

AS-BUILT / RECORDING PLAN NOTES:

- SYTDESIGN CONSULTANTS WERE NOT INVOLVED, NOR DID THEY OBSERVE ANY OF THE ROADWAY OR ASSOCIATED UTILITY CONSTRUCTION OF FARM GATE ROAD. THE AS-BUILT/ RECORD DRAWING STATUS NOTED ON THIS PLAN IS BASED SOLELY ON FIELD OBSERVATION OF THE ROADWAY SURFACE FEATURES MADE ON APRIL 8, 2014. SYTDESIGN CONSULTANTS HAS NOT VERIFIED ANY OF THE PROPERTY DIMENSIONS OR MONUMENTATION OF THE PROPERTIES SHOWN ON THIS PLAN.
- REFER TO 'FINAL SUBDIVISION PLAN', REVISION F, DATED 3/05/12, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 110 ON APRIL 6, 2012. SAID PLAN REPRESENTS THE SUBDIVISION PLAN APPROVED BY THE FALMOUTH PLANNING BOARD ON MARCH 6, 2012.

GENERAL NOTES:

- THE APPLICANT AND RECORD OWNER OF THE PARCEL IS DIANNE CATALANO (FORMERLY DIANNE MAILLET) OF 1884 AUGUSTA ROAD, BOWDOIN, MAINE 04287, BY DEED IN BOOK 6666, PAGE 346 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF FALMOUTH TAX MAP U24 AND IS LOCATED IN THE RESIDENTIAL "A" ZONE. THE TOTAL AREA OF THE PARCEL IS 7.59 ACRES. PORTIONS OF THE PARCEL ARE ALSO LOCATED WITHIN THE SHORELAND ZONE LIMITED RESIDENTIAL DISTRICT AND RESOURCE CONSERVATION OVERLAY DISTRICT (VIEW SHED).
- TOPOGRAPHIC SURVEY BY NADEAU & LODGE, INC., PORTLAND, ME.
- WETLANDS DELINEATED BY ALBERT FRICK ASSOCIATES, INC., OCTOBER 2003.
- A PORTION OF THE PARCEL FALLS WITHIN ZONE A2 PER FEMA FLOOD INSURANCE RATE MAP PANEL 230045 0008B DATED OCTOBER 16, 1984. THE REMAINDER OF THE PARCEL FALLS IN ZONE C.
- PLAN REFERENCE: "STANDARD BOUNDARY SURVEY, PROPERTY OF DIANNE S. MAILLET, 28 LUNT ROAD, FALMOUTH, MAINE", DATED MAY 10, 1989 BY KANE SURVEYING, LOVELL, MAINE.
- APPROXIMATELY 1.17 ACRES OF WETLAND AREA ADJACENT TO SQUITTERYGUSSET CREEK IS SUBJECT TO STATE OF MAINE BEAUTIFICATION EASEMENT (BOOK 3079 PAGE 162). LIMITS ARE SHOWN ON BOUNDARY SURVEY REFERENCED ABOVE, WITH LIMITS TAKEN FROM STATE HIGHWAY COMMISSION PLAN OF INTERSTATE 295, FEDERAL AID PROJECT NO. L.S.I. -295-3(), S.H.C. NO. 3-184, SHEET 8, ITEM 21.
- THE DIMENSIONAL STANDARDS FOR THE RESIDENTIAL A ZONE ARE AS FOLLOWS:
 - MIN. LOT AREA = 20,000 SF
 - MIN. LOT WIDTH = 125 FT
 - MAX. LOT COVERAGE = 20%
 - MIN. FRONT SETBACK = 25 FT
 - MIN. SIDE SETBACK = 20 FT
 - MIN. REAR SETBACK = 40 FT
- AT LEAST 50% OF ANY RESIDENTIAL LOT SHALL CONSIST OF LAND THAT DOES NOT FALL WITHIN THE CATEGORIES OF SECTION 5.31.1 (NET RESIDENTIAL AREA DEDUCTIONS).
- THE PROPOSED ROAD, AN EXTENSION OF FARM GATE ROAD, HAS BEEN DESIGNED TO THE TOWN OF FALMOUTH'S STREET STANDARDS, APPENDIX 5. THIS ROAD HAS BEEN CLASSIFIED AS A "LOCAL" STREET.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY DWELLINGS.
- THE TOTAL AREA OF WETLAND IMPACT IS APPROXIMATELY 260 SQ. FT. DUE TO ROAD CONSTRUCTION. NO WETLAND ALTERATION BEYOND THE AREAS SHOWN ON THIS PLAN IS ALLOWED WITHOUT THE APPROPRIATE PERMITS FROM THE MAINE DEP AND ARMY CORPS OF ENGINEERS.
- SEE SHEET C-200 FOR PROPOSED ROAD GRADING.
- SEE SHEET C-300 FOR EROSION CONTROL AND DETAILS.
- CONSTRUCTION ON THE STEEP SLOPES OF LOTS #2, 3 & 4 SHALL FOLLOW THE EROSION CONTROL RECOMMENDATIONS IN THE REPORT FROM S.W. COLE ENGINEERING, INC. ENTITLED "SOIL EROSION AND SURFACE RUNOFF POTENTIAL REPORT, PROPOSED 6 LOT SUBDIVISION, 28 LUNT ROAD, FALMOUTH, MAINE" DATED 12/23/2005.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR, OR ANY EARTHWORK WITHIN THE BOUNDARIES OF LOTS 2, 3 AND 4, A LICENSED ENGINEER SHALL CERTIFY TO THE CODE OFFICER THAT THE GRADING PLAN FOR THE LOT IS IN ACCORDANCE WITH THE S.W. COLE REPORT RECOMMENDATIONS.
- PROPOSED RIGHT-OF-WAY IS AN EXISTING UTILITY EASEMENT GRANTED TO TIDEWATER, LLC IN FEBRUARY 2006.
- SANITARY SEWER LINE AND SERVICES HAVE BEEN INSTALLED BY TIDEWATER, LLC. SEWER LOCATIONS AND ELEVATIONS SHOWN IN THIS PLAN SET ARE BASED UPON AN "AS-BUILT" PLAN PREPARED BY MAIETTA CONSTRUCTION DATED 10-20-06.
- THERE SHALL BE NO FURTHER SUBDIVISION OF THIS LAND WITHOUT FURTHER PLANNING BOARD APPROVAL.
- IT IS THE INTENT OF THE DEVELOPER TO APPLY FOR PUBLIC ACCEPTANCE OF THE ROAD UPON COMPLETION SUBJECT TO THE REQUIREMENTS OF THE STREETS AND WAYS ORDINANCE.
- PRIOR TO COMMENCING ANY SITE CLEARING OR GRADING, THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS ADEQUATE TO ENABLE CONTRACTORS TO EASILY DETERMINE LOT BOUNDARIES AND BUILDING ENVELOPES TO ENSURE COMPLIANCE WITH BUILDING SETBACK AND BUFFER REQUIREMENTS. REQUIRED NO-CUT BUFFERS SHALL BE DELINEATED BY SNOW FENCING OR EQUIVALENT TO PREVENT CLEARING VIOLATIONS.
- THERE SHALL BE DEED RESTRICTIONS FOR LOTS 4, 5, & 6 THAT SHALL EXPRESSLY REFER TO THE 20' NO-CUT BUFFER AS SHOWN ON THE APPROVED SUBDIVISION PLAN.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR DWELLINGS IN THE SUBDIVISION, A STREET NAME SIGN SHALL BE INSTALLED AT THE INTERSECTION OF FARM GATE ROAD AND LUNT ROAD. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS SET FORTH BY THE PUBLIC WORKS DIRECTOR. ALL COSTS, INCLUDING THE COST OF THE SIGN AND INSTALLATION, SHALL BE AT THE APPLICANT'S EXPENSE.
- A STREETLIGHT SHALL BE INSTALLED AT THE INTERSECTION OF FARM GATE ROAD AND LUNT ROAD.
- STUMPS AND OTHER SITE DEBRIS SHALL BE DISPOSED OF IN COMPLIANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT RULES.

LEGEND

- PROPOSED CENTERLINE OF ROAD
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF DRIVEWAY
- PROPOSED CURB LINE
- PROPOSED LOT LINE
- PROPOSED LOT SETBACKS
- PROPOSED IRON PIN BOUNDARY MARKER
- PROPOSED CONCRETE OR GRANITE BOUNDARY MARKER
- UGU PROPOSED UNDERGROUND UTILITIES
- PROPOSED TRANSFORMER AND UTILITY BOXES
- PROPOSED SEWER PIPING
- PROPOSED SEWER MANHOLE
- PROPOSED WATER PIPING
- PROPOSED DRAINAGE PIPING
- PROPOSED CATCH BASIN
- PROPOSED LEVEL SPREADER
- ▨ AREA OF WETLAND DISTURBANCE

STATE OF MAINE

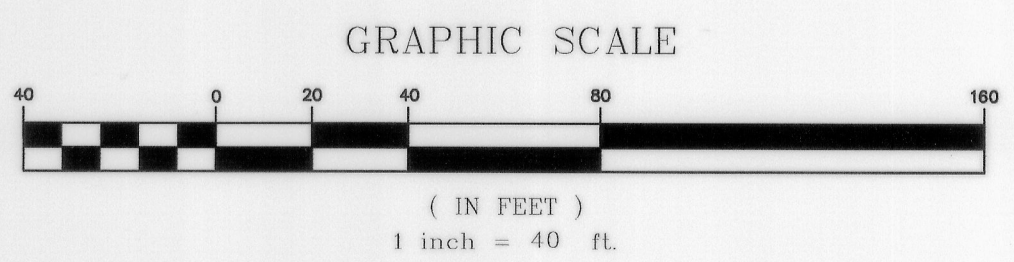
CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED _____

AT _____ HOUR _____ MIN. _____ M

AND RECORDED IN BOOK _____ PAGE _____

ATTEST _____ REGISTER



MINIMUM NET RESIDENTIAL AREA PER LOT

TOTAL LOT SIZE: 24,446± S.F. (.56± ACRES)

DEDUCTIONS: (TOF ZONING AND SITE PLAN REVIEW ORDINANCE SECTIONS)

| | | |
|-------------|-----------------|------------|
| 5.31.1.b | ISOLATED LAND | 0 ACRES |
| 5.31.1.c | FLOOD ZONE | 0 ACRES |
| 5.31.1.d(1) | STEEP SLOPES | 0.14 ACRES |
| 5.31.1.d(2) | WETLANDS | 0.02 ACRES |
| 5.31.1.d(3) | COASTAL WETLAND | 0 ACRES |
| 5.31.1.e | ROW OR EASEMENT | 0 ACRES |
| 5.31.1.f | RP DISTRICT | 0 ACRES |

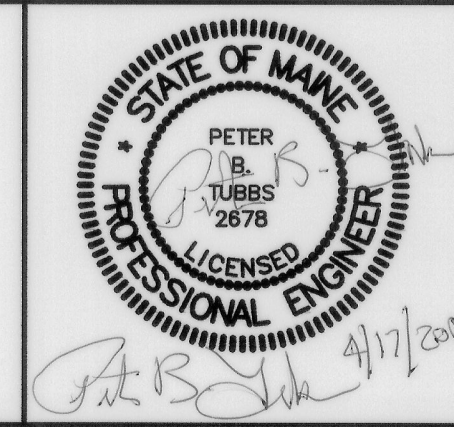
TOTAL DEDUCTIONS: .16 ACRES

NET RESIDENTIAL AREA PROVIDED: .40 ACRES (17,420 S.F.)

NET RESIDENTIAL AREA REQUIRED: .28 ACRES (12,200 S.F.)

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDesign Consultants.

| REV. | DATE | STATUS | BY | CHKD. | APPD. | REV. | DATE | STATUS | BY | CHKD. | APPD. |
|------|------|--------|----|-------|-------|------|---------|--|-----|-------|-------|
| | | | | | | G | 4/20/14 | AS-BUILT / RECORD DRAWING | PBB | PBT | PBT |
| | | | | | | F | 3/05/12 | ADDED COASTAL WETLAND 100' SETBACK | JSD | WSD | WSD |
| | | | | | | E | 1/30/12 | REVISED LOT 3 REAR LOT LINES AND BUILDABLE AREA | JSD | WSD | WSD |
| | | | | | | D | 6/21/07 | REVISED LOT LINES, BEARINGS, DISTANCES AND AREAS | DAM | PBT | PBT |
| | | | | | | C | 1/10/07 | REVISED PER CONDITIONS OF FINAL APPROVAL | SWC | AEB | AEB |
| | | | | | | B | 11/8/06 | SUBMITTED TO TOWN FOR FINAL SUBDIVISION APPROVAL | WSD | WSD | AEB |
| | | | | | | A | 9/7/05 | SUBMITTED TO TOWN FOR PRELIMINARY SUBDIVISION REVIEW | AEB | WSD | AEB |



SYTDesign CONSULTANTS

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RECORD OWNER:
JCAP PROPERTIES, INC.
44 FARM GATE ROAD, FALMOUTH, MAINE 04105

DESIGN: AEB
DRAWN: DEPT.
CHKD: WSD
DATE: SEPT. 2005
SCALE: 1"=40'

6 - LOT SUBDIVISION
28 LUNT ROAD, FALMOUTH, MAINE

SUBDIVISION PLAN

PROJ. NO. **04-276.00**
DWG. NO. **C-101**

REV. **G**