6.
H) NO FURTHER DIVISION OF THIS PARCEL IS PERMITTED WITHOUT FIRST OBTAINING TOWN OF FALMOUTH PLANNING BOARD APPROVAL.
I) THE COMMON OPEN SPACE AREA SHALL BE DEEDED TO THE HOME OWNERS ASSOCIATION OR THE TOWN OF FALMOUTH UPON SUBDIVISION APPROVAL AND RECORDING OF THE SUBDIVISION PLAN AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THIS LAND SHALL REMAIN UNDEVELOPED AND PRESERVED IN ITS NATURAL STATE FOR PERPETUITY WITH THE EXCEPTION OF THE REMOVAL OF DEAD OR DYING TREES AND BRUSH. THE LAND MAY BE USED FOR PASSIVE RECREATIONAL PURPOSES ONLY (IE WALKING TRAILS). NO ATVs OR MOTORIZED VEHICULAR ACCESS SHALL BE PERMITTED.
J) ANY PROPOSED WALKING TRAILS LOCATED WITHIN THE OPEN SPACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF FALMOUTH SUBDIVISION ZONING ORDINANCE APPENDIX I (N) TRAILS AND CONFORM TO THE FOLLOWING STANDARDS:
A) TRAIL IMPROVEMENTS SHALL DEMONSTRATE ADHERENCE TO PRINCIPLES OF QUALITY TRAIL DESIGN.
B) TRAILS SHALL HAVE A VERTICAL CLEARANCE OF NOT LESS THAN TEN (10) FEET.
C) THE WIDTH OF THE TRAIL SURFACE MAY VARY DEPENDING ON TYPE OF USE TO BE ACCOMMODATED, BUT IN NO CASE SHALL IT BE LESS THAN THREE (3) FEET OR GREATER THAN SIX (6) FEET.
D) NO TRAIL SHALL BE DESIGNED WITH THE INTENT TO ACCOMMODATE A MOTORIZED VEHICLE.
K) A 25' WIDE STREETSCAPE BUFFER SHALL BE MAINTAINED ALONG THE HARDY ROAD STREET FRONTAGE OF THE PROPOSED DEVELOPMENT WITH THE EXCEPTION OF CLEARING NECESSARY TO INSTALL PROPOSED DRIVEWAYS AND UTILITIES AND TO PROVIDE NECESSARY GRADING TO ALLOW SHEET RUNOFF FROM HARDY ROAD AS REQUIRED BY THE TOWN PUBLIC WORKS AND ENGINEERING DEPARTMENT.
L) THE LOCATION OF PROPOSED DRIVEWAYS SHALL MEET TOWN OF FALMOUTH STANDARDS FOR SIGHT DISTANCE.
M) A 50' WIDE PERIMETER BUFFER SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 313 OF THE ZONING ORDINANCE. THESE BUFFER STRIPS SHALL BE NATURALLY VEGETATED OR LANDSCAPED IN A MANNER APPROPRIATE TO THE EXISTING SITE CONDITIONS AND THE SECONDARY CONSERVATION VALUE OF THE STRIP.
N) THE EXISTING STONE WALLS SHOWN HEREON ARE CONSIDERED A SECONDARY CONSERVATION RESOURCE, ARE TO REMAIN AND SHALL NOT BE DISTURBED WITH THE EXCEPTION TO PROVIDE FOR DRIVEWAY ACCESS.
O) HOME FIRE SUPPRESSION SYSTEMS SHALL BE INSTALLED IN ALL NEW HOMES TO BE BUILT ON LOTS 1 THROUGH 11.
P) THE APPLICANT/DEVELOPER OF THE INDIVIDUAL LOTS CONTAINING AN EXISTING RIGHT OF WAY MONUMENT FOR HARDY SHALL MAKE EVERY EFFORT TO PRESERVE THE EXISTING RIGHT OF WAY MONUMENT DURING CONSTRUCTION. SHOULD THE MONUMENT GET DISTURBED, IT SHALL BE THE LOT DEVELOPER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A MAINE PROFESSIONAL LAND SURVEYOR TO REPLACE THE DISTURBED MONUMENT AT THE EXPENSE OF THE LOT DEVELOPER.
Q) THE PROPOSED DRIVEWAYS SERVICING LOTS 1 THROUGH 11 SHOWN HEREON SHALL HAVE A PAVED APRON EXTENDING FROM THE EXISTING EDGE OF PAVEMENT OF HARDY ROAD TO A DISTANCE OF APPROXIMATELY 20 FEET BEYOND THE RIGHT OF WAY LINE OF HARDY ROAD. THE PROPOSED DRIVEWAYS SHALL BE GRADED SUCH THAT NO WATER FROM THE INDIVIDUAL DRIVEWAYS WILL ENTER ONTO THE PAVED SURFACE OF HARDY ROAD.

DENSITY CALCULATIONS

TOTAL LAND AREA:	30.92 ACRES
10% DEDUCTION FOR ROADS & PARKING:	3.09 ACRES
LAND CUT OFF FROM MAIN PARCEL & UNAVAILABLE FOR BUILDING	N/A
LAND IN FLOOD HAZARD OR COASTAL HIGH HAZARD PER FEMA MAPS	2.00 ACRES
LAND UNSUITABLE FOR DEVELOPMENT PER TOPOGRAPHY OR SOIL CONDITIONS	
WETLANDS:	0.16 ACRES
COASTAL WETLANDS:	N/A
LAND IN RIGHTS OF WAY OR EASEMENTS:	0.93 ACRES
LAND IN RESOURCE PROTECTION DISTRICTS: (OF SHORELAND ZONE):	N/A
TOTAL NON-BUILDABLE LAND:	15.1 ACRES
NET RESIDENTIAL AREA OF PARCEL:	15.82 ACRES
MAXIMUM DENSITY:	0.61 LOTS OR LIVING UNITS

SPACE & BULK REQUIREMENTS

THE PROPERTY IS LOCATED IN THE FARM 4 FOREST DISTRICT (F) AND RESOURCE CONSERVATION OVERLAY DISTRICT (RCZO). SPACE & BULK REQUIREMENTS ARE AS FOLLOWS:

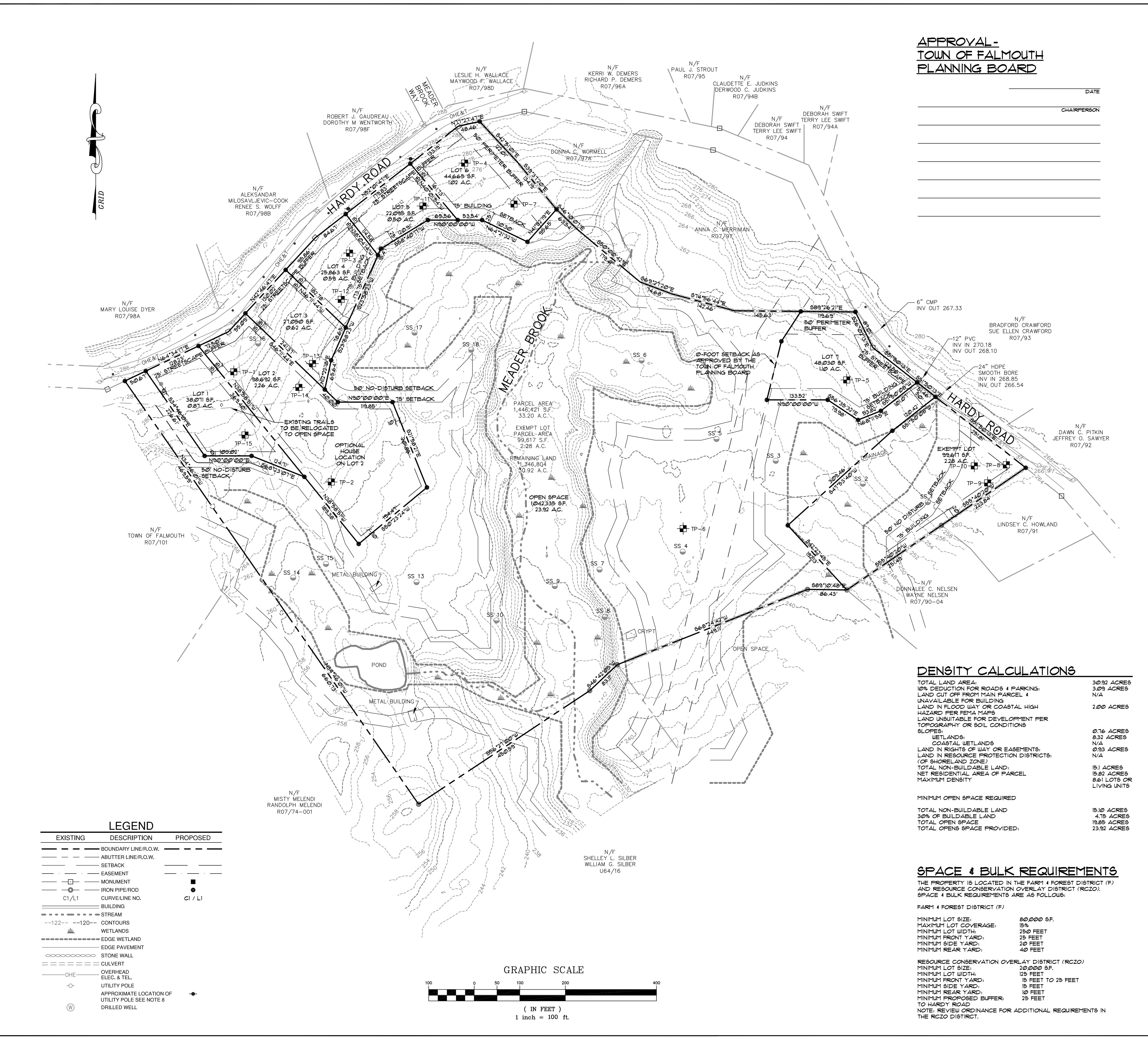
FARM 4 FOREST DISTRICT (F)

MINIMUM LOT SIZE:	80,000 SF.
MAXIMUM LOT COVERAGE:	15%
MINIMUM LOT WIDTH:	250 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	40 FEET

RESOURCE CONSERVATION OVERLAY DISTRICT (RCZO)

MINIMUM LOT SIZE:	20,000 SF.
MINIMUM LOT WIDTH:	125 FEET
MINIMUM FRONT YARD:	15 FEET TO 25 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM PROPOSED BUFFER:	25 FEET

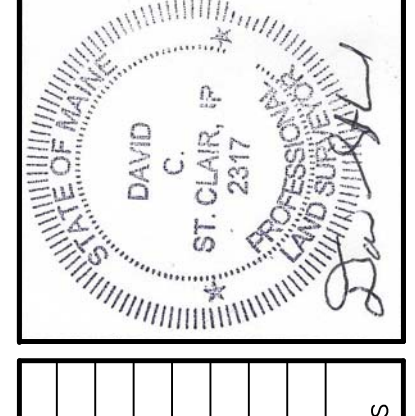
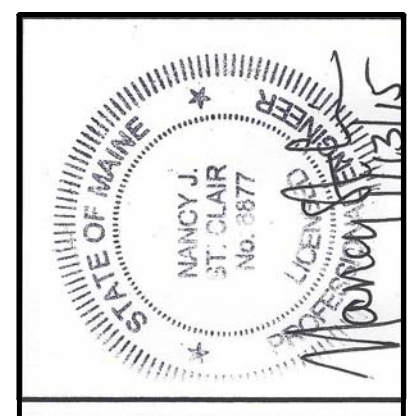
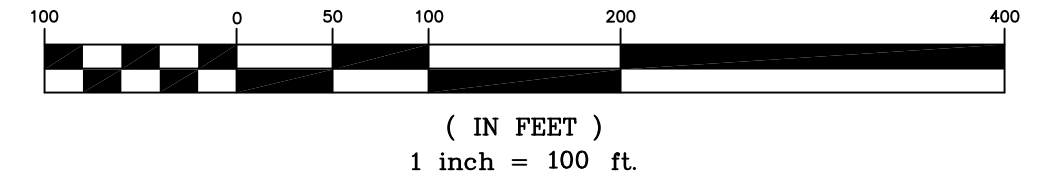
NOTE: REVIEW ORDINANCE FOR ADDITIONAL REQUIREMENTS IN THE RCZO DISTRICT.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
- - -	ABUTTER LINE/R.O.W.	- - -
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
C1/L1	CURVE/LINE NO.	C1 / L1
▭	BUILDING	▭
---	STREAM	---
---	CONTOURS	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	STONE WALL	---
---	CULVERT	---
---	OVERHEAD ELEC. & TEL.	---
○	UTILITY POLE	○
○	APPROXIMATE LOCATION OF UTILITY POLE SEE NOTE 8	○
⊕	DRILLED WELL	⊕

GRAPHIC SCALE



PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	DATE	STATUS
19066					01-13-15	SUBMIT FOR TOWN REVIEW
					12-10-14	SUBMIT FOR TOWN REVIEW
					11-18-14	FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES.

ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5558

PROJECT NO. 19066
 FIELD BOOK
 DESIGN
 CHKD
 DRAWN
 TJD&A
 DCS
 ELECT

SUBDIVISION PLAN
 OF:
GROVE FOREL BAEK SUBDIVISION
 HARDY ROAD,
 FALMOUTH, MAINE

FOR:
RISBARA BROS. CONST. CO. INC.
 P.O. BOX 485
 SCARBOROUGH, ME 04074

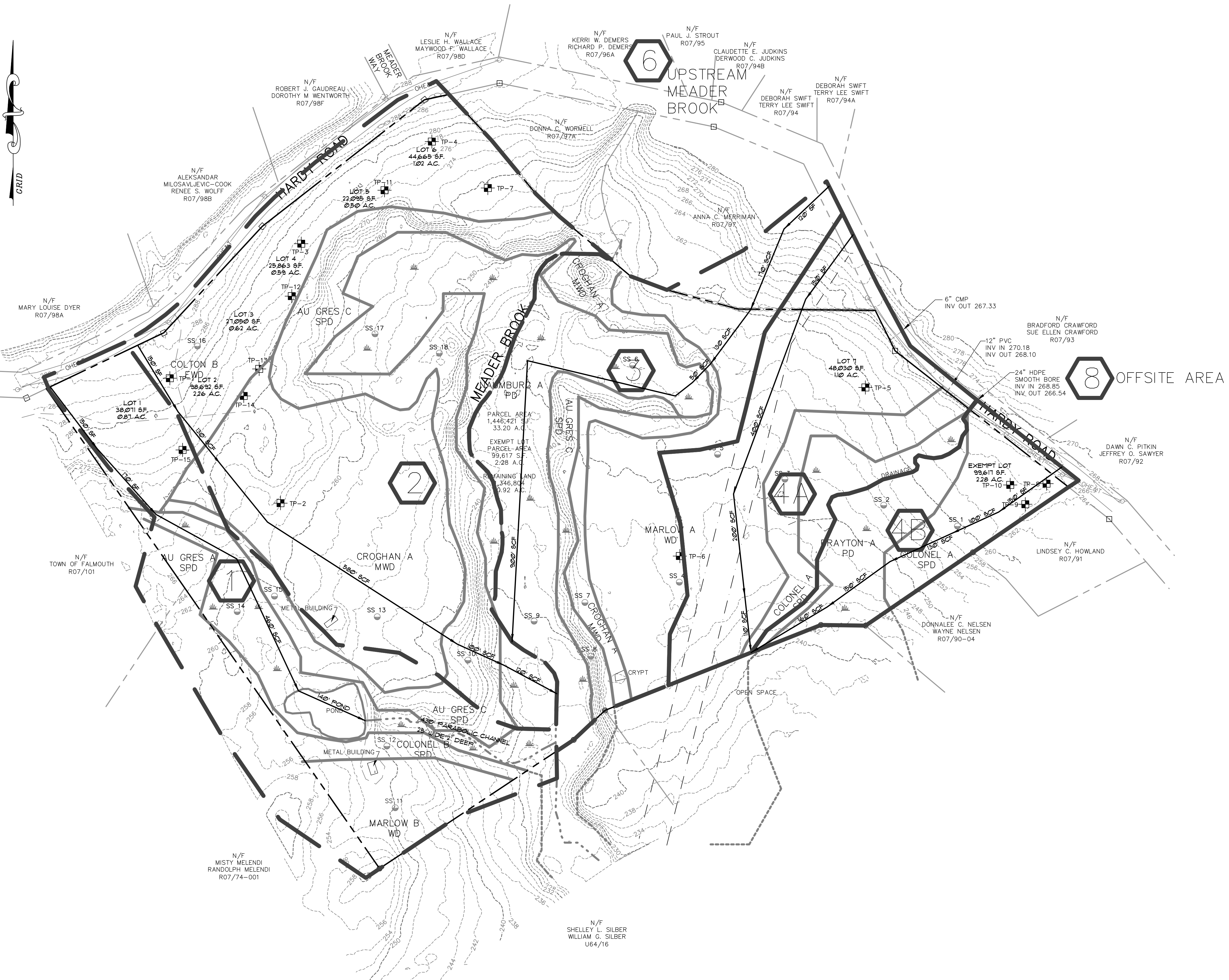
RECORD OWNER:
 GAIL MASON
 68 PRESCOTT ROAD
 BRIDGTON, ME 04009

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
 _____, 20____
 AT _____h _____m _____M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER

DATE	SCALE
1-21-14	1"=100'

SHEET 1 OF 5



LEGEND

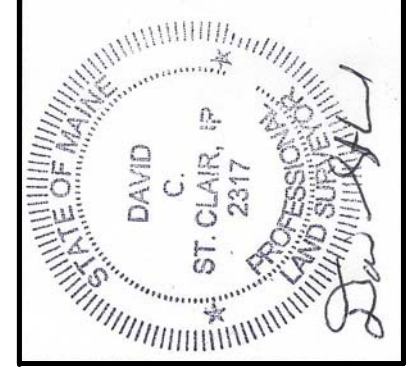
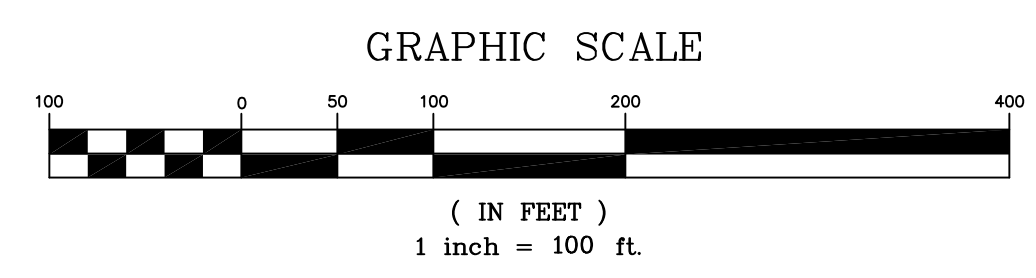
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	■
—○—	IRON PIPE/ROD	—○—
C1/L1	CURVE/LINE NO.	C1/L1
---	BUILDING	---
---	STREAM	---
-122--	CONTOURS	-122--
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	STONE WALL	---
---	CULVERT	---
OHE	OVERHEAD ELEC. & TEL	OHE
○	UTILITY POLE	○

LEGEND (WATERSHED MAP)

EXISTING	DESCRIPTION	PROPOSED
→	TCPATH	→
→	WATERSHED	→
⬡	SUBCATCHMENT	⬡

WATERSHED AREA

SUBCATCHMENT	WATERSHED AREA
1	121 A.C.
2	1346 A.C.
3	814 A.C.
4A	541 A.C.
4B	248 A.C.
6	1050 A.C. (APPROXIMATE AREA UPSTREAM MEADER BROOK)
8	200 A.C. (APPROXIMATE OFFSITE AREA)



REV.	DATE	BY	STATUS
C	01-13-15	DCS	SUBMIT FOR TOWN REVIEW
B	12-10-14	DCS	SUBMIT FOR TOWN REVIEW
A	11-18-14	DCS	FOR CLIENT REVIEW

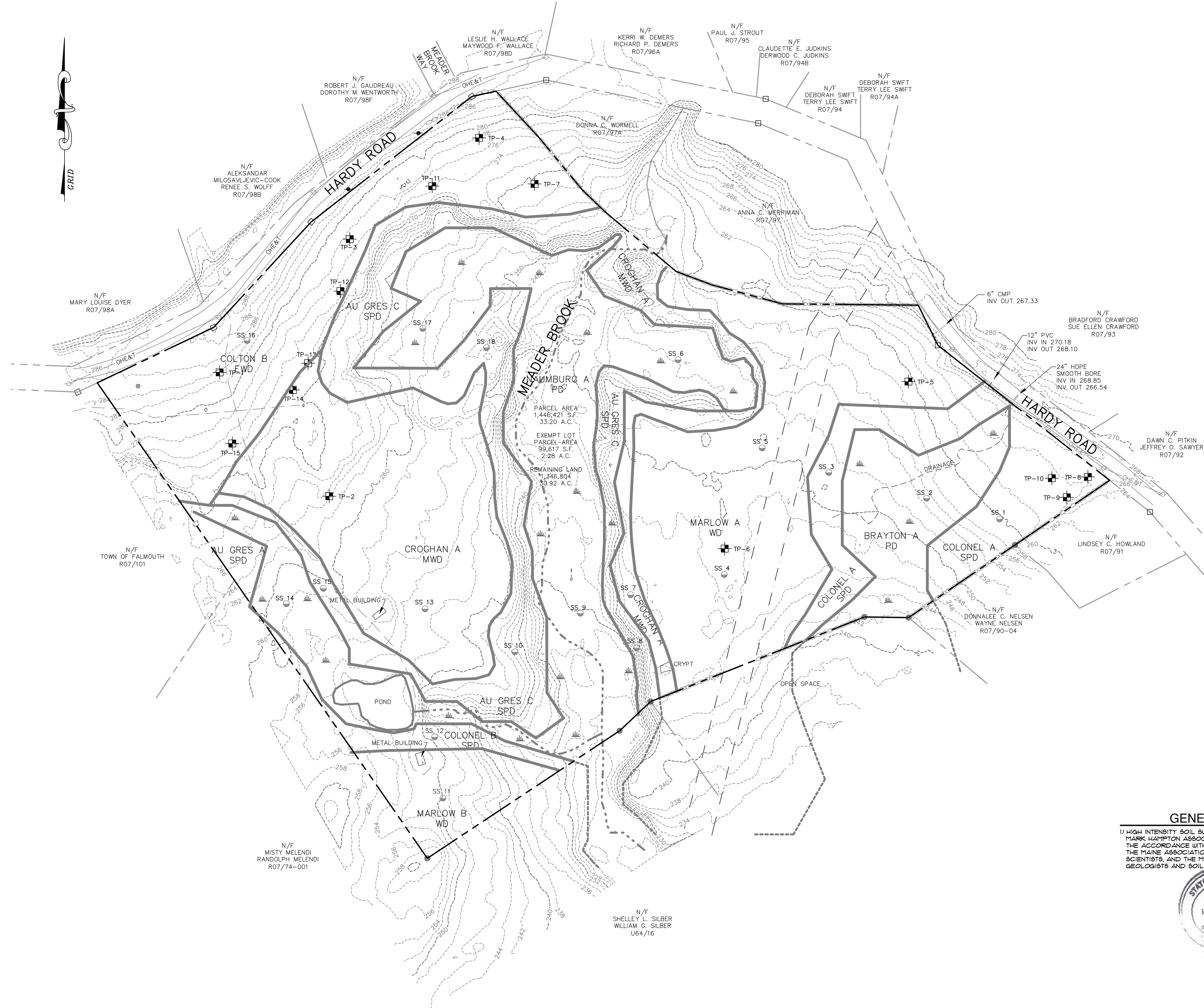
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ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5559

PROJECT NO. 13066SB
 FIELD BOOK ELECT
 DESIGN TJDKA
 CHECK DCS
 DRAWN DCS

WATERSHED MAP
 OF:
 GROVE FOREL BAEK SUBDIVISION
 HARRY BAEL
 FALMOUTH, MAINE
 FOR:
 RISBARA BROS. CONST. CO. INC.
 P.O. BOX 485
 SCARBOROUGH, ME 04074

DATE	SCALE
1-21-14	1"=100'



SOILS LEGEND

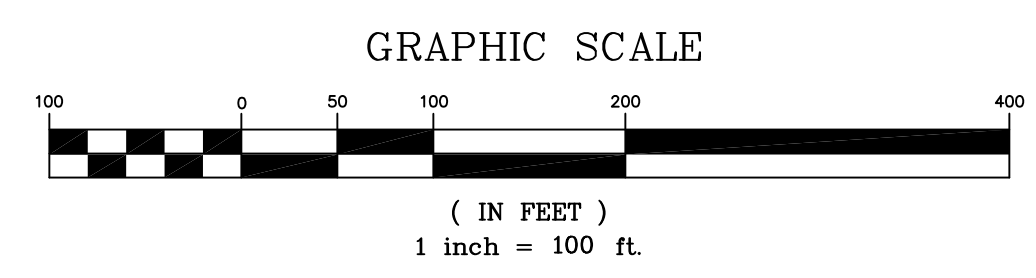
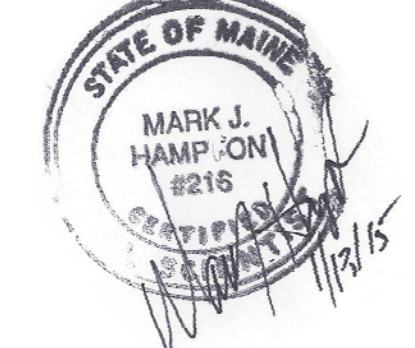
- 1) DRAINAGE CLASS
- EXCESSIVELY WELL DRAINED EUD
 - WELL DRAINED EUD
 - MODERATELY WELL DRAINED EUD
 - SOMEWHAT POORLY DRAINED EUD
 - POORLY DRAINED EUD
 - VERY POORLY DRAINED EUD
- 2) SLOPE DESIGNATION
- 0-3% A
 - 3-8% B
 - 8-15% C
 - 15-25% D
 - 25% E

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	■
—○—	IRON PIPE/ROD	—●—
—○/1	CURVE/LINE NO.	—●/LI
---	BUILDING	---
---	STREAM	---
---122---	CONTOURS	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	STONE WALL	---
---	CULVERT	---
—OHE—	OVERHEAD ELEC. & TEL.	---
○	UTILITY POLE	---

GENERAL NOTES

1) HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.



NO.	DATE	BY	STATUS
B	12-10-14	DCS	SUBMIT FOR TOWN REVIEW
A	11-18-14	DCS	FOR CLIENT REVIEW

ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5556

PROJECT NO. 130658
 FIELD BOOK ELECT
 DESIGN TJDKA
 CHECK DCS
 DRAWN DCS

HIGH INTENSITY SOIL SURVEY
 OF:
 GROVE FOREL BAEK SUBDIVISION
 HARDY ROAD
 FALMOUTH, MAINE

FOR:
 RISBARA BROS. CONST. CO. INC.
 P.O. BOX 485
 SCARBOROUGH, ME 04074

DATE 1-21-14
 SCALE 1"=100'

SHEET 5 OF 5