LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	C1 / L1
	BUILDING	
	STREAM	
--122-- --120--	CONTOURS	
	WETLANDS	
	EDGE WETLAND	
	EDGE PAVEMENT	
	STONE WALL	
	CULVERT	
OHE	OVERHEAD ELEC. & TEL.	
	UTILITY POLE	
W	DRILLED WELL	

GRID

KILARNEY WAY

CAVENDISH RD

PADDOCK WAY

PARCEL STREET
PB 203 PG 234

N/F
SUZANNE L. SCHMITT
& HENRY A. SCHMITT
TRUSTEES
MAP R03-LOT 005-H
BK 28945 PG 185

N/F
CHRISTOPHER D. HEPBURN
MICHELE D. HEPBURN
MAP R03-LOT 005-G
BK 28546 PG 23

N/F
WAYNE D. PIERS
MAP R03-LOT 008-F
BK 28546 PG 23

RESERVED FOR FUTURE
RIGHT OF WAY
PB 203 PG 636

N/F
GREGORY GREEN
MAP R03-LOT 006-F
BK 19045 PG 140

TOWN OF
FALMOUTH
MAP R03 LOT 002

N40°38'37"E
255.77'

N32°22'22"E
65.43'

N34°42'37"E
90.62'

N44°10'57"E
168.87'

S38°15'22"W
185.80'

S41°51'12"W
175.21'

BEECH
TREE

S41°58'24"W
102.19'

S45°32'01"W
273.22'

S42°06'18"W
228.57'

N42°06'18"E
225.21'

N40°27'09"E
250.01'

N9°27'35"W
128.22'

N32°20'05"E
250.08'

N9°27'35"W
110.00'

S9°27'35"E
423.05'

S54°11'20"E
231.85'

N11°22'29"W
250.38'

N11°22'29"W
114.13'

N2°32'07"E
141.94'

N2°32'07"E
150.09'

N13°40'42"E
397.72'

N/F
ROBERT F. MONTGOMERY
MAP R03-LOT 76-E
BK 12649 PG 266

DEED RESTRICTED SETBACK

OPEN SPACE
209,072 S.F.
4.80 ACRES

269.02'
S48°45'03"E

10' WIDE
PEDESTRIAN
EASEMENT

N40°22'19"E
212.69

S7°21'19"E
176.64'

S28°18'35"E
50.00'

S11°41'22"E
85.21'

S11°41'22"E
158.49'

RESERVED FUTURE
RIGHT OF WAY

N/F
JUAN F. & KATRINA H.
CONDE
MAP R03 LOT 76
BK 24257 PG 324
(PARCEL #2)

PEDESTRIAN
EASEMENT

N16°46'07"E
154.98'

S16°44'23"W
123.54'

S16°46'07"W
154.98'

S16°44'23"W
27.48'

N17°12'48"W
45.35'

LOT 3
44,099 S.F.
1.01 ACRES

LOT 4
43,6711 S.F.
1.00 ACRES

N5°20'23"W
190.04'

S28°40'36"W
73.84'

S28°40'36"W
118.36'

S28°40'36"W
129.54'

S28°40'36"W
128.13'

C7
C8
C9
C10

S16°47'11"W
50.00'

S16°47'11"W
156.86'

RESERVED FUTURE
RIGHT OF WAY

STEEL
FENCE

CEMETERY
HEAD STONES

LOT 2
37,211 S.F.
0.85 ACRES

S2°51'11"W
60.62'

N2°51'11"E
50.00'

N28°40'36"E
199.58'

N37°10'20"W
147.87'

N28°38'00"W
243.39'

N62°08'49"E
243.39'

C3
C4
C5
C6

N28°30'40"E
398.74'

S28°30'40"W
360.00'

S61°29'20"E
50.00'

N61°29'20"W
50.00'

N28°30'40"E
199.58'

N/F
JUAN F. & KATRINA H. CONDE
MAP R03 LOT 76
BK 24257 PG 324
(PARCEL #1)

REMAINING
LAND OF
CHARLIE
HARRIMAN
417,661 S.F.

LOT 1
39,493 S.F.
0.91 ACRES

GARAGE

EXISTING
HOUSE

CEMETERY
HEAD STONES

N13°40'30"E
68.89'

N13°40'30"E
146.75'

N13°40'30"E
128.49'

N/F
TOWN OF
FALMOUTH
29.62 AC
MAP R03 LOT 002

EXISTING
BRIDGE

N26°49'00"W
315.76'

N0°28'51"E
158.24'

N27°15'49"W
200.07'

S70°40'20"W
224.31'

N70°40'20"E
181.28'

S78°18'07"E
166.41'

S25°09'43"W
433.33'

FIELD ROAD
(RIGHT OF WAY 80' WIDE)

N29°08'14"E
317.04'

N/F
H. THEODORE VAIL
DOLORES IT. VAIL
MAP R03 LOT 76-C
BK 11783 PG 84

N12°16'08"W
220.00'

N41°29'08"E
389.28'

N/F
PATRICK S. SHEAN
EDITH M. SHEAN
MAP R03 LOT 76B
BK 17253 PG 73

N22°16'08"W
240.00'

N10°30'54"W
114.67'

N10°30'54"W
150.00'

N30°30'39"W
101.55'

S43°54'24"E
113.91'

D=0°58'22"
R=8539.92'
L=145.00'

D=0°56'08"
R=8539.92'
L=139.44'

D=3°09'45"
R=4242.78'
L=229.24'

MAINE CENTRAL RAILROAD

S43°54'24"E 58.47'
S20°49'28"E 189.08'
S43°54'24"E 181.43'
S54°57'58"E 124.09'
S32°22'22"W 65.43'
N32°22'22"W 182.43'
S48°03'52"E 149.71'
N11°12'25"W 115.85'
S43°27'08"E 123.18'
S43°27'08"E 132.06'
S43°27'08"E 170.98'
S32°09'43"E 132.06'
S43°35'24"E 180.27'
S43°35'24"E 89.13'
S54°57'58"E 140.01'
S47°16'18"E 140.01'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

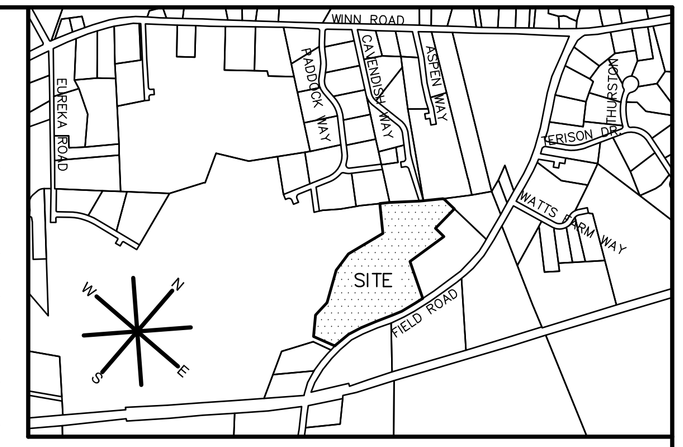
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	13.14	175.00	4°18'04"
C4	10.43	125.00	4°46'49"
C5	23.35	15.00	89°10'35"
C6	25.94	125.00	11°53'25"
C7	36.32	175.00	11°53'25"
C8	23.56	15.00	90°00'00"
C9	28.21	100.00	16°09'49"
C10	62.62	50.00	71°45'31"

APPROVAL–
TOWN OF FALMOUTH
PLANNING BOARD

DATE

CHAIRPERSON



LOCATION MAP 1:1000

SUBDIVISION PLAN SUMMARY

THE SUBDIVISION PLAN SET CONSISTS OF THE FOLLOWING SHEETS:

SUBDIVISION PLAN	SHEET 1
PLAN & PROFILE	SHEET 2
DETAIL SHEET	SHEET 3
DETAIL SHEET	SHEET 4

DENSITY CALCULATIONS

NET RESIDENTIAL AREA

TOTAL LAND AREA:	422,577.12 SF	9.70 ACRES
10% DEDUCTION FOR ROADS & PARKING:	42257.71 SF	
LAND CUT OFF FROM MAIN PARCEL & UNAVAILABLE FOR BUILDING	NA NA	
LAND IN FLOOD WAY OR COASTAL HIGH HAZARD PER FEMA MAPS	NA NA	
LAND UNSUITABLE FOR DEVELOPMENT PER TOPOGRAPHY OR SOIL CONDITIONS		
SLOPES:	20,848.68 SF	
WETLANDS:	7,933.87 SF	
COASTAL WETLANDS	NA	
LAND IN RIGHTS OF WAY OR EASEMENTS:	NA	
LAND IN RESOURCE PROTECTION DISTRICTS: (OF SHORELAND ZONE) (STREAM)	NA 31,400.08 SF	
TOTAL NON-BUILDABLE LAND:	102,440.34 SF	
NET RESIDENTIAL AREA OF PARCEL	320,136.78 SF	
MAXIMUM DENSITY	4.0 LOTS	

MINIMUM OPEN SPACE REQUIRED

DEDUCTIONS FROM NRA	102,440.34 SF	
30% OF BUILDABLE LAND	96,041.03 SF	
TOTAL OPEN SPACE REQUIRED	198,481.37 SF OR 4.56 ACRES	
OPEN SPACE ALLOWED TOWARD REQ. MIN.	201,383.29 SF OR 4.63 ACRES	
TOTAL OPEN SPACE PROVIDED:	209,072.56 SF OR 4.80 ACRES	

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20____
AT ____h _____m _____M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER

SPACE & BULK REQUIREMENTS

THE PROPERTY IS LOCATED IN THE FARM & FOREST DISTRICT (F) AND RESOURCE CONSERVATION OVERLAY DISTRICT (RCZO). SPACE & BULK REQUIREMENTS ARE AS FOLLOWS:

FARM & FOREST DISTRICT (F)

MINIMUM LOT SIZE:	80,000 S.F.
MAXIMUM LOT COVERAGE:	15%
MINIMUM LOT WIDTH:	250 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	40 FEET*

RESOURCE CONSERVATION OVERLAY DISTRICT (RCZO)

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM LOT WIDTH:	125 FEET
MINIMUM FRONT YARD:	15 FEET TO 25 FEET
MINIMUM SIDE YARD:	15 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM PROPOSED BUFFER: TO FIELD ROAD	25 FEET

NOTE: REVIEW ORDINANCE FOR ADDITIONAL REQUIREMENTS IN THE RCZO DISTRICT.

*UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD.

GENERAL NOTES

1) THE RECORD OWNER OF THE PROPERTY IS CHARLIE HARRIMAN AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3827 PAGE 40 AND BOOK 4537 PAGE 171.

2) THE PROPERTY IS LOCATED ON THE TOWN OF FALMOUTH TAX MAP R03 BEING DEPICTED AS LOT 76-A.

3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE WEST ZONE.

CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONTOURS ARE BASED UPON A LIMITED FIELD SURVEY BY ST.CLAIR ASSOCIATES AND 2-FOOT CONTOUR DATA AVAILABLE IN THE STATE OF MAINE GIS DATABASE.

4) PLAN REFERENCES:

A) DIVISION OF PROPERTY PLAN MADE FOR CHARLES P. HARRIMAN DATED THROUGH DECEMBER 17, 2008 BY STEPHEN J. MARTIN, PLS.

5) THE PROPERTY SHOWN HEREON IS SUBJECT TO:

A) ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

6) THE NATURAL RESOURCE MAPPING AND WETLANDS AREAS SHOWN HEREON ARE BASED UPON A WETLAND DELINEATION COMPLETED BY MARK HAMPTON ASSOCIATES DURING 2015.

7) THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE TOWN OF FALMOUTH 230045 0003 B HAVING AN EFFECTIVE DATE OF OCTOBER 16, 1984.

8) THE PROPOSED DEVELOPMENT WILL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS ON THE LOTS AND UNDERGROUND POWER, TELEPHONE AND CABLE TV SERVICE EXTENDING FROM EXISTING POWER POLES ALONG FIELD ROAD. THE APPLICANT/DEVELOPER SHALL COORDINATE WITH CENTRAL MAINE POWER COMPANY TO INSTALL A DROP POWER POLE THAT WILL PROVIDE THE UNDERGROUND UTILITY TO THE DEVELOPMENT.

9) NO FURTHER DIVISION OF THIS PARCEL IS PERMITTED WITHOUT FIRST OBTAINING TOWN OF FALMOUTH PLANNING BOARD APPROVAL.

10) THE COMMON OPEN SPACE SHALL BE DEEDED TO THE TOWN OF FALMOUTH. AN EXECUTED DEED, IN A FORM ACCEPTABLE TO THE TOWN, SHALL BE DELIVERED TO THE TOWN PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

EXCEPT FOR TRAILS (TO BE USED FOR PASSIVE RECREATION AND SNOWMOBILING), AND THE REMOVAL OF DEAD AND DYING TREES, THE OPEN SPACE LAND SHALL REMAIN UNDEVELOPED AND PRESERVED IN ITS NATURAL STATE IN PERPETUITY.

THE PERIMETER OF THE OPEN SPACE WILL BE CLEARLY MARKED AND BLAZED IN THE FIELD. BLAZING IS NOT PROPOSED IN AREAS WHERE THE OPEN SPACE ABUTS OTHER TOWN OWNED LAND.

ANY PROPOSED WALKING TRAILS LOCATED WITHIN THE OPEN SPACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF FALMOUTH SUBDIVISION ZONING ORDINANCE APPENDIX 1 (N) TRAILS AND CONFORM TO THE FOLLOWING STANDARDS:

A) TRAIL IMPROVEMENTS SHALL DEMONSTRATE ADHERENCE TO PRINCIPLES OF QUALITY TRAIL DESIGN,
B) TRAILS SHALL HAVE A VERTICAL CLEARANCE OF NOT LESS THAN TEN (10) FEET,
C) THE WIDTH OF THE TRAIL SURFACE MAY VARY DEPENDING ON TYPE OF USE TO BE ACCOMMODATED, BUT IN NO CASE SHALL IT BE LESS THAN THREE (3) FEET OR GREATER THAN SIX (6) FEET,

11) A 25' WIDE STREETSCAPE BUFFER SHALL BE MAINTAINED ALONG THE FIELD ROAD STREET FRONTAGE OF THE PROPOSED DEVELOPMENT WITH THE EXCEPTION OF CLEARING NECESSARY TO INSTALL THE PROPOSED SUBDIVISION ROAD AND UTILITIES.

12) THE STORMWATER DESIGN FOR THE PROPOSED DEVELOPMENT REQUIRES THE CONSTRUCTION OF ROOF DRIPLINE BMP'S TO COLLECT AND DISPERSE ROOF RUNOFF INTO THE NATIVE SOILS. THE INSTALLATION OF ROOF DRIPLINE BMP'S IS REQUIRED FOR THE HOMES TO BE CONSTRUCTED ON LOTS SHOWN HEREON.

SCHEDULE A

REV:	BY:	DATE:	STATUS:
D	DCS	7-19-16	UPDATES FOR TOWN COUNCIL REVIEW OF OPEN SPACE
C	DCS	5-17-16	REVISE LOT LAYOUT, SUBMIT FOR REVIEW
B	DCS	3-07-16	SUBMIT FOR PRELIMINARY REVIEW
A	DCS	1-06-16	SUBMIT FOR PRELIMINARY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST.CLAIR ASSOCIATES ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST.CLAIR ASSOCIATES

ST.CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 829-5558

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
15004	ELECT	TJD&A	DCS	DCS

SUBDIVISION PLAN
OF:
HARRIMAN PROPERTY
98 FIELD ROAD
FALMOUTH, MAINE
FOR RECORD OWNER:
CHARLIE HARRIMAN
3522 HALDEMAN CREEK DRIVE UNIT 116
NAPLES, FL 34112

DATE	SCALE
1-04-16	1"=100'

SHEET 1

15004SB TAB 15004SB