

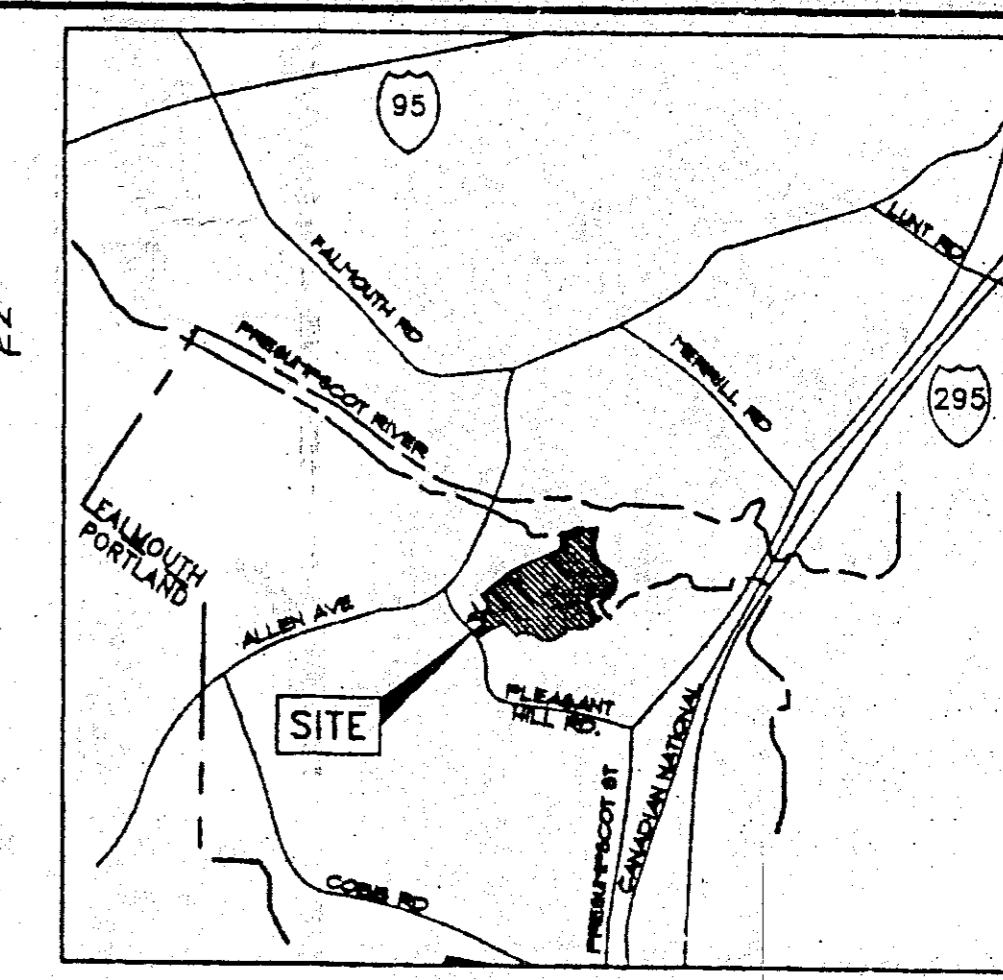
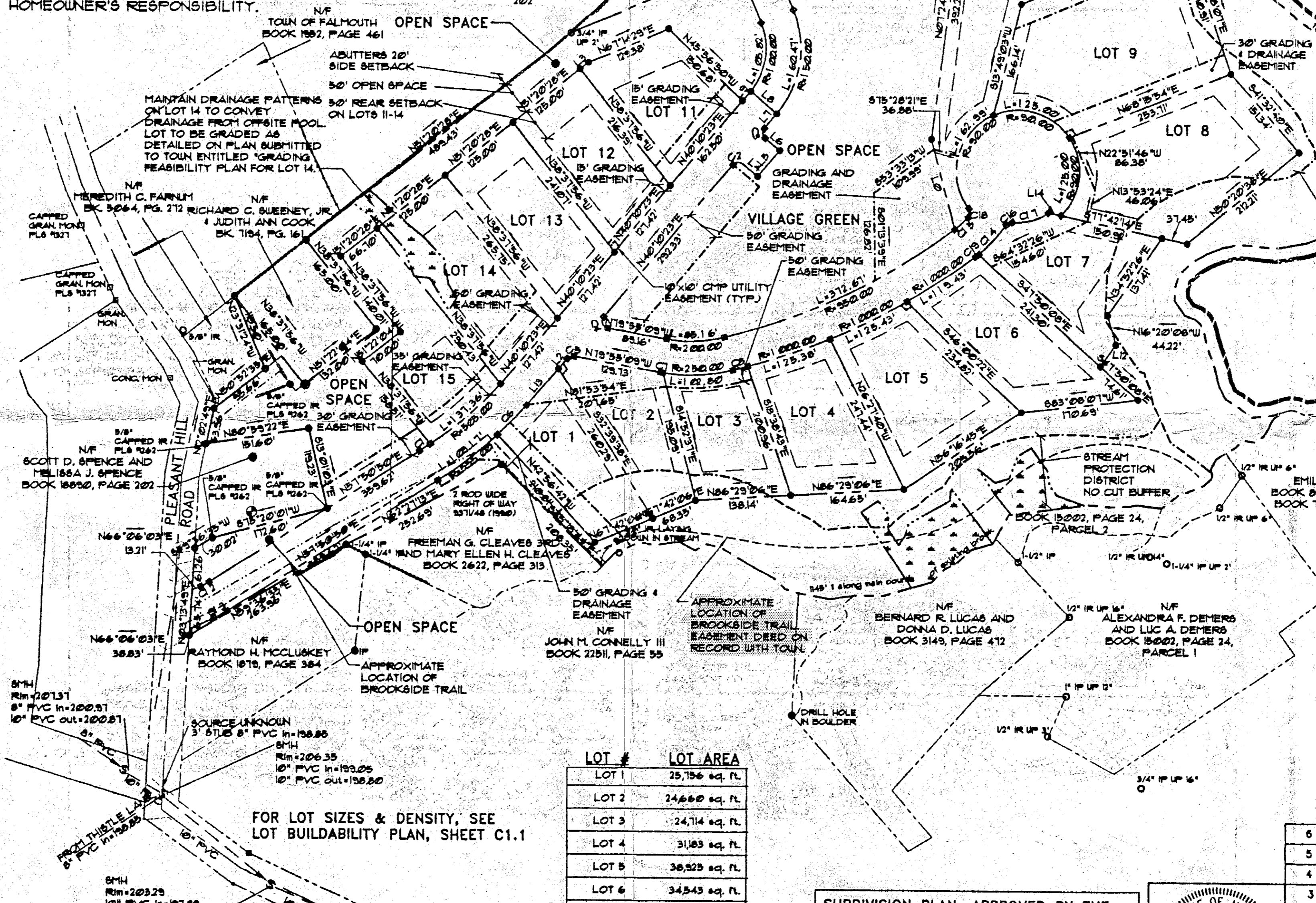
GENERAL NOTES

- OWNER/DEVELOPER, PRESUMPCOT PARTNERS, LLC, 52 LAMBERT RD, FREEPORT, ME, CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 4965, PG. 137, JULY 15, 1982.
- ENGINEER, PINCHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY TITCOMBS ASSOCIATES, FALMOUTH, MAINE. PROJECT BENCHMARK: PK NAIL IN BASE OF POLE C-17 193.2, ELEV. = 193.93 (ASSUMED LOCAL DATUM).
- SOILS MAPPING PROVIDED BY PINCHAM & GREER, FALMOUTH, MAINE, OBTAINED FROM AERIAL.
- WETLAND AREAS SHOWN ON THIS PLAN PROVIDED BY NORMANDEAU ASSOCIATES, AND SHOULD BE CONSIDERED A PRELIMINARY DELINEATION.
- ZONE: RESIDENTIAL A DISTRICT (RA). PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS.
- TAX MAP REFERENCE: MAP 133/Lot 006.
- TOTAL PARCEL = 291 acres
- WAIVERS GRANTED: HIGH INTENSITY SOILS SURVEY AND REDUCTION OF PAVEMENT WIDTH BY 2 FT, 8/6/05.
- CALL DIG-8SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-8SAFE.
- LOT AREAS: COVERAGE RATIOS, FRONTAGE AND SETBACKS ARE AS SHOWN ON PLAN AND IN ZONING INFORMATION NOTES.
- BUFFERS AND DISTANCES BETWEEN STRUCTURES ARE GOVERNED BY SETBACKS.
- HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- CONSTRUCTION WILL COMMENCE WITH FINAL APPROVAL AND AS LOTS ARE SOLD.
- PROJECT TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- A BELIEF EASEMENT ALONG CLEAVES FARM AND BERTON ROADS WILL BE GRANTED TO THE TOWN OF FALMOUTH.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING FLOWING, UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION OR ACCEPTED BY THE TOWN COUNCIL AS A PUBLIC STREET.
- NO PUBLIC RECREATION FACILITIES ARE PLANNED AS PART OF THIS SUBDIVISION.
- HOME OWNERS ARE ENCOURAGED TO PROVIDE SPACE FOR EXPANSION OF THE HOME OR FOR ADDITION OF A GARAGE WITHIN THE SETBACKS.
- FURTHER LOT DIVISION PROHIBITED WITHOUT PLANNING BOARD APPROVAL.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL RULES, CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- IRON RODS TO BE SET AT ALL CORNERS OF LOTS, GRANITE OR CONCRETE MONUMENTS TO BE SET AS SHOWN ON THIS PLAN BY THE DEVELOPER.
- STREET NAMES: CLEAVES FARM ROAD, BERTON ROAD
- HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS. HOUSES WITH BASEMENTS ARE RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
- IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF THE PROJECT IMPROVEMENTS, NO LOT OR PARCEL OF LAND MAY BE CONVEYED AND NO BUILDING PERMIT FOR ANY BUILDING ON ANY PORTION OF THE DEVELOPMENT SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL THE COMPLETION OF ALL STREETS, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS. IF THE APPLICANT WISHES TO CONVEY A LOT PRIOR TO ALL PROJECT IMPROVEMENTS BEING COMPLETED, A PERFORMANCE GUARANTEE EQUAL TO THE COSTS OF THE REMAINING IMPROVEMENTS SHALL BE SUBMITTED TO THE TOWN PLANNER AND APPROVED BY THE TOWN MANAGER AND TOWN ATTORNEY.
- THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND APPROVED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.
- ALL LOTS TO BE LIMITED TO 8,000 SQ. FT. IMPERVIOUS AREA TO CONFORM WITH STORM WATER CALCULATIONS.
- THIS PROJECT REQUIRES A STORM WATER PERMIT AND A PERMIT BY RULE FOR THE SEASONAL DOCK FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO THE START OF CONSTRUCTION.
- DRAWINGS INCLUDED IN THIS SUBMITTAL:
 - C10 SUBDIVISION PLAN
 - C11 LOT BUILDABILITY PLAN
 - C12 EXISTING CONDITIONS PLAN
 - C13 SITE PLAN
 - C31 PLAN & PROFILE - CLEAVES FARM RD
 - C32 PLAN & PROFILE - PARTNERS WAY
 - C33 PLAN & PROFILE - PLEASANT HILL ROAD
 - C40 EROSION CONTROL PLAN
 - C41 EROSION CONTROL DETAILS
 - C50 DETAILS
 - C51 DETAILS
 - C52 DETAILS
 - C53 DETAILS
 - C60 STORM-WATER MANAGEMENT PLAN
 - C10 POND PLAN

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	LOT LINES
ADJUTING PROPERTY EASEMENT	EASEMENT
WATERCOURSE	CHP TRANSFORMER EASEMENT
TOWN LINE	BOUND TO BE SET
ZONING DISTRICT BOUND	IRON PIPE TO BE SET
BOUND FOUND	
IRON PIPE FOUND	
IRON PIPE SET	
TEST PIT PASSED	
EX FLAGPOLE	
STONE WALL	
WETLAND LIMIT	
WETLAND	

NOTE:
ALL HOMEOWNERS ARE REQUIRED TO INSTALL THE E-ONE SYSTEM OR EQUIVALENT BEFORE BUILDING PERMIT IS APPROVED. DIFFERENT PUMP LOCATIONS AND CONFIGURATIONS ARE AVAILABLE, SUCH AS THE INDOOR MODEL. OWNERSHIP, MAINTENANCE, AND SERVICE OF THE EONE PUMPS ARE THE INDIVIDUAL HOMEOWNER'S RESPONSIBILITY.



LOCATION MAP
SCALE: 1" = 2000'

LOT LINE TABLE

LINE	LENGTH	BEARING
L0	136.91	N4°40'43"W
L1	30.02	S89°34'35"W
L2	20.00	N40°10'23"E
L3	15.71	N81°20'20"E
L4	20.00	S49°49'31"E
L5	30.00	N40°10'23"E
L6	20.00	N49°49'31"W
L7	20.00	N40°10'23"E
L8	30.00	S49°49'31"E
L9	15.71	N40°10'23"E
L10	53.62	N22°48'31"W
L11	53.60	N22°48'31"W
L12	35.26	N84°34'36"W
L13	11.05	N40°10'23"E
L14	10.16	S11°42'14"E

LOT CURVE TABLE

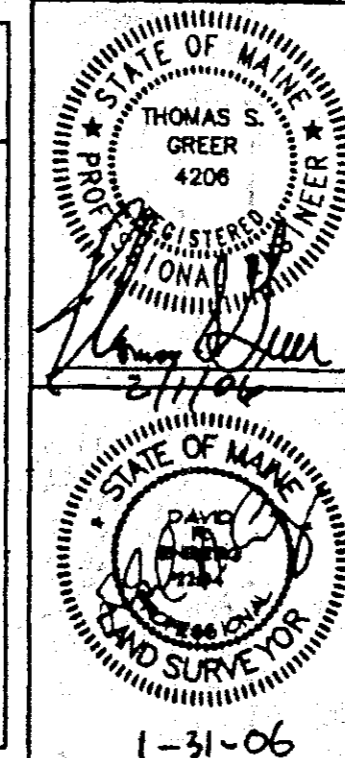
CURVE	LENGTH	RADIUS
C1	18.42	525.00
C2	15.71	10.00
C3	15.71	10.00
C4	20.56	10.00
C5	10.46	10.00
C6	67.23	555.00
C7	3.65	25.00
C8	22.51	1000.00
C9	36.31	1000.00
C10	15.71	10.00
C11	15.71	10.00
C12	14.41	100.00
C13	31.61	75.00
C14	53.05	225.00
C15	26.62	175.00
C16	10.46	10.00
C17	55.41	75.00
C18	14.30	10.00
C19	5.07	225.00

LOT #	LOT AREA
LOT 1	25,756 sq. ft.
LOT 2	24,660 sq. ft.
LOT 3	24,714 sq. ft.
LOT 4	31,063 sq. ft.
LOT 5	30,520 sq. ft.
LOT 6	34,545 sq. ft.
LOT 7	25,910 sq. ft.
LOT 8	81,530 sq. ft.
LOT 9	61,021 sq. ft.
LOT 10	60,200 sq. ft.
LOT 11	27,660 sq. ft.
LOT 12	28,591 sq. ft.
LOT 13	31,616 sq. ft.
LOT 14	34,761 sq. ft.
LOT 15	30,870 sq. ft.
OPEN SPACE	468,011 sq. ft.
OPEN SPACE	57,504 sq. ft.

ZONE INFORMATION

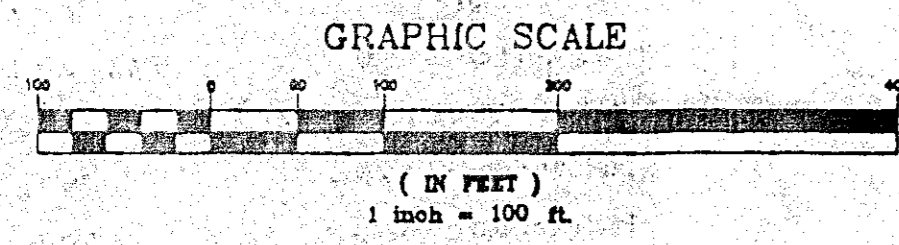
SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	20,000 SQ. FT.	24,660 SQ. FT.
MINIMUM LOT AREA	20,000 SQ. FT.	22,413 SQ. FT.
MINIMUM STREET FRONTAGE	125 FEET	125 FEET
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	20 FEET	20 FEET
MINIMUM REAR YARD	40 FEET	40 FEET

SUBDIVISION PLAN, APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD
 [Signatures]
 Feb. 7, 2006
 DATE



REV.	DATE	DESCRIPTION
6	12/28/05	REVISIONS TO LOTS 8, 9, AND 10 PER TOWN COMMENTS
5	12/20/05	REVISIONS PER DEP AND PORTLAND WATER DISTRICT
4	12/8/05	PER CLIENTS REQUEST - LOT 7 REAR LOT LINE ADJUSTED
3	12/1/05	REVISIONS PRE PUBLIC WORKS REVIEW
2	11/7/05	REVISIONS PER PEER REVIEW
1	9/28/05	REVISIONS PER TOWN PLANNING MEETING

PRESUMPCOT PARTNERS, LLC.
 52 LAMBERT RD, FREEPORT, MAINE
PRESUMPCOT POINT AT CLEAVES FARM FALMOUTH, MAINE
SUBDIVISION PLAN
 SCALE: AS SHOWN
 DATE: JULY 28, 2005
 PROJECT: 05121
 DRN BY: DPD/SJM
 DESG BY: DPD
 CHK BY:
C1.C



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