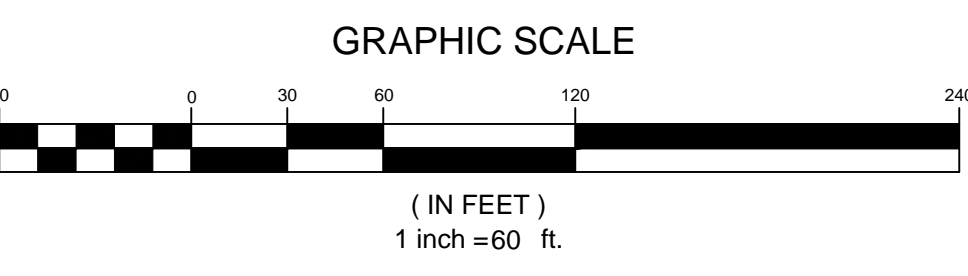


NET RESIDENTIAL AREA CALCULATION

TOTAL PARCEL AREA	799,043 SF (18.34 AC)
NET RESIDENTIAL AREA	
10% FOR ROADS	79,904 SF
INACCESSIBLE LAND	0 SF
FLOOD WAY OR COASTAL HIGH HAZARD AREA	0 SF
STEEP SLOPES (25% OR GREATER)	68,235 SF
WETLANDS	33,389 SF
COASTAL WETLANDS	0 SF
LAND IN RIGHTS OF WAYS OR EASEMENTS	50,056 SF
LAND IN RESOURCE PROTECTION DISTRICTS	25,717 SF
TOTAL UNSUITABLE AREA FOR BUILDING	257,311 SF
NET RESIDENTIAL AREA (N.R.A.)	541,732 SF
MINIMUM N.R.A. PER BUILDING	30,000 SF
MINIMUM N.R.A. PER DUPLEX UNIT	15,000 SF
TOTAL PERMITTED BUILDINGS/UNITS	18.06 (36.11 UNITS)
TOTAL PROPOSED BUILDINGS	16
TOTAL PROPOSED UNITS	32



PRELIMINARY - NOT FOR CONSTRUCTION



APPROVED: TOWN OF FALMOUTH PLANNING BOARD

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS HELEN I. PRIDE BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30,563, PAGE 158 & BOOK 2629, PAGE 247.
- THE PROPERTY IS SHOWN AS LOT 26 ON THE TOWN OF FALMOUTH TAX MAP U47 AND IS LOCATED IN THE RESIDENTIAL GROWTH ZONING DISTRICT (RD).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A STANDARD BOUNDARY BY TITCOMB ASSOCIATES. PLAN ENTITLED "PLAN OF PROPERTY - MADE FOR HELEN I. PRIDE, 80 BLACKSTRAP ROAD, DATED APRIL 10, 2003. AN UPDATED PLAN BY TITCOMB ASSOCIATES ENTITLED "PLAN OF EXISTING CONDITIONS - MADE FOR HELEN I. PRIDE, 80 BLACKSTRAP ROAD" DATED FEBRUARY 1, 2017 WITH THE LATEST REVISION DATED MARCH 7, 2017.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IN ALL DEVELOPMENT AREAS IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES, INC. IN JANUARY 2017 AND UPDATED IN MARCH 2017. ALL OTHER TOPOGRAPHY IS BASED UPON LIDAR DERIVED INFORMATION OBTAINED FROM THE STATE OF MAINE DEPARTMENT OF GIS.
- TOTAL AREA OF PROPOSED PARCEL: 18.34 Ac.
- SOILS INFORMATION SHOWN HEREON IS BASED UPON CLASS B - HIGH INTENSITY SOIL SURVEY PERFORMED BY MARK HAMPTON ASSOCIATES, INC. IN OCTOBER OF 2016.
- SPACE AND BULK CRITERIA:
RD STANDARDS
MIN. LOT SIZE: 30,000 SF
NET RESIDENTIAL DENSITY: 15,000 SFD/WELLING UNIT IN TWO-FAMILY
MIN. FRONTAGE: 100'
MIN. FRONT SETBACK: 15'
MIN. SIDE SETBACK: 15'
MIN. REAR SETBACK: 30'
- THE PROPERTY DOES NOT CONTAIN ANY FLOOD HAZARD AREAS ACCORDING TO FLOOD INSURANCE RATE MAP 230045 0011 B.
- THE WETLANDS ON THIS PLAN WERE DELINEATED BY MARK HAMPTON OF MARK HAMPTON ASSOCIATES, INC.
- THESE UNITS ARE TO BE SERVICED BY PUBLIC WATER, PRIVATE SEPTIC SYSTEMS AND UNDERGROUND UTILITIES.
- ALL MONUMENTS WITHIN THIS SUBDIVISION SHALL BE SET IN ACCORDANCE WITH THE TOWN OF FALMOUTH SUBDIVISION ORDINANCE APPENDIX 7-5, SECTION H.
- ANY HOUSE WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH A POSITIVE FREE OUTLET FOUNDATION DRAIN.
- STORMWATER RESTRICTIONS:
• ROOF DRAIN FILTER STRIPS SHALL BE INSTALLED ON THE REAR OF EACH HOUSING UNIT UNLESS SUITABLE ALTERNATIVE MEASURES ARE APPROVED BY THE TOWN PLANNING DEPARTMENT.
• THIRD PARTY INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION OF ROOF DRAIN FILTER STRIPS
• MAXIMUM DEVELOPED AREA = 6.08 ACRES AND MAXIMUM IMPERVIOUS AREA = 2.47 ACRES INCLUDING IN TOWN OWNED ROW

P.E. ADRIENNE R. FINE 08.15.17

NO.	DATE	REVISIONS
1	05.09.17	PRELIMINARY PLAN SUBMISSION TO THE TOWN OF FALMOUTH
2	06.13.17	UPDATED PLAN SET PER TOWN STAFF AND PLANNING BOARD COMMENTS
3	08.02.17	UPDATED PLAN SET PER CS/SD COMMENTS
4	08.15.17	UPDATED PRELIMINARY PLAN SUBMISSION TO THE TOWN OF FALMOUTH

P.O. Box 339
111 Elderberry Lane
New Gloucester, ME 04260
Office: (207) 926-5111
Fax: (207) 221-1317
www.terradynconsultants.com

N/F MAINE TURNPIKE AUTHORITY
2181/263
MAP U47 LOT 23

TERRADYN CONSULTANTS, LLC
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

MR. JAMES CUMMINGS
P.O. BOX 857
WINDHAM, MAINE 04092

SHEET DESCRIPTION	TUSCAN WAY DEVELOPMENT OVERALL SITE PLAN
PREPARED FOR	MR. JAMES CUMMINGS
DATE:	05/09/2017
SCALE:	1"=60'
DESIGNED:	ARF
JOB NO:	1644
FILE NO:	1644 Base.dwg
SHEET	C-2.0