



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
ZONING DISTRICT		
BUFFER LINE		
SETBACK LINE		
IRON PIPE OR ROD		
GRANITE MONUMENT		
FIRE HYDRANT		
WATER VALVE		
CATCHBASIN		
STREAM		
WETLAND		
TREELINE		
STONE WALL		
INFORMAL TRAILS		
DECIDUOUS TREE		
EVERGREEN TREE		

- ### GENERAL NOTES:
- TOTAL SITE AREA: 23.41 ACRES
 - ZONING DISTRICT: "F" - FARM AND FOREST DISTRICT
"RB" - RESIDENTIAL B DISTRICT
"LR" - LIMITED RESIDENTIAL DISTRICT
"RFP" - RESOURCE PROTECTION RESOURCE CONSERVATION OVERLAY DISTRICT
 - RECORD OWNER: FRED CHASE
5 STAGECOACH ROAD
FALMOUTH, MAINE 04105
 - BOOK & PAGE: C.C.R.D. BOOK 2910 PAGE 593
 - TAX MAP & LOT NO.: TAX MAP U56 LOT 002
 - STANDARDS FOR CONSERVATION SUBDIVISION

	REQUIRED	PROPOSED
MINIMUM LOT SIZE =	20,000 SF	40,188 SF
MINIMUM NET RES. AREA/LOT "F" =	40,000 SF	40,083 SF
MINIMUM LOT WIDTH =	125 FEET	125 FEET
MINIMUM STREET FRONTAGE =	125 FEET	90 FEET
MAXIMUM LOT COVERAGE "F" =	15%	7% ***
MINIMUM FRONT SETBACK =	25 FEET	25 FEET
MINIMUM SIDE SETBACK "F" =	20 FEET	10 FEET
MINIMUM REAR SETBACK "F" =	40 FEET	10 FEET
PERMETER BUFFER =	50 FEET	50 FEET
HIGH VALUE WETLAND SETBACK =	75 FEET	670 FEET
LOW VALUE WETLAND SETBACK =	50 FEET	75 FEET
STREAM SETBACK =	75 FEET	75 FEET
FLOODPLAIN SETBACK =	75 FEET	370 FEET
STREAM FLOODPLAIN HIGH VALUE WETLAND BUFFER =	3.05 ACRES	

- *** A REDUCTION TO 50' ON A RADIUS CAN BE APPROVED BY PLANNING BOARD
*** 7% COULD INCREASE AT TIME OF BUILDING PERMIT APPLICATION
- NET RESIDENTIAL AREA CALCULATIONS:
TOTAL PARCEL AREA = 23.41 ACRES
A. 10% ROADS/PARKING = 2.34 ACRES
B. INACCESSIBLE LAND = 0.00 ACRES
C. FLOOD ZONE LAND = 3.60 ACRES
D. UNSUITABLE LAND = 0.74 ACRES
E. R.O.W./EASEMENTS = 1.69 ACRES
F. LAND IN RESOURCE PROTECTION DISTRICTS = 2.44 ACRES
TOTAL DEDUCTIONS = 8.37 ACRES
NET DEVELOPABLE AREA = 15.04 ACRES

- NOTE: PER ZONING ORDINANCE STANDARDS PRIOR TO JANUARY 24, 2011, 50% OF BUILDABLE LAND IS 9.02 ACRES. THE SUBDIVISION WOULD REQUIRE 18.33 ACRES (OR 18.4 ACRES, ROUNDED UP) OF OPEN SPACE.
- MINIMUM OPEN SPACE REQUIRED:
(GROUNDED UP TO NEAREST TENTH)
A. TOTAL NON-BUILDABLE LAND = 13.25 ACRES
B. 30% OF BUILDABLE LAND = 4.51 ACRES
C. TOTAL OPEN SPACE = 17.76 ACRES (18.4 ACRES PROPOSED)

- NOTE: PER ZONING ORDINANCE STANDARDS PRIOR TO JANUARY 24, 2011, 50% OF BUILDABLE LAND IS 9.02 ACRES. THE SUBDIVISION WOULD REQUIRE 18.33 ACRES (OR 18.4 ACRES, ROUNDED UP) OF OPEN SPACE.
- BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY DATED JANUARY 4, 2004 AND REVISED JANUARY 2008 BY OWEN HASKELL INC. 390 US ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105. (207) 774-0424. JOHN SWAN PLS #1038.
 - BASE TOPOGRAPHIC SURVEY DATED APRIL 25, 2007 BY CULLENBERG LAND SURVEYING, 892 OLD DANVILLE ROAD, AUBURN, MAINE 04210. (207) 777-1150. KEVIN W. CULLENBERG PLS #1278.
 - ELEVATIONS DERIVED FROM GPS OBSERVATIONS USING NAVD 88 AND GEOID 03. (CULLENBERG SURVEY). ELEVATION DISCREPANCY OF 15.68 FEET NOTED BY OWEN HASKELL. ADD 15.68 TO ELEVATIONS FOR NGVD 1929.
 - WETLAND DELINEATION BY MARK HAMPTON, ASSOCIATES, P.O. BOX 1931, PORTLAND, MAINE 04101-1931. MARK HAMPTON 55 #216. WETLANDS A, B, C AND D ARE LOW VALUE. WETLAND E IS HIGH VALUE.
 - ZONING DISTRICT BOUNDARIES FROM TOWN OF FALMOUTH MAP.
 - 100 YEAR FLOOD PLAN ELEVATION LOCATED AT ELEVATION 32 PER FEMA FLOOD INSURANCE RATE MAP. ELEVATION SHOWN ON PLAN ACCOUNTS FOR 15.68 FOOT DIFFERENCE BETWEEN NAVD 1929 (FEMA DATA) AND ASSUMED DATUM ON PLAN.
 - DATA OUTSIDE OF SITE BOUNDARIES FROM TOWN OF FALMOUTH GIS.
 - CLASS B - HIGH INTENSITY SOL SURVEY BY MARK HAMPTON, ASSOCIATES, P.O. BOX 1931, PORTLAND, MAINE 04101-1931. MARK HAMPTON 55 #216.
 - TBM PK NAIL ELEVATION 101.88. LOCATION AT END OF BROOKFIELD ROAD (CULLENBERG SURVEY). ELEVATION IS 117.56 TO MATCH NGVD 1929 COWEN HASKELL SURVEY.
 - BEARINGS BASED ON MAGNETIC NORTH 1954.
 - SITE INVENTORY AND ANALYSIS DATA COMPILED BY MITCHELL & ASSOCIATES, 70 CENTER STREET, PORTLAND, MAINE 04101 (207) 774-4427. BETSY POULIN RLA #2949 AND JOHN MITCHELL RLA #15.
 - BUILDING AND SEPTIC SYSTEM LOCATIONS SHOWN ON PLANS ARE FOR GRAPHIC PURPOSES ONLY. FINAL LOCATION TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
 - OPEN SPACES (COMMON AREA) SHOWN ON PLAN TO BE MANAGED BY TOWN OF FALMOUTH OR HOMEOWNERS ASSOCIATION (AS NOTED ON PLAN) AND SHALL REMAIN IN ITS NATURAL, UNDEVELOPED CONDITION WITH THE ONLY SITE DISTURBANCE ALLOWED LIMITED TO THE CREATION OF WALKING PATHS AND THE REMOVAL OF DEAD, DAMAGED OR INVASIVE VEGETATION.
 - FURTHER LOT DIVISIONS ARE PROHIBITED WITHOUT PLANNING BOARD APPROVAL.

Prepared For:
Owner/Applicant:
FRED CHASE
5 Stagecoach Road
Falmouth, Maine 04105
Tel: (207) 233-3900

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
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70 Center Street
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BROOKSIDE FIELD EXTENSION

Falmouth, Maine

Brookfield Road

CONDITIONS OF APPROVAL:

THE FALMOUTH PLANNING BOARD APPROVED THE FINAL SUBDIVISION PLAN FOR BROOKSIDE FIELD EXTENSION SUBDIVISION ON JUNE 7, 2011. BELOW ARE THE CONDITIONS OF APPROVAL:

- THE DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE BOARD.
- THE FINAL PLANS SHALL INCLUDE ALL MONUMENTATION REQUIRED BY ORDINANCE, THE CORNERS OF THE PERMETER BUFFER ON LOT 2 AND THE CORNERS OF THE NO DISTURBANCE AREAS ON LOT 3 SHALL BE MARKED WITH IRON PINS. A SURVEYOR SHALL VERIFY THE PLACEMENT OF SAID MONUMENTATION PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.
- PRIOR TO RELEASE OF THE RECORDING MYLAR/PRIOR TO SITE DISTURBANCE/PRIOR TO ISSUANCE OF BUILDING PERMITS:
 - ALL REQUIRED HOMEOWNERS/LEGAL DOCUMENTS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. SAID DOCUMENTS SHALL COMPLY WITH THE PROVISIONS OF APPENDIX B OF THE SUBDIVISION ORDINANCE. SHALL ADDRESS THE MAINTENANCE OF ALL COMMON FACILITIES INCLUDING THE OPEN SPACE, ROADWAYS, TRAILS, AND STORMWATER MANAGEMENT SYSTEM, AND SHALL BE RECORDED IN THE REGISTRY OF DEEDS.
 - PER SECTION 11 OF THE SUBDIVISION ORDINANCE, THE APPLICANT SHALL POST A PERFORMANCE GUARANTEE, IN A FORM AND IN AN AMOUNT ACCEPTABLE TO THE TOWN TO COVER THE COST OF THE REQUIRED SUBDIVISION IMPROVEMENTS.
 - THE APPLICANT SHALL OBTAIN THE ENDORSEMENT OF THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT FOR THE EROSION AND SEDIMENTATION CONTROL PLAN.
- PRIOR TO SITE DISTURBANCE AND ISSUANCE OF BUILDING PERMITS:
 - THE APPLICANT SHALL PAY THE ORDINANCE-SPECIFIED INSPECTION FEE.
 - ALL LIMITS OF BUFFER AND NO-DISTURB AREAS SHALL BE MARKED IN THE FIELD WITH SNOW FENCING AND EROSION CONTROL AND TREE PROTECTION MEASURES INSTALLED TO THE SATISFACTION OF THE TOWN. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE APPLICANT SHALL INCLUDE IN ALL CONVEYANCES OF LOTS DEED RESTRICTIONS MAKING THE CONVEYANCE SUBJECT TO ALL TERMS AND CONDITIONS OF THE SUBDIVISION APPROVAL AND REFERENCING ALL BUFFER AREAS INCLUDED ON THE LOT.
- CLEARING OF VEGETATION MAY OCCUR WITHIN THE PERMETER BUFFER LOCATED ON LOT 2 HOWEVER, PRIOR TO ANY CLEARING OF VEGETATION IN THIS AREA THE PROPERTY OWNER SHALL SUBMIT A RE-VEGETATION PLAN TO PLANNING STAFF FOR APPROVAL.

PLANTING SCHEDULE:

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
A. SAC	3	ACER SACCHARUM	SUGAR MAPLE	2-1/2" CAL.
F. AAP	3	FRAXINUS AMERICANA 'AUTUMN PURPLE'	WHITE ASH	2-1/2" CAL.
Q. RUB	4	QUERCUS RUBRA	RED OAK	2-1/2" CAL.

CERTIFICATION

OWEN HASKELL INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: 11/23/15
JOHN W. SWAN PLS #1038



Approved: Falmouth Planning Board

Date: 12/1/15

Chairman, _____

Board Members, _____

Date: OCTOBER 19, 2015

Issued For: AMENDED SUBDIVISION PLAN

Revisions: Town request: November 13, 2015

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Title: SUBDIVISION PLAT PLAN

Scale: 1"=60'

True North:

Mag. North:

Sheet No: 1