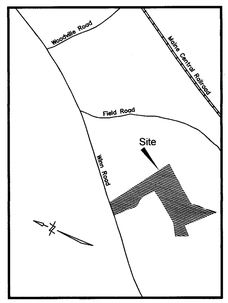

Site Location Plan

Approved by the Town of Falmouth Planning Board
Date: April 12, 2005

LEGEND

- Iron pin found
- Capped iron rod to be set
- Monument to be set
- Well
- Water shutoff
- Fire hydrant
- Utility pole
- Light pole
- Guy wire
- Wetland
- Deciduous tree
- Coniferous tree
- Existing building
- Edge of pavement
- Edge of gravel
- Ditch
- 1' contour
- 5' contour
- Property line
- Limit of wetland
- Overhead utility wires
- Stone wall
- Right of way
- Stream
- Open Space – No cut
- Easement – No cut

TBM
Front bonnet nut with chiseled "X"
Elev. 147.98'

Magnetic 2002

TOWN COUNCIL ACCEPTANCE
TOWN OF FALMOUTH
DATE

SPACE and BULK REQUIREMENTS

	TRADITIONAL REQUIRED	TRADITIONAL PROPOSED	CLUSTER REQUIRED	CLUSTER PROPOSED
Minimum lot area	80,000 sf	84,649 sf	40,000 sf	62,101 sf
Minimum street frontage	250 feet	265 feet	125 feet	236 feet
Minimum front yard	25 feet	25 feet	25 feet	25 feet
Minimum side yard	20 feet	20 feet	20 feet	20 feet
Minimum rear yard	40 feet	40 feet	40 feet	40 feet
Maximum lot coverage	15%	2%	15%	3%
Minimum suitable building area	50%	35%	75%	75%
Minimum distance from wetlands	50 feet	50 feet	50 feet	50 feet

NET RESIDENTIAL AREA

Total site area:		30.31 acres
Unsuitable land:		
10% roads and parking:	3.03 acres	
Slopes over 25%:	2.56 acres	
Wetlands:	3.14 acres	
Land in easements:	0.42 acres	
Total unsuitable land:	9.15 acres	9.15 acres
Net residential acreage:		21.16 acres
Minimum lot area per unit:		80,000 sf
Total allowable lots:		11.52 or 11 lots

AREA

Lot 1	70,542 sf	1.62 acres
Lot 2	77,927	1.79
Lot 3	62,101	1.43
Lot 4	63,093	1.45
Lot 5	67,720	1.55
Lot 6	94,052	2.16
Lot 7	96,429	2.21
Lot 8	84,808	1.95
Lot 9	84,632	1.94
Open Space 1	35,231	0.81
Open Space 2	463,268	10.64
Right of way	120,432	2.76
Total	1,320,235 sf	30.31 acres

OWNERS of RECORD

Paddock Way, LLC — Book 22332, Page 269 & Book 22378, Page 51

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REFERENCES

1) Standard Boundary Survey, Subdivision of Property made for Charles P. Harriman by Titcomb Associates, dated August 21, 1990, revised through December 14, 1994, recorded in Plan Book 195, Page 11.

2) Division of Land and Private Way (2nd Amended) prepared for Higgins and Jones by Land Use Consultants, Inc., dated June 17, 1998, revised through June 1, 2001, recorded in Plan Book 201, Page 360.

3) Amended Subdivision Plan Cavendish Subdivision made for Libby Construction by Titcomb Associates dated April 24, 2002.

4) Plan of Cumberland Center Road, Now Known as Winn Road, in the Town of Falmouth as Redefined by the Commissioners of Cumberland County, dated October 30, 1958, not recorded.

5) Plan of Property made for Charles P. Harriman by H.I. & E.C. Jordan, dated May, 1972, revised through May, 1975, recorded in Plan Book 111, Page 49.

6) Plan of Property made for Charles P. Harriman by H.I. & E.C. Jordan, dated June 25, 1986, not recorded.

7) Standard Boundary Survey Division of Property made for Robert Casparius by Cullenberg Land Surveying dated February 18, 1998, recorded in Plan Book 198, Page 140.

8) Subdivision Plan 1 of Zacharias Farm made for Atlantic Coast Development by Sebago Technics dated April 17, 1996 and revised through November 13, 1996, not recorded.

NOTES

1) Bearings are based on Magnetic North 2002.

2) Book and Page references are to the Cumberland County Registry of Deeds.

3) Wetlands were delineated and located by Mark Hampton Associates, Inc.

4) Winn Road is 66 feet wide.

5) Property is zoned "F" (Farm & Forest)

6) Final road grades and engineering designed by Aquarion of Portland, Maine.

7) No lot or parcel of land may be conveyed until the completion of all public improvements.

8) No further subdivision of these lots shall be made without prior approval of the Falmouth Planning Board.

9) A waiver has been granted to allow for the construction of a local street with a pavement width of 22 feet and a sidewalk on one side of the street.

10) Common Open Space shall be dedicated as a No-cut Zone to preserve forest land.

11) Easements on lots will be dedicated as No-cut Zones to preserve forest lands adjacent to Common Open Space, as a buffer for wetlands and streams and as a buffer from adjacent roadways and residential lots.

12) Lots 1–5 have been designed with smaller acreage than typical traditional lots to preserve more open space adjacent to the Community Park.

13) Lots 6–9 have been designed to comply with the standards of traditional lots.

14) Water service will be brought along Paddock Way from Winn Road and will not connect with Cavendish Way.

15) Electric service will be underground.

16) A connection cannot be made to the Town sewer system; therefore, sewer will be on individual lots.

State of Maine, Cumberland SS.
Registry of Deeds
Received APRIL 21, 2005
at 9h.31m. A M and recorded in
Plan Book 205 Page 234
Attest: _____ Register

CERTIFICATION

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

Exceptions:
(1) No pins set as of plan date
(2) No report written
(3) No descriptions written

SEAL

Judith N. Soule PLS #2320

Paddock Way Subdivision

Winn Road — Falmouth, Maine

PADDOCK WAY, LLC MADE FOR
RECORD OWNER
Libby Construction, Inc.

67 Tide Mill Road — Portland, Maine

JOB# 203100	DATE: March 15, 2005	SCALE: 1" = 100'
BOOK# 677		
203100subd.dwg		
FILE# 8439		

Titcomb Associates
133 Gray Road (207) 797–9199
Falmouth, Maine 04105