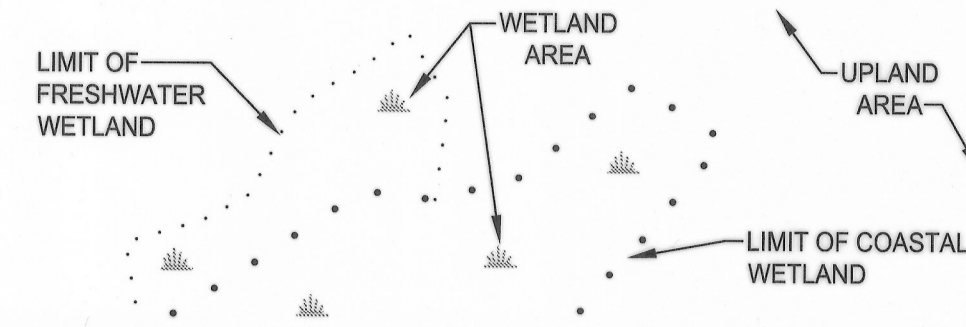


THE WETLANDS DELINEATION SHOWN ON THIS PLAN WAS PERFORMED BY JENNIFER WEST, PROFESSIONAL WETLAND SCIENTIST, SWS #1103, AND CERTIFIED SOIL SCIENTIST, ME #215, OF NORMANDEAU ASSOCIATES, INC., YARMOUTH, MAINE. THE RESULTS OF THE WETLANDS DELINEATION ARE CONTAINED IN A REPORT ENTITLED "WETLANDS CHARACTERIZATION REPORT, TIDEWATER FARM, FALMOUTH, MAINE", DATED JUNE 2005.

THE WETLAND DELINEATION IS SHOWN ON THE PLAN AS FOLLOWS:



No.	Bearing	Distance
L1	N52°16'04"W	24.78'
L2	S82°16'48"E	27.84'



- NOTES:**
- THE NAME OF THE SUBDIVISION IS TIDEWATER FARM.
 - THE RECORD OWNER OF THE PROPERTY IS TIDEWATER LLC.
 - THE APPLICANT IS TIDEWATER LLC, P.O. BOX 3572, PORTLAND, ME 04104.
 - THE ENGINEER FOR THE PREPARATION OF THE DESIGN OF THE PROJECT WAS DELUCA-HOFFMAN ASSOCIATES, INC., 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, ME 04106. THE FOLLOWING CONSULTANTS ASSISTED IN THE PREPARATION OF THIS PLAN:
OWEN HASKELL, INC. - REGISTERED LAND SURVEYOR
ORCUTT ASSOCIATES - LANDSCAPE ARCHITECT
NORMANDEAU ASSOCIATES - WETLAND CONSULTANT
 - THE PROPERTY IS LOCATED IN THE TOWN OF FALMOUTH, TAX MAP RA, LOT 28 WITH A TOTAL PARCEL SIZE OF 51.4 ACRES.
 - THE PROPERTY IS LOCATED WITHIN THE TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT (CONTRACT ZONE), 250' LIMITED RESIDENTIAL ZONE, AND 100' RESOURCE PROTECTION ZONE.
 - THE FOLLOWING DIMENSIONAL STANDARDS HAVE BEEN ESTABLISHED FOR THE TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT:
THE PLACEMENT OF BUILDING, STRUCTURES, PARKING, AND SITE IMPROVEMENTS SHALL BE GENERALLY CONSISTENT WITH THE ADOPTED MASTER DEVELOPMENT PLAN. ALL BUILDING AND STRUCTURES WITHIN THE DISTRICT SHALL CONFORM TO THE FOLLOWING DIMENSIONAL STANDARDS:
A. LOT SIZE NONE
B. LOT WIDTH AND STREET FRONTAGE NONE
C. FRONT SETBACK
1. SINGLE-FAMILY AND TWO-FAMILY DWELLING UNITS FROM THE RIGHT-OF-WAY OF PUBLIC STREETS. 20 FEET
2. SINGLE-FAMILY AND TWO-FAMILY DWELLING FROM THE EDGE OF THE TRAVELWAY OF PRIVATE STREETS. 20 FEET
3. NON-RESIDENTIAL AND MIXED USE BUILDINGS AND MULTIFLEXES FROM THE EDGE OF THE TRAVELWAY OF PUBLIC STREETS. NONE
4. NON-RESIDENTIAL AND MIXED USE BUILDINGS AND MULTIFLEXES FROM THE EDGE OF THE TRAVELWAY OF PRIVATE STREETS. NONE
D. SIDE AND REAR SETBACK
ALL PRINCIPAL BUILDINGS SHALL BE SEPARATED BY A MINIMUM OF TWENTY (20) FEET BUT THERE SHALL BE NO REQUIRED SETBACK FROM INTERNAL LOT LINES WITHIN THE DISTRICT.
E. MAXIMUM BUILDING HEIGHT
ALL BUILDINGS WITHIN THE DISTRICT SHALL BE LIMITED TO A MAXIMUM OF THREE (3) STOREYS. THIS REQUIREMENT SHALL NOT APPLY TO TOWERS, SPIRES, AND SIMILAR ARCHITECTURAL FEATURES. THE MAXIMUM HEIGHT OF SUCH FEATURES SHALL BE SIXTY (60) FEET.
F. PERIMETER BUFFER
NO BUILDINGS OR STRUCTURES SHALL BE LOCATED WITHIN TWENTY (20) FEET OF THE BOUNDARY OF THE MASTER PLANNED DEVELOPMENT DISTRICT AND THIS AREA SHALL BE MAINTAINED AS A NATURALLY VEGETATED OR LANDSCAPED BUFFER STOP EXCEPT WHERE THE BOUNDARY IS ADJACENT TO AN EXISTING NON-RESIDENTIALLY DEVELOPED PARCEL.
 - (CONTINUED)
ADDITIONAL STANDARDS AND REQUIREMENTS
NOTWITHSTANDING OTHER PROVISIONS OF THE ORDINANCE, THE PLACEMENT OF BUILDING, STRUCTURES, PARKING, AND SITE IMPROVEMENTS SHALL BE GENERALLY CONSISTENT WITH THE ADOPTED MASTER DEVELOPMENT PLAN AND DEVELOPMENT WITHIN THE TIDEWATER MASTER PLANNED DEVELOPMENT DISTRICT SHALL CONFORM TO THE FOLLOWING STANDARDS:
A. OFF STREET PARKING AND LOADING
PARKING SHALL BE PROVIDED FOR USES WITHIN THE DISTRICT IN CONFORMANCE WITH THE PROVISIONS OF SECTION 5.5 EXCEPT AS FOLLOWS:
- ON STREET PARKING IN CONFORMANCE WITH THE APPROVED MASTER DEVELOPMENT PLAN MAY BE COUNTED TOWARD THE PARKING REQUIREMENT FOR NON-RESIDENTIAL USES
- PARKING DOES NOT HAVE TO BE LOCATED ON THE SAME LOT AS THE USE IT SERVES PROVIDED THAT SUCH PARKING IS LOCATED WITHIN FIVE HUNDRED (500) FEET OF THE USE
- PARKING MAY BE LOCATED IN THE AREA ADJACENT TO THE PROPERTY OR LOT LINE IN CONFORMANCE WITH THE ADOPTED MASTER DEVELOPMENT PLAN PROVIDED SUCH PARKING IS APPROPRIATELY SCREENED
- THE REQUIRED NUMBER OF PARKING SPACES FOR ALL DWELLING UNITS INCLUDING MULTIFLEX UNITS SHALL BE TWO (2) SPACES PER UNIT.
B. WETLAND BUFFERS
THE REQUIREMENTS OF SECTION 5.38 SHALL NOT APPLY TO DEVELOPMENT, INCLUDING SINGLE-FAMILY DWELLINGS THAT IS IN ACCORDANCE WITH THE APPROVED MASTER DEVELOPMENT PLAN AND A PLAN FOR THE PROTECTION OF WETLANDS IS SUBMITTED AND APPROVED AS PART OF THE DEVELOPMENT REVIEW PROCESS.
C. MULTIFLEX STANDARDS
THE REQUIREMENTS OF SECTION 5.9 SHALL NOT APPLY TO MULTIFLEX DEVELOPMENT THAT IS IN CONFORMANCE WITH THE APPROVED MASTER DEVELOPMENT PLAN.
D. ROAD STANDARDS
1. NEW PUBLIC STREETS CONSTRUCTED AS PART OF THE TIDEWATER DEVELOPMENT SHALL CONFORM TO THE STANDARDS FOR PUBLIC STREETS SET FORTH IN THE TOWNS SUBDIVISION ORDINANCE EXCEPT AS PROVIDED IN THIS SECTION.
2. TIDEWATER LANE THAT WILL PROVIDE ACCESS TO THE OPEN SPACE, FOUNDATION FACILITIES, AND THE INN WILL BE A PUBLIC ROAD. THE FIRST 1.165 LINEAL FEET FROM CLEARWATER DRIVE WILL BE PAVED. THE REMAINING SECTION OF THIS ROAD WILL BE BUILT WITH A GRAVEL SURFACE UNTIL SUCH TIME AS THE VOLUME OF TRAFFIC DICTATES PAVING OF THE ROAD AS SET FORTH IN THE MASTER DEVELOPMENT PLAN.
3. PRIVATE STREETS AND ACCESS DRIVES SHALL BE BUILT TO THE TOWNS CONSTRUCTION STANDARDS FOR PRIVATE WAYS BUT SHALL NOT BE REQUIRED TO CONFORM TO THE DESIGN STANDARDS FOR PUBLIC STREETS OR PRIVATE WAYS. THESE FACILITIES SHALL CONFORM TO THE ADOPTED MASTER DEVELOPMENT PLAN AND THE FOLLOWING MINIMUM REQUIREMENTS SET FORTH IN 4.
- 24 FEET WIDE TRAVELWAY
- 3 FOOT GRAVEL SHOULDERS
- OPEN DRAINAGE
- PEDESTRIAN FACILITIES PROVIDED ON ONE SIDE OF ALL STREETS THAT ARE NOT DEAD ENDS - THESE FACILITIES CAN INCLUDE STONEURED OR SIMILAR PATHS THAT ARE SEPARATE FROM THE TRAVELWAY.
4. TO MINIMIZE THE IMPACT ON WETLANDS, BOTH PUBLIC AND PRIVATE STREETS WILL BE NARROWED WHERE THEY CROSS WETLANDS. IN THESE SITUATIONS, A MINIMUM TRAVELWAY WIDTH OF TWENTY (20) FEET WILL BE PROVIDED. SIDE SLOPES IN THESE AREAS MAY BE INCREASED TO A RATIO OF 1:2.
8. THE WETLANDS DELINEATION AND LOCATION SHOWN ON THIS PLAN WAS PROVIDED BY NORMANDEAU ASSOCIATES.
9. THE WETLANDS AREAS SHOWN ON THIS PLAN SHALL NOT BE DISTURBED BEYOND THE LIMITS IDENTIFIED ON THE PLANS AND APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ARMY CORPS OF ENGINEERS. THE TOTAL WETLAND AREA WITH THIS PROJECT IS 19,899 S.F. (0.46 AC.). NO ADDITIONAL WETLAND IMPACTS MAY OCCUR BEYOND THAT SHOWN ON THE PLANS, UNLESS THE REQUIRED PERMITS ARE FIRST OBTAINED. THE INDIVIDUAL HOUSE DEVELOPMENTS ARE NOT ELIGIBLE FOR THE 4,300 S.F. WETLAND IMPACT EXEMPTION.
10. THE PROJECT IS SUBJECT TO THE CONDITIONS OF THE FOLLOWING PERMITS:
* TOWN OF FALMOUTH MAJOR SUBDIVISION PERMIT
* MAINE SITE LOCATION OF DEVELOPMENT ACT AND NATURAL RESOURCES PROTECTION ACT PERMIT # L-2446-L24-A-N
* ACDE PROGRAMMATIC GENERAL PERMIT # NA-E-2005-2323
11. THE SECOND AMENDED SUBDIVISION PLAN REFLECTS THE FOLLOWING AMENDMENTS:
* SANITARY SEWER EASEMENT BENEFITTING THE TOWN OF FALMOUTH ADDED TO INCLUDE AREA OF EXISTING SEWER PUMP STATION.
* FARM GATE ROAD R.O.W. AND 50' WIDE PRIVATE R.O.W. BETWEEN MARIGOLD LANE AND CLEARWATER DRIVE REVISED TO MATCH THE SUBDIVISION PLAN FOR TIDEWATER VILLAGE PREPARED BY DELUCA-HOFFMAN ASSOCIATES, INC. & RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON NOVEMBER 20, 2008 ON PAGE 751 IN PLAN BOOK 208.
* THE BOUNDARIES OF LOTS 35 AND 36 ARE REVISED TO MATCH THE AMENDED SUBDIVISION PLAN PREPARED BY NORTHEAST CIVIL SOLUTIONS & RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON FEBRUARY 9, 2012 ON PAGE 44 IN PLAN BOOK 212.

- AS-BUILT / RECORDING PLAN NOTES:**
- THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE, INCLUDING A LIMITED FIELD SURVEY AND FIELD RECONNAISSANCE PERFORMED BY FST AND THE DRAWINGS FOR TIDEWATER FARM SUBDIVISION, APPROVED BY THE FALMOUTH PLANNING BOARD ON OCTOBER 5, 2005. MEASUREMENTS WERE TAKEN IN THE FIELD, WHERE POSSIBLE, BUT MUCH OF THE UNDERGROUND UTILITY INFRASTRUCTURE COULD NOT BE CONFIRMED. FST SHALL NOT BE RESPONSIBLE FOR OMISSIONS OR ERRORS THAT ARE THE RESULT OF UNRECORDED DEVIATIONS FROM THE PLANS DURING CONSTRUCTION.
 - REFER TO "SECOND AMENDED FINAL SUBDIVISION PLAN", REVISION 10, DATED 03/14/14, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 63 ON MARCH 7, 2014. SAID PLAN REPRESENTS THE SUBDIVISION PLAN APPROVED BY THE PLANNING BOARD ON MARCH 4, 2014.

STATE OF MAINE
RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
AT _____ h _____ m _____ a, 20____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

ROADWAY CENTERLINE LAYOUT DATA

LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L40	89.32	S43°20'36"E	C25	31.38	150.00
L41	21.87	S43°30'38"E	C21	218.24	300.00
L42	169.74	S43°30'38"E	C22	178.60	200.00
L43	110.31	S43°30'37"E	C23	54.82	300.00
L44	43.58	S43°30'37"E	C24	38.84	300.00
L45	100.00	N45°22'22"E	C25	216.41	200.00
L46	168.85	S39°42'31"E	C26	72.44	150.00
L47	26.70	S62°24'14"W	C27	64.72	300.00
L48	35.58	N82°02'00"W	C28	68.08	175.00
			C29	78.99	150.00
			C30	163.85	150.00
			C31	39.64	300.00

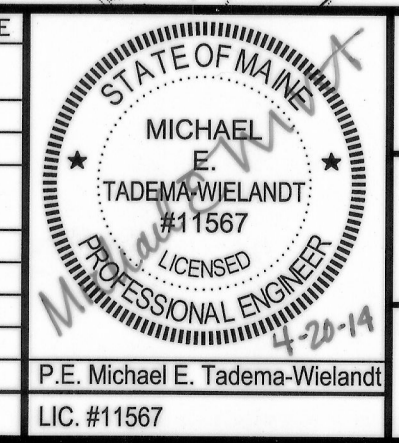
RIGHT-OF-WAY & LOT AREA LAYOUT DATA

LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
L1	25.00	S43°20'36"E	C1	25.00	300.00
L2	7.78	N46°22'22"E	C2	11.64	275.00
L3	30.30	N38°01'37"E	C3	38.27	275.00
L4	30.00	S88°11'37"E	C4	33.37	225.00
L5	18.14	N38°01'37"E	C5	34.59	425.00
L6	30.00	N88°11'37"E	C6	35.91	10.00
L7	22.37	N34°30'37"E	C7	5.74	10.00
L8	46.71	S55°26'15"E	C8	27.25	205.00
L9	11.11	N55°29'45"W	C9	36.86	175.00
L10	14.84	S55°26'15"E	C10	7.38	200.00
L11	15.00	N34°07'44"E	C11	39.77	200.00
L12	15.00	N34°07'44"E	C12	21.85	205.00
L13	46.71	S55°26'15"E	C13	7.18	10.00
L14	46.71	S55°26'15"E	C14	74.38	10.00
L15	22.18	N55°29'45"W	C15	8.16	325.00
L16	46.80	S78°01'01"E	C16	82.01	175.00
L17	30.00	S48°42'32"W	C17	62.06	125.00
L18	30.00	S48°42'32"W	C18	16.20	10.00
L19	46.71	S55°26'15"E	C19	28.26	175.00
L20	35.72	N39°42'31"E	C20	10.58	10.00
L21	38.14	N39°42'31"E	C21	10.58	10.00
L22	47.51	S59°30'38"E	C22	15.02	S42°30'00"E
L23	4.45	N82°02'00"W	C23	10.58	S43°15'30"E
L24	4.45	N82°02'00"W	C24	10.58	S43°15'30"E
L25	11.70	S44°44'20"W	C25	9.79	N45°14'47"W
L26	32.49	N44°44'20"E	C26	72.17	N32°50'14"E
L27	5.97	N10°30'45"W	C27	41.37	N27°30'14"E
L28	30.00	S10°30'45"W	C28	43.58	N11°31'58"W
L29	30.00	N43°02'44"E	C29	26.92	S43°02'13"E
L30	44.28	N43°02'44"E	C30	30.17	N57°38'40"W
L31	2.26	N43°02'44"E	C31	33.30	S69°37'49"E

PRESERVATION BUFFER AREA LAYOUT DATA

LINE	LENGTH	BEARING
B100	8.84	N23°02'00"E
B101	120.99	S66°28'31"E
B102	13.62	S12°32'10"W
B103	74.38	N78°12'21"E
B104	41.33	N81°14'38"W
B105	24.59	S53°15'58"E
B106	22.89	S64°50'18"E
B107	22.70	N79°02'32"E
B108	28.26	N49°45'33"E
B109	24.77	S25°02'48"E
B110	108.47	N57°44'38"E
B111	15.02	S42°30'00"E
B112	113.71	N55°02'32"E
B113	10.58	S43°15'30"E
B114	9.79	N45°14'47"W
B115	72.17	N32°50'14"E
B116	41.37	N27°30'14"E
B117	43.58	N11°31'58"W
B118	26.92	S43°02'13"E
B119	30.17	N57°38'40"W
B120	33.30	S69°37'49"E

REV	DATE	DESCRIPTION
11	04.20.14	AS-BUILT / RECORD DRAWING - SUBMITTED FOR PUBLIC ACCEPTANCE
10	03.04.14	ADDED MONUMENTATION TO SEWER EASEMENT & RESUBMITTED TO TOWN FOR FINAL APPROVAL
9	02.18.14	SECOND AMENDED SUBDIVISION PLAN
8	10.27.05	ISSUED FOR CONSTRUCTION
7	08.31.05	ADDED METES AND BOUNDS TO PRESERVATION BUFFER AREA & RESUBMITTED TO TOWN
6	08.05.05	SUBMITTED FINAL PLAN TO TOWN OF FALMOUTH
5	07.26.05	ADDED WETLAND NOTE & LEGEND PER MDEP COMMENTS
4	07.20.05	RESUBMITTED TO TOWN OF FALMOUTH
3	06.22.05	RESUBMITTED TO TOWN OF FALMOUTH
2	06.20.05	SUBMITTED TO MDEP



PROJECT: TIDEWATER FARM FALMOUTH, MAINE
TITLE: SECOND AMENDED FINAL SUBDIVISION PLAN
RECORD OWNER: TIDEWATER LLC
P.O. BOX 3572
PORTLAND, MAINE 04104

FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
DRAWN: CDD DATE: NOV 2013
DESIGNED: MTW SCALE: 1" = 100'
CHECKED: JAL JOB NO: SF-M088
FILE NAME: SF-M088-BASE-AS-BUILTS
SHEET 4

