

ZONE INFORMATION

Table with 3 columns: FARM 4 FOREST, RCZD, COUNTRY ESTATE. Rows include LOT SIZE, LOT WIDTH, MAXIMUM LOT COVERAGE, MIN. NET RESIDENTIAL AREA, MINIMUM FRONT SETBACK, MINIMUM SIDE SETBACK, MINIMUM REAR SETBACK.

PARCEL AREAS & INFORMATION

OVERALL PARCEL: 6186 ACRES
OPEN SPACE: 3931 ACRES
RIGHT OF WAY: 234 ACRES
PAPER STREET: 120 ACRES
LOTS: 1851 ACRES

REQUIRED COMMON OPEN SPACE

MINIMUM ACREAGE AMOUNT REQUIRED - THE ACREAGE AMOUNT OF COMMON OPEN SPACE PROVIDED WITHIN THE SUBDIVISION SHALL BE EQUAL TO OR GREATER THAN THE SUM OF THE FOLLOWING:
A. 30% OF THE CALCULATED NET RESIDENTIAL AREA + 32.81 AC x 0.3 = 9.86 AC.
B. THE AREA EQUAL TO THE TOTAL NUMBER OF ACRES OF UNSUITABLE AREA THAT WERE DEDUCTED FROM THE UNSUITABLE AREA OF THE PARCEL = 28.99 AC.

WETLAND IMPACTS

IMPACT AREA 9,325 SQ. FT.

GENERAL NOTES

- 1. OWNER/DEVELOPER: KEVIN J. SMITH, 21 SHAW ROAD, FALMOUTH, MAINE...
2. LANDSCAPE ARCHITECT: ANTHONY MUENCH, LANDSCAPE ARCHITECT, PORTLAND, MAINE...
3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, PORTLAND, MAINE...
4. BOUNDARY INFORMATION: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE...
5. TOPOGRAPHIC INFORMATION: MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE...
6. WETLAND MAPPING, SOILS MAPPING AND SEPTIC DESIGN: MARK HAMPTON ASSOCIATES, PORTLAND, MAINE...
7. NITRATE IMPACT ANALYSIS: SWEET ASSOCIATES, FALMOUTH, MAINE...
8. ZONE: FARM AND FOREST MANUFACTURED HOUSING DISTRICT WITH RESOURCE CONSERVATION ZONING OVERLAY AND ROUTE 100 CORRIDOR OVERLAY...
9. FLOODPLAIN DETERMINATION: FIRM INSURANCE RATE MAP COMPLIANCE PANEL 230045 00002 B, REVISED TO REFLECT LOMR EFFECTIVE JUNE 15, 2009, FLOOD ELEVATION 91.0...
10. TAX MAP REFERENCE: TAX MAP R06/LOTS 86, 87, 81-B, 81-D AND 81-E...
11. DEVELOPED PARCEL = 6186 acres...
12. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE...
13. HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN...
14. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD...
15. COMMON OPEN SPACE IS INCLUDED IN THIS SUBDIVISION AND IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION...
16. LOTS TO BE SERVICED BY INDIVIDUAL WELLS...
17. LOTS ARE TO HAVE INDIVIDUAL SEPTIC SYSTEMS...
18. THE LOCATION OF THE WELLS AND SEPTIC SYSTEMS ARE CAREFULLY PLANNED...
19. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND...
20. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD...
21. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL (EMSC) PUBLISHED BY THE BUREAU OF LAND AND WATER...
22. SURVEY MARKERS TO BE SET AT ALL CORNERS OF LOTS...
23. STREET NAME: HALTER ROAD AND OVERLOOK FARM ROAD...
24. DRIVEWAY ACCESS FOR LOTS 2-16 WILL BE FROM WITHIN THE SUBDIVISION...
25. HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS...
26. FURTHER LOT DIVISIONS ARE PROHIBITED WITHOUT PLANNING BOARD APPROVAL...
27. MAILBOX LOCATIONS ARE TO BE COORDINATED WITH THE US POSTAL SERVICE...
28. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN ARE ALLOWED...
29. EACH HOME IS TO HAVE A RESIDENTIAL SPRINKLER SYSTEM...
30. THE MAJORITY OF THE SITE IS OPEN PASTURE...
31. IN ORDER TO MAINTAIN THE VIEW SHED ALONG ROUTE 100...
32. THE FENCE ALONG ROUTE 100 IS A SIGNIFICANT LANDSCAPE FEATURE...
33. IT IS EXPECTED THAT HALTER ROAD WILL BE EXTENDED...
34. THIS PROJECT HAS A DEP PERMIT FOR NRPA AND SITE LAU...
35. AT THE TIME OF THIS SUBDIVISION APPROVAL, THE APPLICANT HAS REPRESENTED THAT THERE ARE NO MORE THAN 40 HORSES BEING KEPT ON THE APPLICANT'S 29.94 ACRE PROPERTY...

CONDITIONS OF APPROVAL

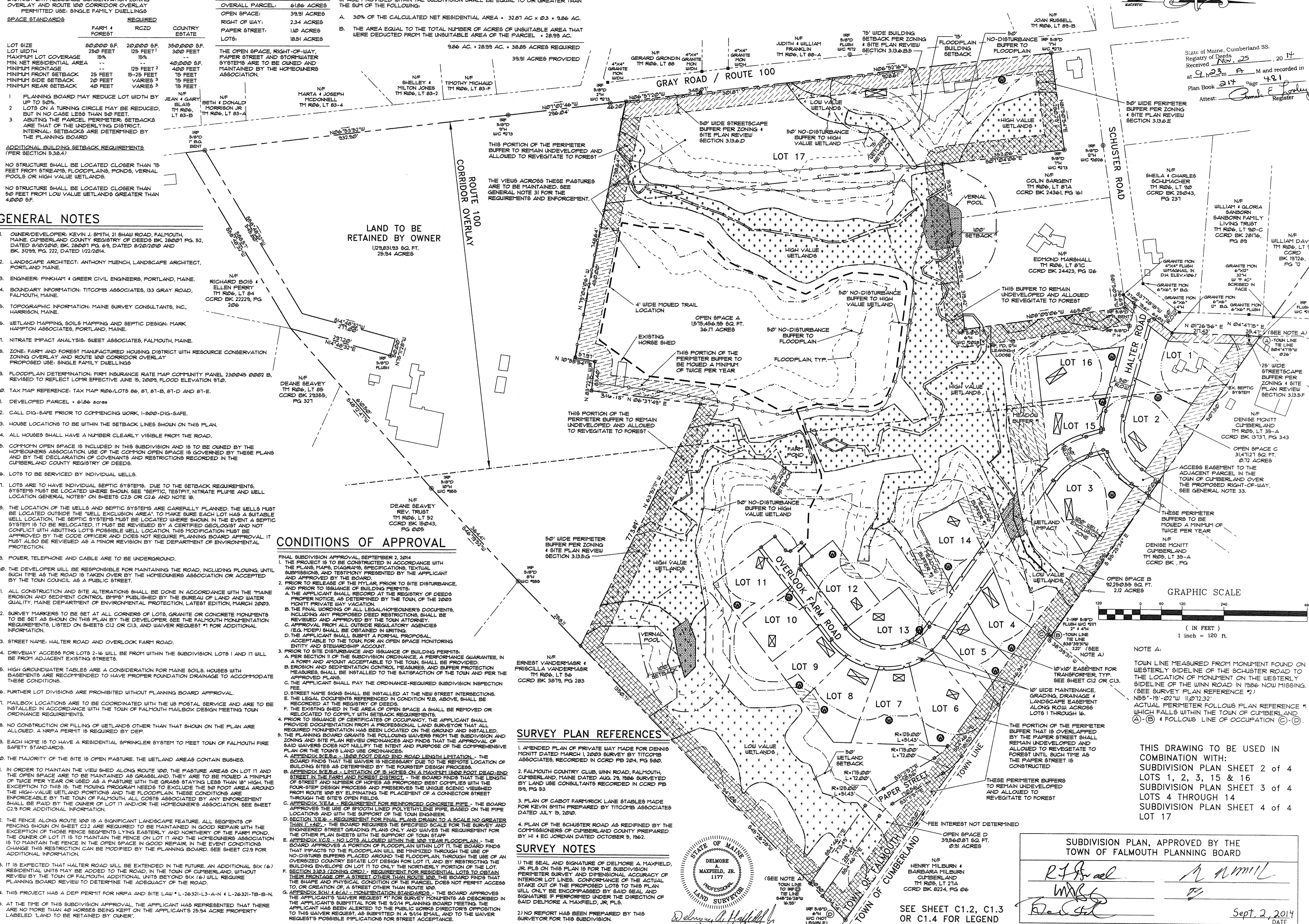
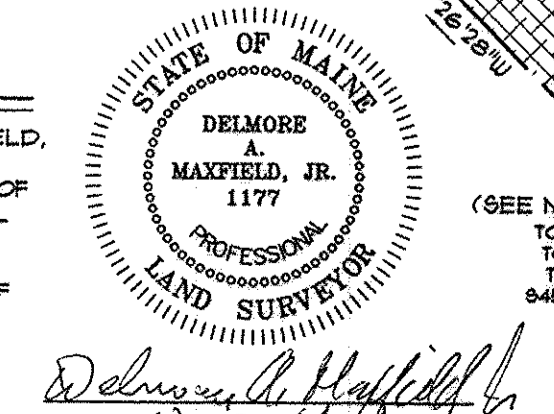
- 1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE BOARD...
2. PRIOR TO RELEASE OF BUILDING PERMITS AND PRIOR TO ISSUANCE OF BUILDING PERMITS...
3. PRIOR TO SITE DISTURBANCE AND ISSUANCE OF BUILDING PERMITS...
4. THE APPLICANT SHALL PAY THE ORDINANCE-REQUIRED SUBDIVISION INSPECTION FEE...
5. THE APPLICANT SHALL PAY THE ORDINANCE-REQUIRED SUBDIVISION INSPECTION FEE...
6. THE EXISTING SHED IN THE AREA OF OPEN SPACE A SHALL BE REMOVED OR RELOCATED TO COMPLY WITH SETBACK REQUIREMENTS...
7. PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY...
8. SECTION 12.13 - REQUIREMENT FOR FINAL PLANS DRAWN TO A SCALE NO GREATER THAN 1/4"=1'-0"...
9. THE BOARD APPROVES A PORTION OF THE FLOODPLAIN WITHIN LOT 11...
10. THE BOARD APPROVES THE APPLICANT'S WAIVER REQUEST #1 FOR SURVEY MONUMENTS...
11. THE BOARD APPROVES THE APPLICANT'S WAIVER REQUEST #2 FOR SURVEY MONUMENTS...
12. NO REPORT HAS BEEN PREPARED BY THIS SURVEYOR FOR THIS SUBDIVISION.

SURVEY REFERENCES

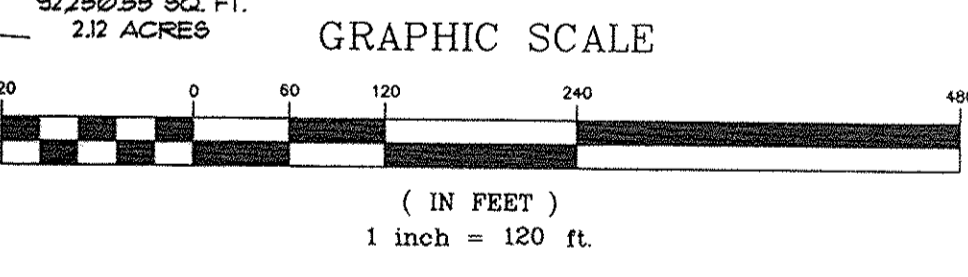
- 1. LAMPENED PLAN OF PRIVATE WAY MADE FOR DENNIS MCINTY DATED MARCH 1, 2009 SURVEY BY TITCOMB ASSOCIATES, RECORDED IN CORD FB 304, PG 580.
2. FALMOUTH COUNTRY CLUB WINN ROAD, FALMOUTH, CUMBERLAND, MAINE DATED AUG. 29, 1986 SURVEYED BY LAND USE CONSULTANTS RECORDED IN CORD FB 159, PG 53.
3. PLAN OF CABOT FARM/RICK LANE STABLES MADE FOR KEVIN SMITH PREPARED BY TITCOMB ASSOCIATES DATED JULY 15, 2010.
4. PLAN OF THE SCHUSTER ROAD AS REDFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY PREPARED BY HI & EC JORDAN DATED OCTOBER 5, 1962.

SURVEY NOTES

- 1) THE SEAL AND SIGNATURE OF DELMORE A. MAXFIELD, JR. PLS ON THIS PLAN IS FOR THE SUBDIVISION PERIMETER SURVEY AND DIMENSIONAL ACCURACY OF INTERIOR LOT LINES...
2) NO REPORT HAS BEEN PREPARED BY THIS SURVEYOR FOR THIS SUBDIVISION.



State of Maine, Cumberland SS.
Registry of Deeds
Received Nov 25 2014
Attest: [Signature] Register



NOTE A: TOWN LINE MEASURED FROM MONUMENT FOUND ON WESTERLY SIDELINE OF THE SCHUSTER ROAD TO THE LOCATION OF MONUMENT ON THE WESTERLY SIDELINE OF THE WINN ROAD IN 1986 NOW MISSING. (SEE SURVEY PLAN REFERENCE #2) N55°-19'-02"W 110°12'32" ACTUAL PERIMETER FOLLOWS PLAN REFERENCE #1 WHICH FALLS WITHIN THE TOWN OF CUMBERLAND (A) & FOLLOWS LINE OF OCCUPATION (C)-(D).

SUBDIVISION PLAN, APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD. Includes signatures of R. J. [Signature] and A. [Signature], dated Sept. 2, 2014.

PINKHAM & GREER CIVIL ENGINEERS. SUBDIVISION PLAN SHEET 1 of 4 PERIMETER & OPEN SPACE. Includes project details, scale, date, and sheet number C1.1.