

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
○	MONUMENT	●
○	IRON PIPE/ROD	●
○	CURVE/LINE NO.	○
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	OVERHEAD ELEC. 4 TEL.	---
○	UTILITY POLE	○
○	HYDRANT	○
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○

CENTERLINE LINE DATA		
LINE	BEARING	LENGTH
L1	S19°42'58"E	15.00'
L2	S86°12'09"W	214.66'
L10	N53°46'42"W	46.10'

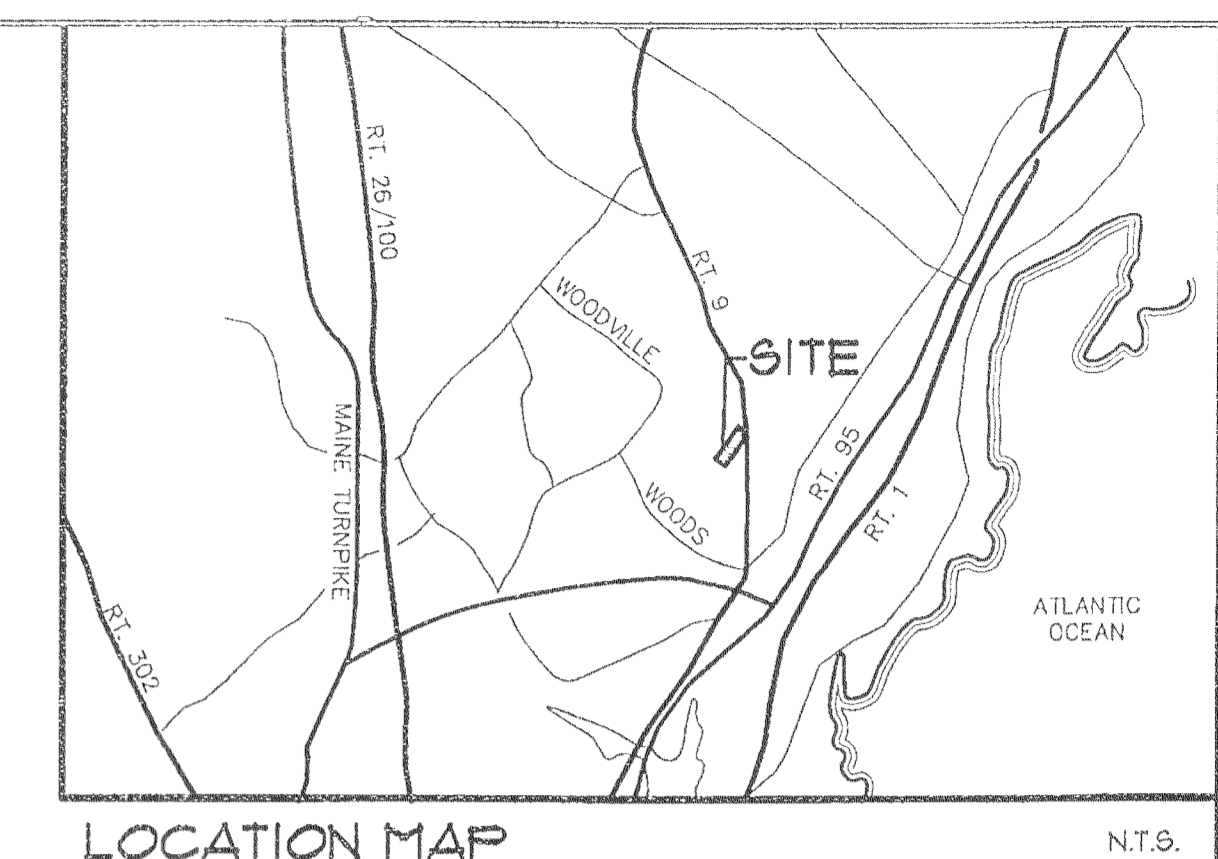
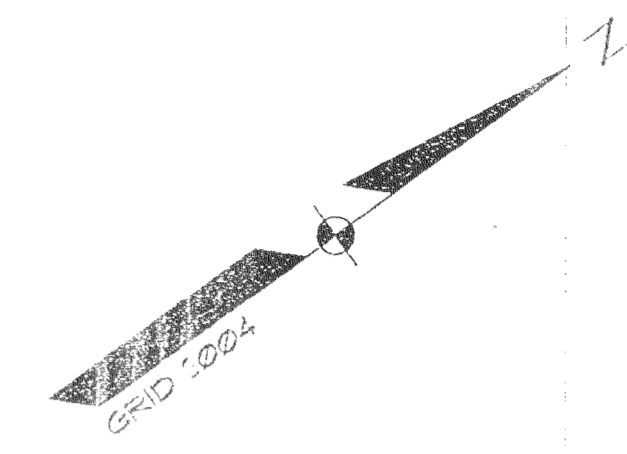
  

PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L3	S20°34'09"E	34.00'
L4	S19°42'58"E	30.00'
L5	N10°11'02"E	40.00'
L6	S19°42'58"E	40.00'
L7	N10°11'02"E	30.00'
L8	S19°42'58"E	40.00'
L9	N10°11'02"E	38.00'
L11	N53°46'42"W	46.10'
L12	N53°46'42"W	46.10'

CENTERLINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C1	262.63'	250.00'	S56°12'25"W	250.12'
C2	122.82'	250.00'	N40°11'02"E	121.59'
C3	191.88'	250.00'	S32°16'18"W	191.21'
C22	219.52'	250.00'	S21°44'50"E	265.19'

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
C4	216.39'	1863.43'	S03°38'30"E	216.39'
C5	69.92'	1863.43'	S02°35'54"E	69.92'
C6	84.31'	1863.43'	S02°02'12"E	84.31'
C7	15.86'	10.00'	N48°16'31"W	14.25'
C8	15.41'	10.00'	N41°58'46"E	13.91'
C9	21.07'	225.00'	S82°51'12"W	27.25'
C10	54.11'	215.00'	S80°35'43"W	54.68'
C11	69.43'	225.00'	N34°51'09"E	69.16'
C12	41.10'	225.00'	N43°21'34"E	41.05'
C13	135.10'	215.00'	N40°11'02"E	133.75'
C14	55.30'	215.00'	S48°23'54"W	55.21'
C15	38.21'	225.00'	S49°23'42"W	38.16'
C16	155.16'	215.00'	S26°30'31"W	153.69'
C17	134.49'	225.00'	S21°24'25"W	132.49'
C18	15.71'	10.00'	S55°11'02"W	14.14'
C19	15.71'	10.00'	S34°42'58"E	14.14'
C20	209.30'	225.00'	S52°45'38"W	201.84'
C21	23.413'	215.00'	S50°30'06"W	22.112'
C23	307.148'	215.00'	S21°44'50"E	291.71'
C24	251.571'	225.00'	S21°44'50"E	238.671'



**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS CLEO C. SHERMAN (FORMERLY CLEO CHRISTENSEN), OF WESTBROOK, MAINE 04093, BY DEED DATED APRIL 16, 2004, SAID DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 2189 PAGE 13.
- THE PROPERTY IS SHOWN AS LOT R01-021 ON THE TOWN OF FALMOUTH TAX MAP 150 AND IS LOCATED IN THE RM 4 F ZONE.
- PARCEL SUMMARY:  
TOTAL PARCEL AREA: 280.00 Ac. (1219,811 SF.)  
TOTAL AREA OF LOT 1: 114.00 Ac. (496,378 SF.) - (40.7%)  
TOTAL OPEN SPACE: 143.88 Ac. (631,038 SF.) - (51.4%)  
TOTAL AREA OF RIGHT-OF-WAY: 166.46 Ac. (73,461 SF.) - (26.3%)
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. ON AUGUST, 2004.
- PLAN REFERENCES:  
A. SURVEY PLAN FOR HAROLD CHRISTENSEN'S ROUTE NINE, FALMOUTH, MAINE BY HARRASBETK DEVELOPMENT COMPANY, DATED OCTOBER 19, 1992.  
B. EXHIBIT A OF CHRISTENSEN FAMILY TRUST ROUTE 9 (LONGWOODS ROAD), FALMOUTH, MAINE PREPARED BY SEBAGO TECHNICS, INC. DATED APRIL 18, 2003.
- WETLAND INFORMATION PROVIDED BY SWEET ASSOCIATES.
- BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE GRID SYSTEM, WEST ZONE 1802. COUNTERS AND ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 1988 VERTICAL DATUM.
- EASEMENTS:  
A. A 100' WIDE CMP. ACCESS EASEMENT WITH ALL RIGHTS AS DESCRIBED IN DEED BOOK 1493 PAGE 293 CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND PRIVATE SUBSURFACE DISPOSAL SYSTEMS.
- THE WETLANDS DELINEATED ARE CONSIDERED LOW VALUE UNDER FALMOUTH ZONING AND SITE PLAN ORDINANCE. A 50 FOOT WIDE BUFFER SETBACK IS PROPOSED AROUND THE WETLAND AREAS. (REFERENCE SITE PLAN REVIEW ORDINANCE, SECTION 9.38 DECEMBER, 2001)
- NO FURTHER DIVISION OF ANY LOT MAY OCCUR WITHOUT PLANNING BOARD APPROVAL.
- NO COMPONENT OF THE STORMWATER MANAGEMENT FACILITIES FOR THE SUBDIVISION MAY BE ALTERED WITHOUT PRIOR APPROVAL FROM THE MAINE DEP.
- A WETLAND ALTERATION PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) AND THE U.S. ARMY CORPS OF ENGINEERS HAS BEEN PREPARED FOR WETLAND FILL ASSOCIATED WITH THE CONSTRUCTION OF SHERMAN WOODS SUBDIVISION. APPROVAL OF ADDITIONAL WETLAND FILL IS NOT ASSURED.
- ALL WETLANDS, BUFFERS, AND OPEN SPACE AREAS SHALL BE PRESERVED IN ITS NATURAL STATE. NO CUTTING OF TREES OR VEGETATION UNLESS APPROVAL BY THE TOWN CODE ENFORCEMENT OFFICER.
- PRIOR TO COMMENCING ANY SITE CLEARING OR GRADING, INCLUDING ROAD CONSTRUCTION THE DEVELOPER SHALL PROVIDE SURVEY ACCURACY FIELD MARKERS ADEQUATE TO ENABLE CONTRACTORS TO EASILY DETERMINE LOT BOUNDARIES, NO CUT BUFFER ZONES, WETLAND BUFFERS AND SETBACKS, AND BUILDING ENVELOPES TO ENSURE COMPLIANCE WITH BUILDING SETBACK AND BUFFER REQUIREMENTS. REQUIRED NO DISTURBANCE ZONES SHALL BE DELINEATED BY SNOW FENCING OR EQUIVALENT TO PREVENT CLEARING VIOLATIONS.
- MAXIMUM LOT DISTURBANCE SHALL NOT EXCEED 05 AC. PER MAINE DEPARTMENT OF INLAND FISHERIES AND WILDLIFE.
- THIS SUBDIVISION PLAN HAS BEEN APPROVED AS A CLUSTER SUBDIVISION, WITHOUT THE CORRESPONDING BUILDING SETBACK REDUCTIONS. THE APPROVED SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:  

FARM 4 FOREST DISTRICT	CLUSTER
MINIMUM LOT SIZE	40,000 SF.
MINIMUM LOT WIDTH	125 FEET
MAXIMUM LOT COVERAGE	15%
MINIMUM FRONT SETBACK	25 FEET +
MINIMUM SIDE SETBACK	20 FEET +
MINIMUM REAR SETBACK	40 FEET +
HIGH VALUE WETLAND SETBACK	75 FEET
LOW VALUE WETLAND SETBACK	50 FEET

  - NO REDUCTION PER PLANNING BOARD CONDITION

NOW THE TOWN OF FALMOUTH BOOK 19465/ PAGE 227 FORMERLY WILLIAM R. SHERMAN (TRUSTEE OF THE CHRISTENSEN FAMILY IRREVOCABLE TRUST)

NOW A PORTION OF SAID PARCEL OWNED BY CLEO C. SHERMAN FROM DR. WILLIAM R. SHERMAN (SOLE TRUSTEE OF THE CHRISTENSEN FAMILY IRREVOCABLE TRUST) 21189/13 (SAID DEED SHOWN IN NOTE REFERENCE 1.) FORMERLY TOWN OF FALMOUTH TO WILLIAM R. SHERMAN (TRUSTEE OF THE CHRISTENSEN FAMILY IRREVOCABLE TRUST) 19465/224

N/F TOWN OF FALMOUTH MAP R03 - LOT 039 BOOK 7899/ PAGE 230

N/F KEVIN LARRY SHAW MAP 150/R03 - LOT 043 BOOK 14,481/ PAGE 251

JOHN W. FENDERSON, JR. MAP 150/R01 - LOT 024 BOOK 18,690/ PAGE 11

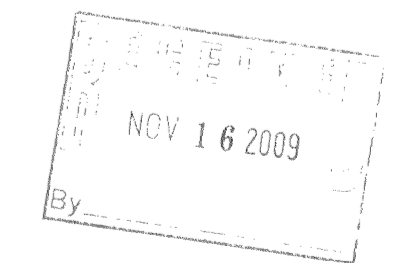
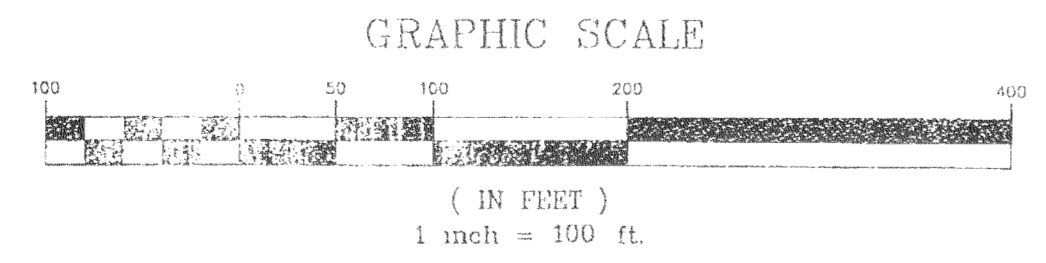
N/F THOMAS R. DAY MAP 150/R01 - LOT 019 BOOK 4720/ PAGE 51

N/F LESTER SANBORN MAP 150/R01 - LOT 039 BOOK 1767/ PAGE 225

APPROVAL - TOWN OF FALMOUTH PLANNING BOARD  
December 6, 2005  
DATE

Chairperson: *John W. Fenderson, Jr.*

NET RESIDENTIAL DENSITY CALCULATION	
TOTAL ACREAGE (Ac.)	280.00
10% ROW (Ac.)	-2.80
WETLANDS (Ac.)	-6.10
EASEMENTS (Ac.)	-1.80
ISOLATED LAND	-
FLOODWAY	-
STEEP SLOPES	-
RESOURCE PROTECTION DISTRICT	-
NET RESIDENTIAL AREA	173.30
113 ACRES / 30,000 SF.	9.42
MAXIMUM ALLOWABLE LOTS	5



STATE OF MAINE  
CUMBERLAND COUNTY SS REGISTRY OF DEEDS  
RECEIVED December 7, 2005  
AT 2:48 P.M. AND RECORDED IN  
PLAN BOOK 105 PAGE 763  
ATTEST John B. O'Brien REGISTER

11-01-05	DDM	SUBMIT PLAN FOR PLANNING BOARD SIGNATURE
7/1/05	JDA	SUBMIT FOR FINAL PLAN REVIEW
2/11/05	JDA	REVISED LOT 1 AND 2; ADDED UPLAND CALCULATIONS
2/2/05	JDA	SUBMIT FOR PRELIMINARY SUBDIVISION APPROVAL
	REV. BY:	DATE: STATUS:

THIS PLAN SHALL NOT BE DEPICTED, REPRODUCED, COPIED, OR ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

PROJECT NO. 02482  
FIELD BOOK DESIGN CHKD DRAWN  
2A JDA JDA ASB

SEBAGO TECHNICS  
Engineering Expertise You Can Build On  
One Ocean Street  
Westbrook, Maine 04092  
Tel: (207) 856-0277

SUBDIVISION PLAN  
OF: SHERMAN WOODS  
LONGWOODS ROAD  
FALMOUTH, MAINE  
FOR APPLICANT:  
BERUBE BUILDERS, INC.  
1040 PORTLAND ROAD, SUITE 2  
SACO, MAINE 04072

DATE SCALE  
1/24/05 1=100'

SHEET 3 OF 10