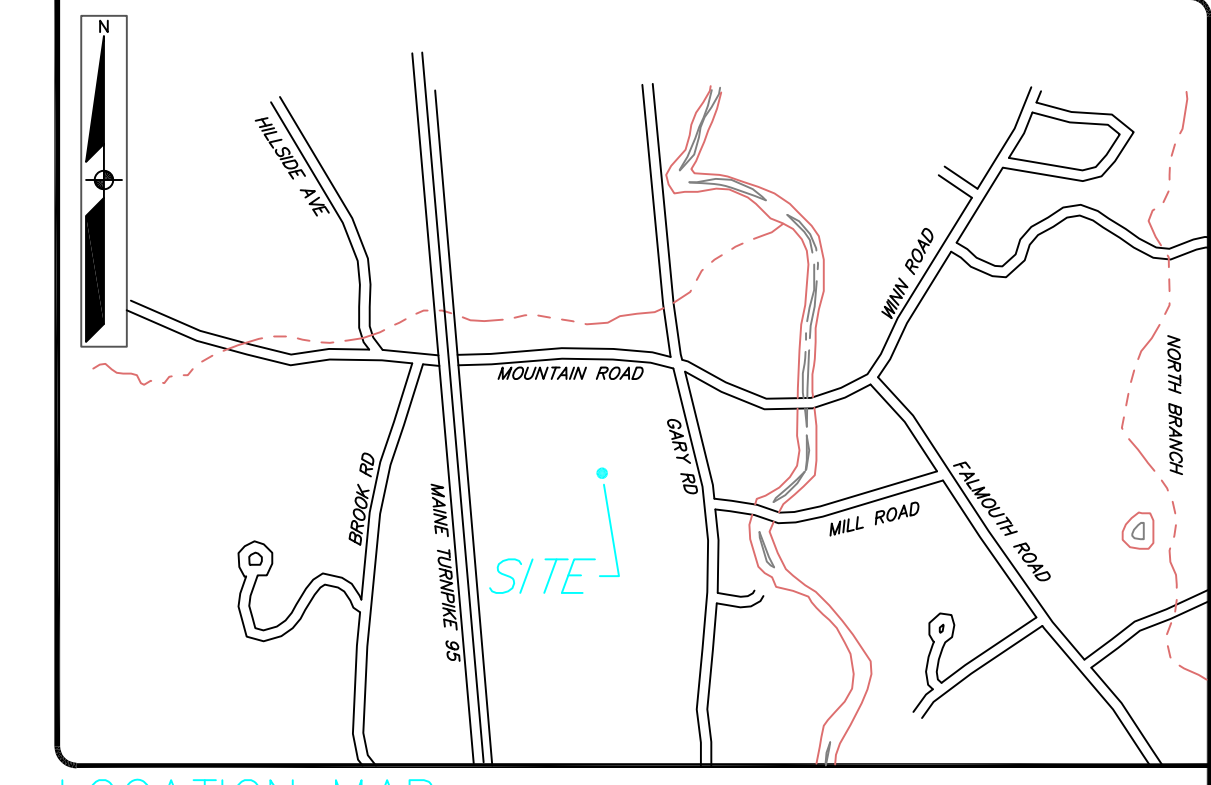
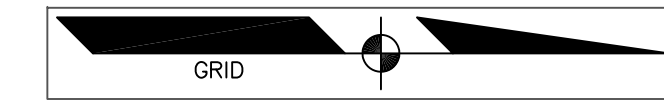


GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCELS ARE MAURICE C HOTHEM LIVING TRUST AND PATRICIA Y HOTHEM LIVING TRUST BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AS SHOWN HEREON.
2. THE PROPERTIES ARE SHOWN ON THE TOWN OF FALMOUTH TAX MAPS AS FOLLOWS: MAP U42 LOT 015, AND MAP R07 LOTS 157, 158, 158A, AND MAP U43 LOT 010B.
3. TOTAL AREA OF PROPERTY IS APPROXIMATELY 40.78 ACRES.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED SOLELY UPON AIRBORNE LIGHT DETECTION AND RANGING (LIDAR). LIDAR DATA MAY CONTAIN ANOMALIES AND SHOULD BE FIELD VERIFIED IN AREAS OF PROPOSED DEVELOPMENT.
6. PLAN REFERENCES:
 - A. STANDARD BOUNDARY SURVEY PLAN, LAND OF MAURICE AND PATRICIA HOTHEM, BY BH2M, DATED JUNE 2006.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FALMOUTH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230045 0007 B, HAVING AN EFFECTIVE DATE OF OCTOBER 16, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2016 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN OR ACCURATE LOCATION.
10. A VERNAL POOL SURVEY WAS PERFORMED DURING APRIL AND MAY OF 2016 BY GARY FULLERTON AND ZACK BODKIN OF SEBAGO TECHNICS, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 9, OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

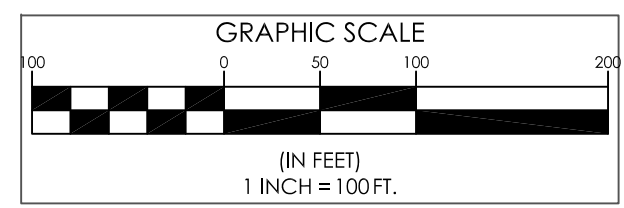
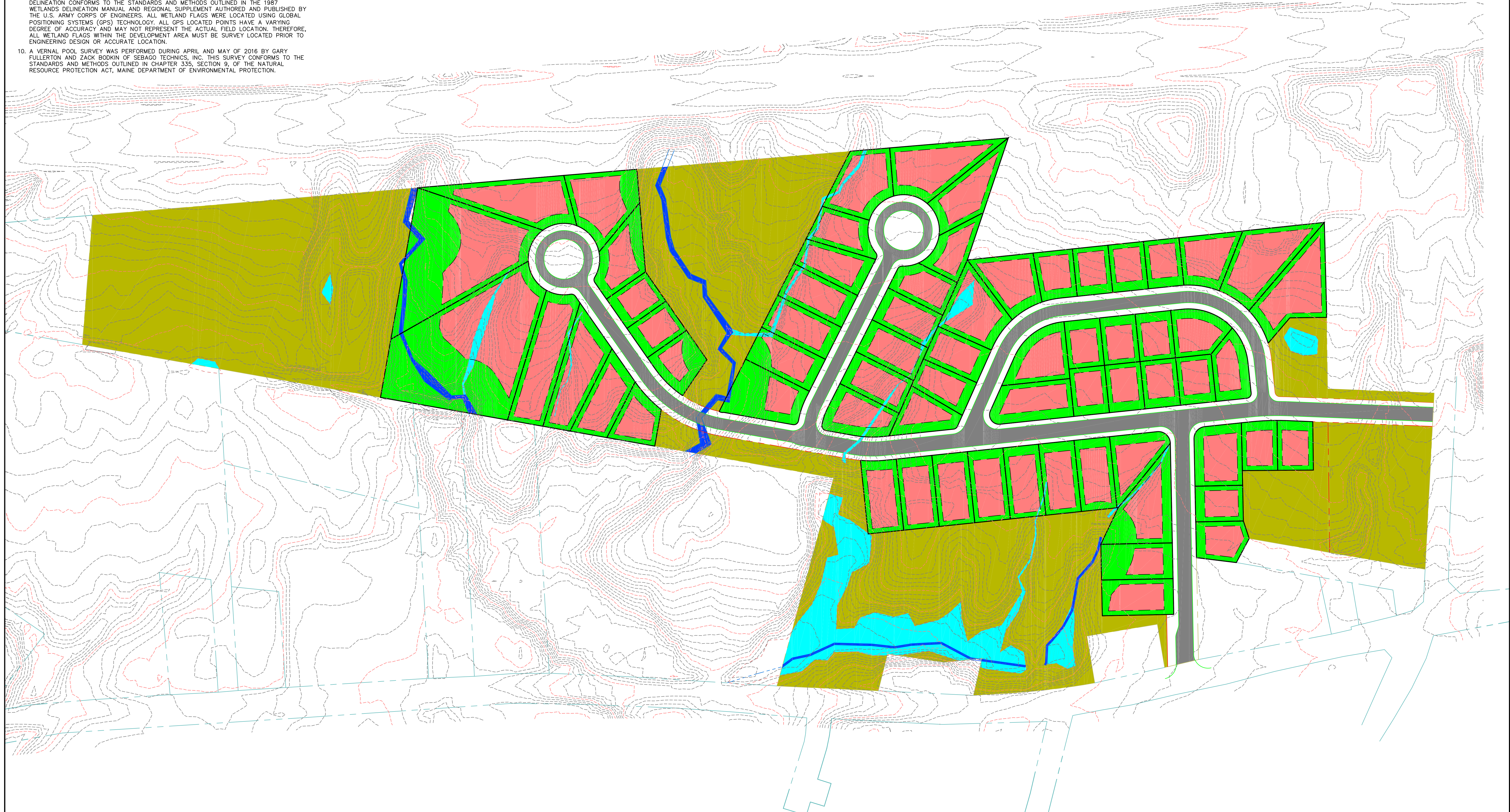
LEGEND

- EXISTING**
- PROPERTY LINE/R.O.W.
 - - - ABUTTER LINE/R.O.W.
 - CENTERLINE
 - MONUMENT
 - IRON PIPE/ROD
 - - - EDGE WETLAND
 - WETLANDS
 - STREAM
 - EDGE PAVEMENT
 - - -120 - -118 - - CONTOURS
 - UD UNDER DRAIN



LOCATION MAP

N.T.S.



PROGRESS PRINT

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
WTC	MWE
<small>REVI BY: DATE: STATUS:</small> <small>A. MWE 9/18/16 RELEASED FOR CLIENT REVIEW</small>	

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CONCEPT SKETCH
OF:
HOTHEM PROPERTY
4 MOUNTAIN ROAD
FALMOUTH, MAINE

FOR:
CHASE EXCAVATING
56 CRAY ROAD
FALMOUTH, MAINE

16137SK.dwg, TAB: 24K36

October 19, 2016 E-mail from Matthew Ek, Sebago Technics

Thank you for meeting with us last week to discuss the proposed VMU zone changes.

I have reviewed the RA and VMU zones and have the following suggested changes, highlighted in yellow, to the VMU zone.

			Setbacks			
	Min. Lot Width	Max Lot Coverage	Front	Side	Rear	Dwelling unit density allowance (sq ft per unit)
Current VMU Zone:	150 feet	35%	25'	15'	15'	10,000 s.f. with public sewerage 20,000 s.f. w/o public sewerage
Proposed VMU Zone:	50 feet	35%	20'	10'	10'	7,500 s.f. with public sewerage - 20,000 s.f. w/o public sewerage

For a comparison here are the RA zone requirements:

			Setbacks			
	Min. Lot Width	Max Lot Coverage	Front	Side	Rear	Dwelling unit density allowance (sq ft per unit)
RA Zone (single family):	50 feet	20%	10'	10'	30'	10,000 s.f.

Please let me know if you have any questions or would like us to attend any of the CDC meetings.

Please keep me in the loop on correspondences or meeting minutes from the CDC meetings.

Matthew Ek, PLS, LLS *Director of Survey/GIS Advancement*

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