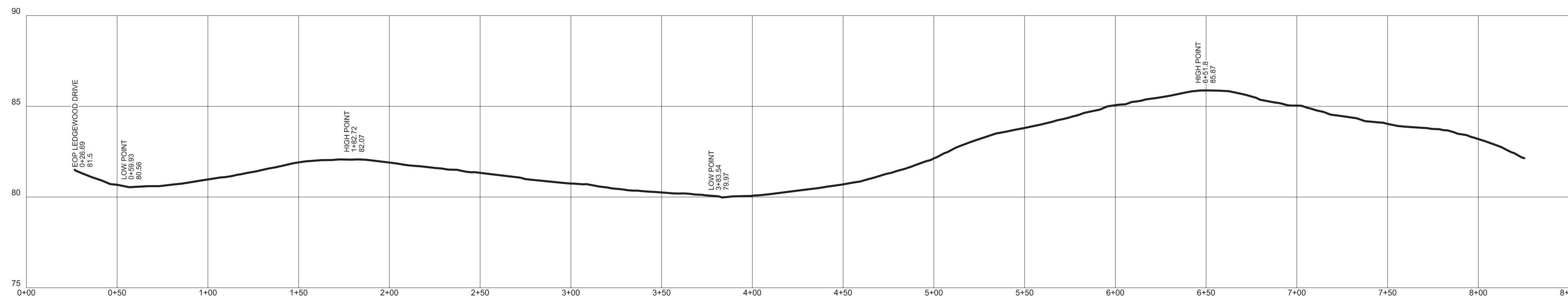


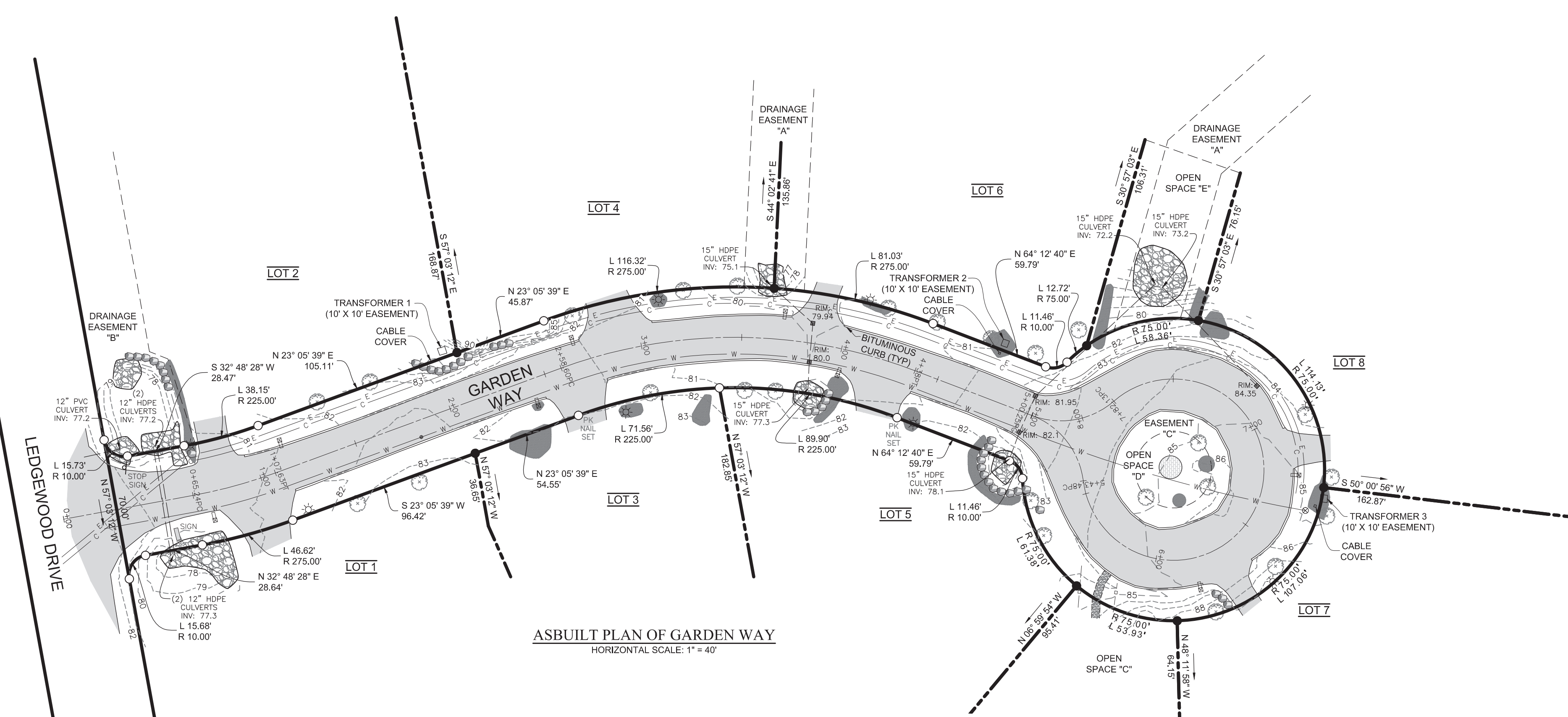
SOURCE  
PLAN REFERENCE - NOTE 1



**ASBUILT PROFILE OF CENTER  
LINE OF GARDEN WAY**  
HORIZONTAL SCALE: 1" = 40'  
VERTICAL SCALE: 1" = 4'

**LEGEND**

○	5/8" REBAR SET AND CAPPED PLS #2376
●	5/8" REBAR CAPPED #1273
—	RIGHT OF WAY
—	PROPERTY LINE
---	EASEMENT OR RIGHT OF WAY
▨	PAVEMENT
▨	RIP RAP EROSION CONTROL
▨	LANDSCAPED AREA
□	CATCH BASIN
○	UTILITY POLE
⊗	WATER VALVE
⊙	GRANITE LIGHT POST
⊙	GRANITE MAILBOX POST
⊙	LANDSCAPING STONES
⊙	STREET TREE
—	SUBSURFACE ELECTRIC LINES, SEE NOTE 3
—	SUBSURFACE COMMUNICATION LINES, SEE NOTE 3
—	WATER MAIN, SEE NOTE 3
---	CONTOURS - MAJOR
---	CONTOURS - MINOR



**ASBUILT PLAN OF GARDEN WAY**  
HORIZONTAL SCALE: 1" = 40'

- GENERAL NOTES**
- 1) RECORD OWNER: FL VENTURES, LLC  
SEE DEED RECORDED IN BOOK 23660, PAGE 142 DATED JUNE 8, 2012
  - 2) THIS PLAN REFLECTS THE RESULTS OF AN ASBUILT SURVEY OF VISIBLE SURFACE IMPROVEMENTS IN AND ALONG GARDEN WAY. PINS WERE SET ALONG THE ROAD WHERE MISSING IN ACCORDANCE WITH PLAN REFERENCE 1. ELEVATIONS ARE BASED ON TIES TO THE BENCH MARK DESCRIBED AS "FRONT BONNET NUT OF HYDRANT" SHOWN ON SAID PLAN, WITH AN ELEVATION OF 77.14 FEET. BEARINGS ARE ALSO BASED ON TIES TO PINS SHOWN ON SAID PLAN.
  - 3) SUBSURFACE UTILITY LOCATIONS ARE BASED ON PLAN REFERENCES 2 AND 3 AND EXISTING VISIBLE SURFACE IMPROVEMENTS AND SHOULD BE CONSIDERED APPROXIMATE.

- PLAN REFERENCES**
- 1) "THE LEDGES" RESIDENTIAL SUBDIVISION" DATED FEBRUARY 2007 AND REVISED THROUGH OCTOBER 21, 2013 BY SYT DESIGN CONSULTANTS RECORDED IN PLAN BOOK 213, PAGE 405 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS. DIGITAL COPIES OF THIS PLAN WERE MADE AVAILABLE TO THIS SURVEYOR PRIOR TO COMMENCING THE ASBUILT WORK.
  - 2) MAP OF GARDEN WAY PROVIDED BY THE PORTLAND WATER DISTRICT, DATED DECEMBER 21, 2016 DEPICTING THE LOCATION OF THE WATER MAIN AND SERVICES.
  - 3) MAP OF LEDGEWOOD DRIVE PROVIDED BY CENTRAL MAINE POWER COMPANY, DATED JUNE 8, 2007 DEPICTING THE UNDERGROUND ELECTRICAL LAYOUT. FILE NUMBER 905-3784.



**EASEMENT AND OPEN SPACE NOTES**

EASEMENT "A" - DRAINAGE EASEMENT GRANTED TO TOWN OF FALMOUTH FOR STORMWATER CONVEYANCE

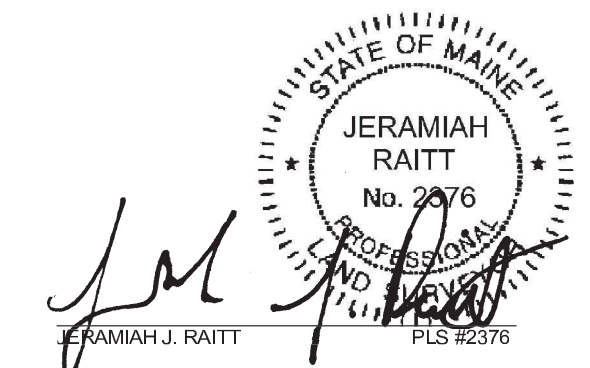
EASEMENT "B" - MAINTENANCE AND DRAINAGE EASEMENT GRANTED TO HOMEOWNERS ASSOCIATION FOR OUTFALL MAINTENANCE PATH AND DRAINAGE WAY

EASEMENT "C" - 10 FOOT WIDE EASEMENT TO HOMEOWNERS ASSOCIATION FOR CONSTRUCTION AND MAINTENANCE OF THE DRIVE CUL-DE-SAC

OPEN SPACE "D" - OWNERSHIP AND MAINTENANCE OF PLANTINGS, LAWN, AND SEATING AREA BY HOMEOWNERS ASSOCIATION

OPEN SPACE "E" - OWNERSHIP AND MAINTENANCE OF PLANTINGS, FENCE, LAWN, AND FIELD BY HOMEOWNERS ASSOCIATION

TRANSFORMER EASEMENTS - 10 FOOT BY 10 FOOT EASEMENTS AROUND ALL ELECTRICAL TRANSFORMERS GRANTED TO CMP

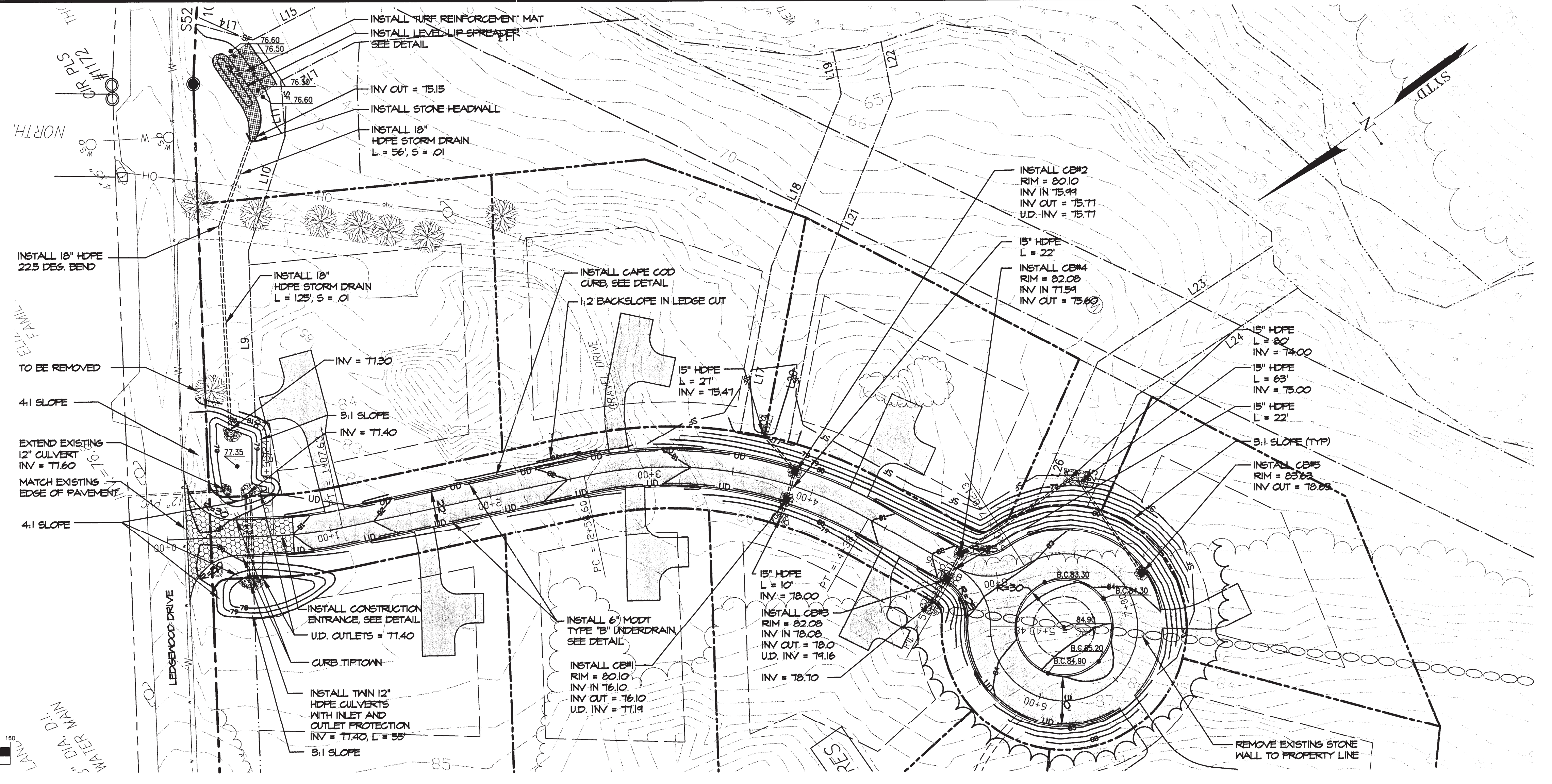
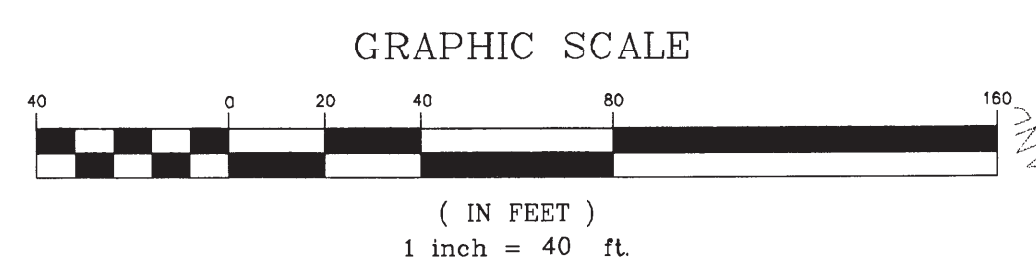


<b>ASBUILT PLAN OF GARDEN WAY IN "THE LEDGES" RESIDENTIAL SUBDIVISION</b>	
RECORD OWNER	FL VENTURES, LLC 6 GARDEN WAY, FALMOUTH, MAINE 04105
SITE LOCATION	GARDEN WAY FALMOUTH, MAINE
<b>LITTLE RIVER LAND SURVEYING</b> JERAMIAH J. RAITT ME PLS #2376 NH LLS #957 PO BOX 332, LISBON FALLS MAINE 04252 (207) 841-0056	DATE: OCT. 31, 2016 REVISED: FEB. 20, 2017
	SCALE: 1" = 40'
	PROJECT #16-039 DRAWING #16-039
	DRAWN BY: JUR



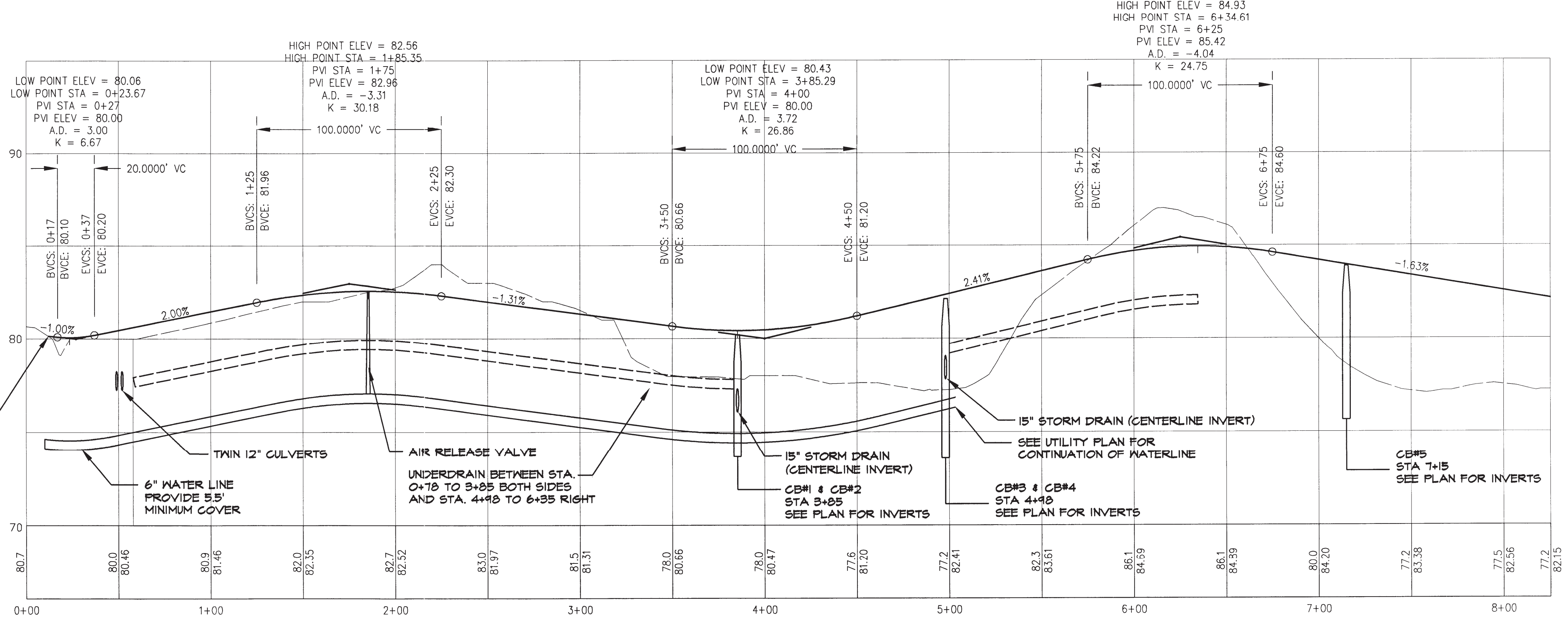
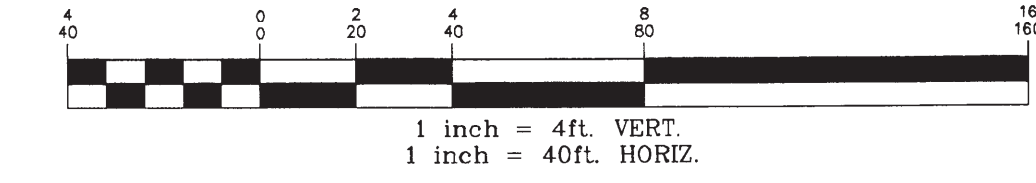
**LEGEND:**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK	SETBACK
STREETScape BUFFER	STREETScape BUFFER
MONUMENT (IRON)	MONUMENT (IRON)
MONUMENT (STONE)	MONUMENT (STONE)
MONUMENT (CONCRETE)	MONUMENT (CONCRETE)
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
INDEX CONTOUR	INDEX CONTOUR
SPOT GRADE	SPOT GRADE
BUILDING	BUILDING
WATERLINE	WATERLINE
WETLANDS	WETLANDS
WETLAND BUFFER	WETLAND BUFFER
CL OR THREAD OF STREAM OR BROOK	CL OR THREAD OF STREAM OR BROOK
STREAM SETBACK	STREAM SETBACK
TREELINE	TREELINE
TREE	TREE
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CULVERT	STORM DRAIN CULVERT
UNDERDRAIN	UNDERDRAIN
RIP RAP INLET PROTECTION APRON	RIP RAP INLET PROTECTION APRON
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BITUMINOUS CURB	BITUMINOUS CURB
SILT FENCE/EROSION CONTROL BERM	SILT FENCE/EROSION CONTROL BERM
CATCH BASIN HAY BALE BARRIER	CATCH BASIN HAY BALE BARRIER
CULVERT HAY BALE INLET PROTECTION	CULVERT HAY BALE INLET PROTECTION



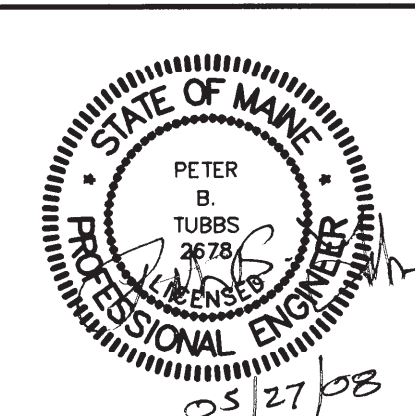
**GRADING & DRAINAGE NOTES:**

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
- ALL MANHOLES AND CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
- CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
- WHERE SLOPES IN DISTURBED AREAS ARE 3:1 OR STEEPER AND IN SMALES, THE CONTRACTOR SHALL INSTALL CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR COMPANY (800) TTT-SOIL OR APPROVED EQUAL. NO SLOPE SHALL EXCEED 3:1 EXCEPT IN LEDGE CUT AREAS IF NECESSARY.
- ALL DRAINAGE PIPES TO BE 15" SMOOTH BORE HDPE UNLESS OTHERWISE NOTED.
- OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
- ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
- SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
- REFER TO THE SOILS REPORT PREPARED BY S.M. COLE ENGINEERING, INC., DATED NOVEMBER 2006 FOR ADDITIONAL INFORMATION.
- REFER TO DRAWINGS C-100 THRU C-103, C-300-302 FOR ADDITIONAL INFORMATION.
- PROVIDE RIPRAP INLET AND OUTLET PROTECTION AT PIPE ENDS, RIPRAP ROCK TYPE TO BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. PLACEMENT OF RIPRAP TO BE APPROVED IN THE FIELD BY THE OWNER PRIOR TO FINAL PLACEMENT.



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

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
1	5/27/08	ISSUED FOR CONSTRUCTION & AS APPROVED BY THE TOWN OF FALMOUTH	WTE	PBB	PBT						
C	7/11/07	SUBMITTED TO TOWN OF FALMOUTH FOR FINAL SUBDIVISION APPROVAL	WTE	PBB	PBT						
B	6/20/07	REVISED PER TOWN COMMENTS	WTE	PBB	PBT						
A	5/09/07	SUBMITTED TO TOWN OF FALMOUTH FOR PRELIMINARY APPROVAL	WTE	PBB	PBT						



**SYTDdesign CONSULTANTS**  
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 P.O. Box 86A  
 160 Longwoods Road  
 Cumberland, Maine 04021  
 tel: 207.829.6994 fax: 207.829.2231

CLIENT:  
**LEDGEWOOD TRUST AGREEMENT (UTD 1607)**  
 397 NAVY COVE BLVD, GULF BREEZE, FL 32561

DESIGN:	SWC	PROJECT:	"THE LEDGES" RESIDENTIAL SUBDIVISION
DRAWN:	SWC		50 LEDGEWOOD DRIVE, FALMOUTH, ME 04105
CHKD:	PBT		<b>PLAN PROFILE, GRADING AND DRAINAGE PLAN</b>
DATE:	APRIL 2007	PROJ. NO.:	06-24200
SCALE:	AS NOTED	DWG. NO.:	C-200