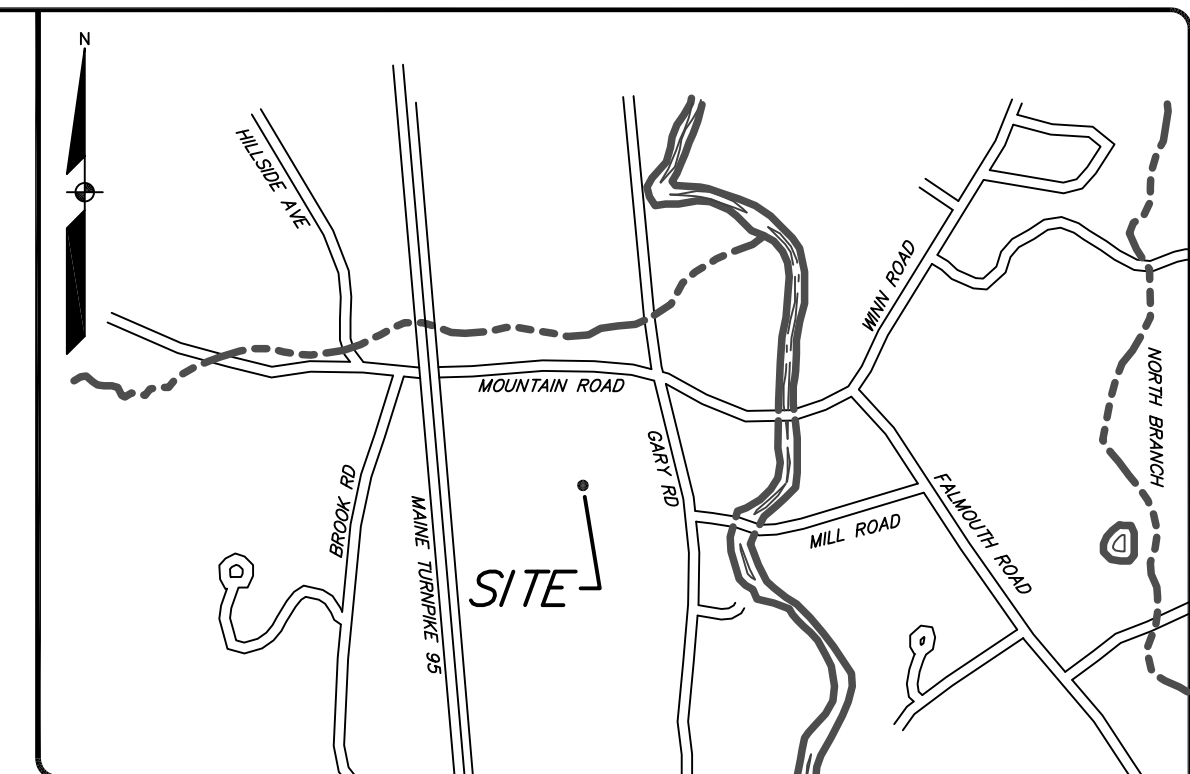


1. THE RECORD OWNERS OF THE PARCELS ARE MAURICE C HOTHEM LIVING TRUST AND PATRICIA Y HOTHEM LIVING TRUST BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AS SHOWN HEREON.
2. THE PROPERTIES ARE SHOWN ON THE TOWN OF FALMOUTH TAX MAPS AS FOLLOWS:
MAP U42 LOT 015, AND MAP R07 LOTS 157, 158, 158A, AND MAP U43 LOT 010B.
3. AREA SUMMARY

TOTAL AREA OF THE HOTHEM PROPERTY:	40.78 ACRES
AREA RETAINED BY THE HOTHEM'S:	-2.13 ACRES
TOTAL AREA OF THE FERRANTE PROPERTY:	7.92 ACRES
AREA OF THE HOMESTEAD ACRES PROPERTY:	2.39 ACRES
AREA TO BE OBTAINED FROM THE CHURCH:	2.68 ACRES
TOTAL PROJECT AREA:	51.65 ACRES
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION.
5. AERIAL PHOTOGRAPHIC 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.
 - B. LOT DIVISION AND CONDO SUBDIVISION PLAN OF MEADOW WIND FOR ANDREA FERRANTE BY PINKHAM AND GREER, LAST DATED MAY 25, 2007 AND RECORDED IN CCRD PLAN BOOK 207 PAGE 375.
7. PLAN ORIENTATION IS GRID NORTH, MAIN STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, 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 2300045 0007 B, HAVING AN EFFECTIVE DATE OF OCTOBER 16, 1984. THE LOCUS FALLS WITHIN A AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

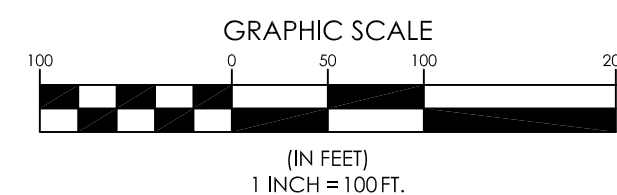
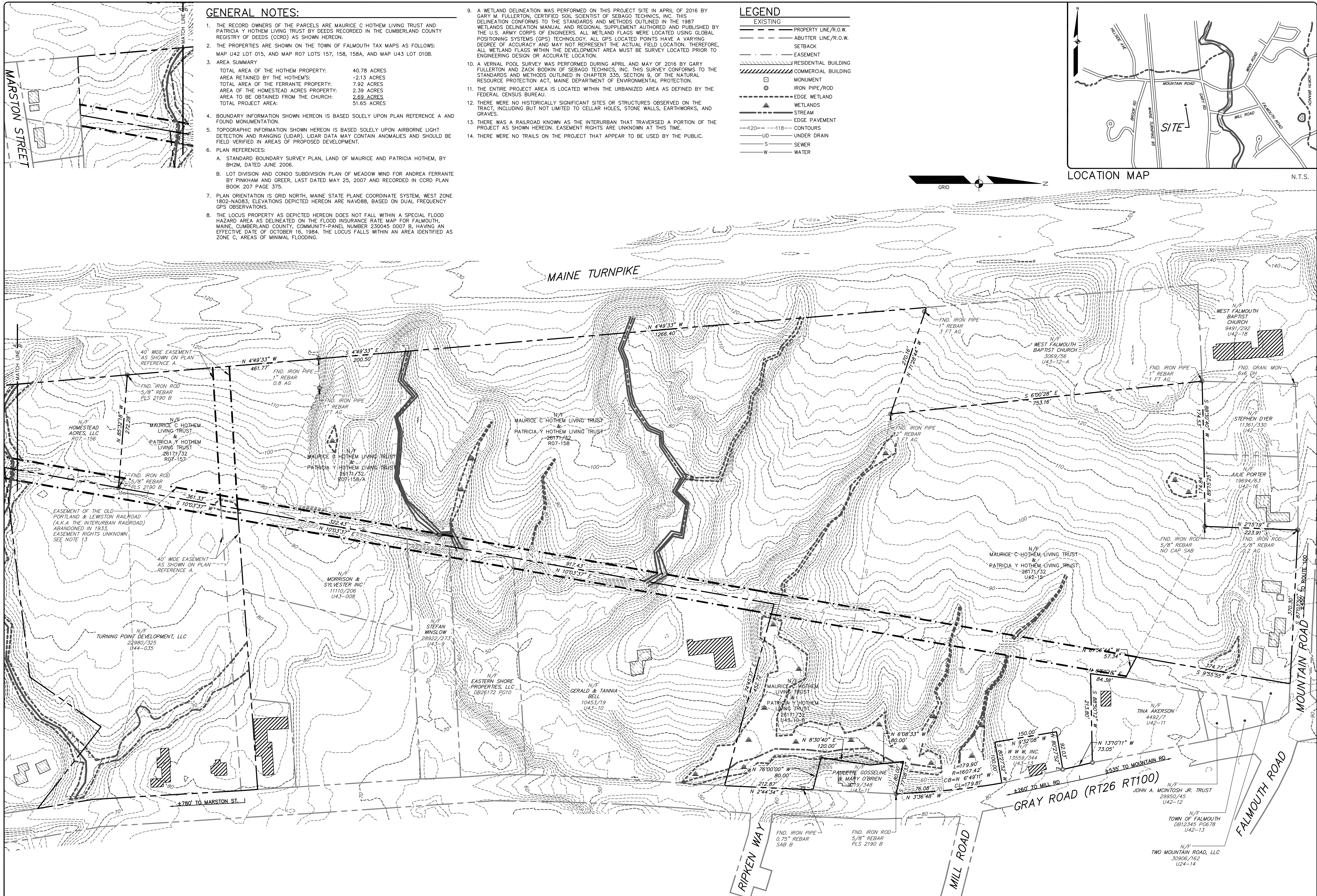
9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2016 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL, AND REGIONAL SUPPLEMENT, AUTHORED AND PUBLISHED BY THE EMERY CORP. OF ENGINEERS. THE ACTUATED WAS 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 FLAWS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENVIRONMENTAL DESIGN AND CONSTRUCTION.
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.
11. THE ENTIRE PROJECT AREA IS LOCATED WITHIN THE URBANIZED AREA AS DEFINED BY THE FEDERAL CENSUS.
12. THERE WERE NO HISTORICALLY SIGNIFICANT SITES OR STRUCTURES OBSERVED ON THE TRACT, INCLUDING BUT NOT LIMITED TO CELLAR HOLES, STONE WALLS, EARTHWORKS, AND GRAVES.
13. THERE WAS A RAILROAD KNOWN AS THE INTERURBAN THAT TRAVERSED A PORTION OF THE PROJECT AS SHOWN HEREON. EASEMENT RIGHTS ARE UNKNOWN AT THIS TIME.
14. THERE WERE NO TRAILS ON THE PROJECT THAT APPEAR TO BE USED BY THE PUBLIC.

EXISTING	
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	EASEMENT
	RESIDENTIAL BUILDING
	COMMERCIAL BUILDING
	MONUMENT
	IRON PIPE/ROD
	EDGE WETLAND
	WETLANDS
	STREAM
	EDGE PAVEMENT
	CONTOURS
	UNDER DRAIN
	SEWER
	WATER



LOCATION MAP

N.T.S.



PROGRESS
PRINT

NOT FOR CONSTRUCTION

$$\left[\right.$$

	DESIGNED	CHECKED
	MWE	CDM
A	MWE	6/30/17 RELEASED FOR CLIENT AND TOWN REVIEW REV BY: DATE: STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.		

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EXISTING CONDITIONS PLAN

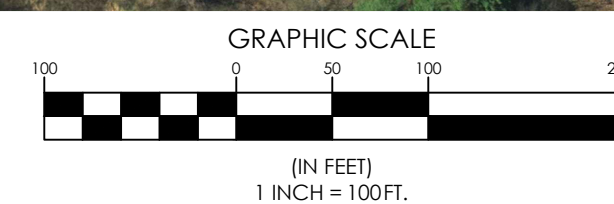
HOTHAM PROPERTY
4 MOUNTAIN ROAD
FALMOUTH, MAINE

FOR:
SCOTT HOTHEN
10 FISKE POND ROAD
HOLLISTON, MASSACHUSETTS

PROJECT NO.	SCALE
16137	1" = 100'

SHEET 1 OF 1

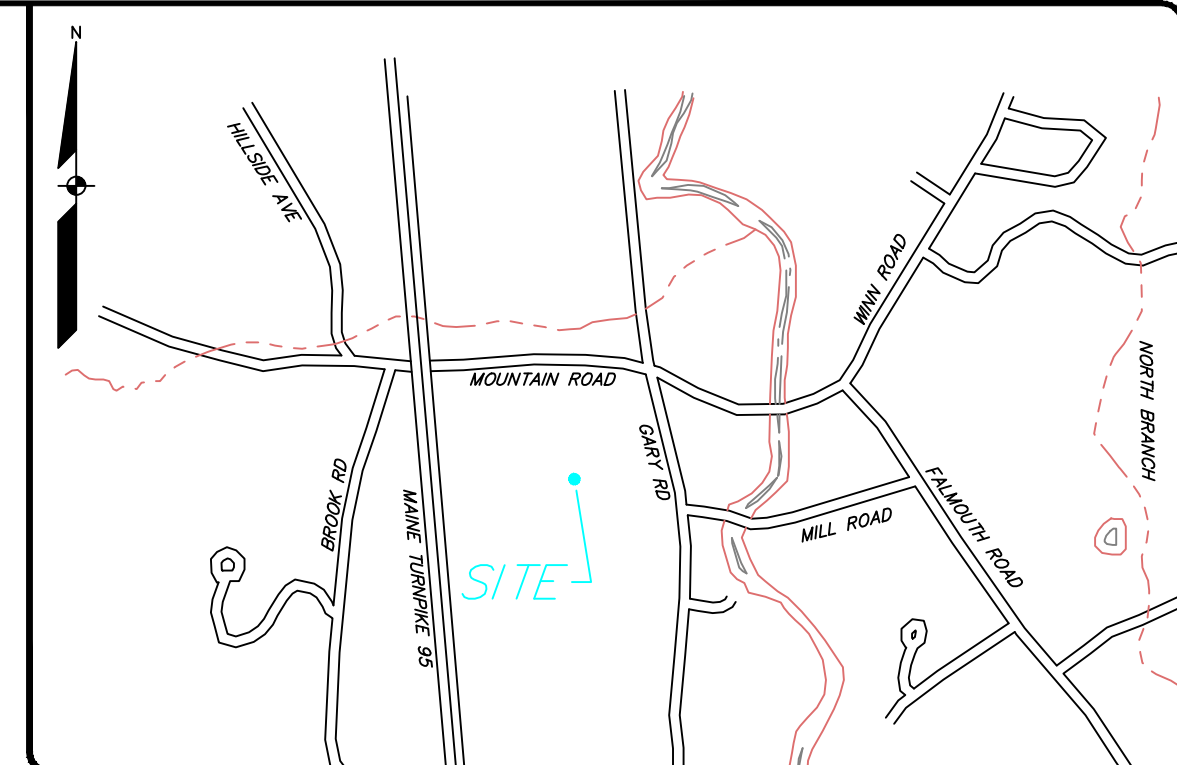
I6137EC.dwg, TAB:EC



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 006.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083, 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, EFFECTIVE DATE OF OCTOBER, COMMUNITY-PANEL NUMBER 2300C, OF THE HAVENLAND 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 FIELD SURVEY CONFORMS TO THE STANDARD 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. THE FIELD SURVEY OF THE ACTUAL FIELD LOCATIONS 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 STANDARD METHODS OUTLINED IN SECTION 9. OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

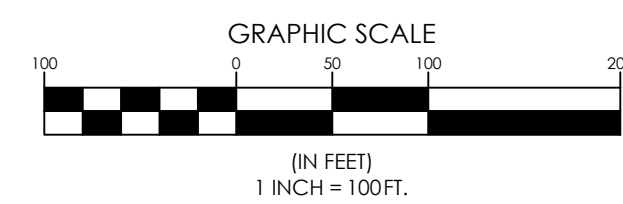
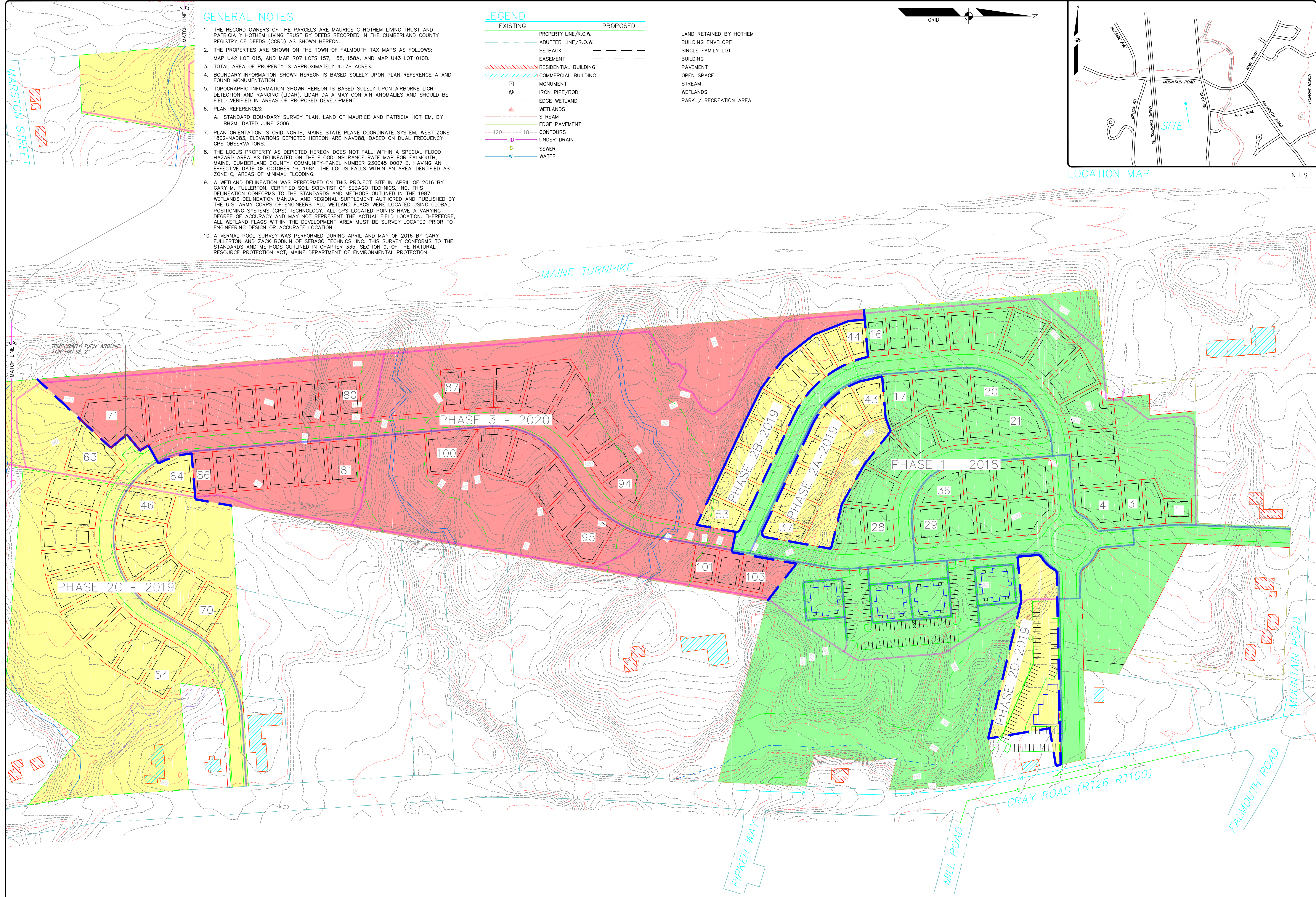
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	EASEMENT
	RESIDENTIAL BUILDING
	COMMERCIAL BUILDING
	MONUMENT
	IRON PIPE/ROD
	EDGE WETLAND
	WETLANDS
	STREAM
	EDGE PAVEMENT
	CONTOURS
	UNDER DRAIN
	SEWER
	WATER

LAND RETAINED BY HOTHAM
BUILDING ENVELOPE
SINGLE FAMILY LOT
BUILDING
PAVEMENT
OPEN SPACE
STREAM
WETLANDS
PARK / RECREATION AREA



LOCATION MAP

N.T.S.



DESIGNED		CHECKED	
	MWE		RAM
		A. MWE	6/30/77 RELEASED FOR PLANNING BOARD AND COUNCIL REVIEW
		REV: BY:	DATE: STATUS:
		THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

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Tel: 207.783.5600

PRELIMINARY PHASING PLAN
OF:
HOMESTEAD FARMS SUBDIVISION
4 MOUNTAIN ROAD
FALMOUTH, MAINE
FOR:
CHASE EXCAVATING
56 GRAY ROAD
FALMOUTH, MAINE

PROJECT NO.	SCALE
16137-01	1" = 100'

SHEET 1 OF 1

16137SK18.dwg, TAB: SK18-100 scale