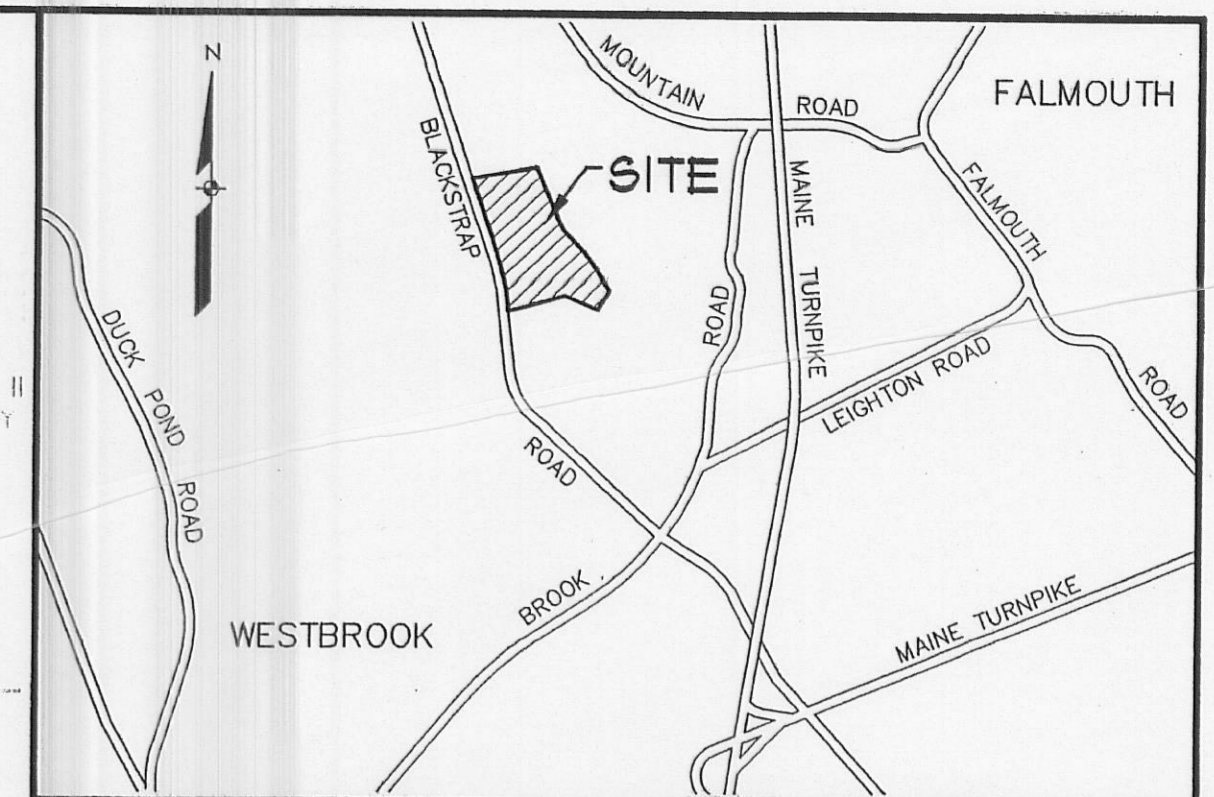
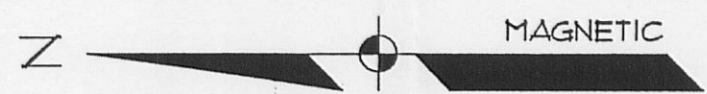


LINE	BEARING	LENGTH
L1	N44°46'46"E	20.51'
L2	S81°14'29"E	29.71'
L3	S00°18'29"E	31.84'
L4	S00°18'29"E	100.00'
L6	N14°16'41"E	33.31'
L7	N22°36'18"W	36.04'
L23	S28°00'35"E	50.04'

LINE	BEARING	LENGTH
L5	S89°41'31"W	51.08'

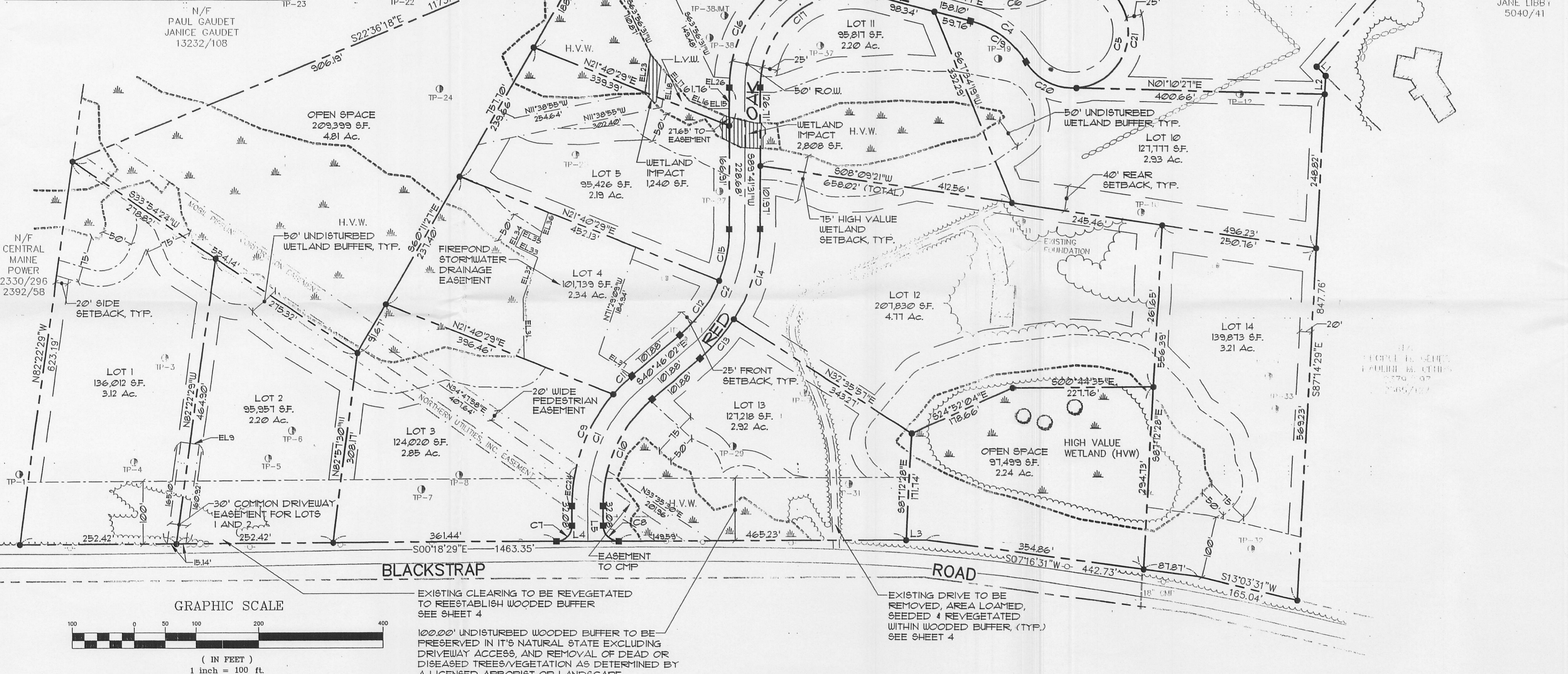
CURVE	LENGTH	RADIUS	DELTA
C1	216.16'	250.00'	49°32'21"
C2	216.16'	250.00'	49°32'21"
C3	319.44'	175.00'	104°35'16"
C4	131.90'	175.00'	43°11'00"
C5	302.18'	65.00'	266°22'01"
C6	131.90'	175.00'	43°11'00"

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C8	39.27'	25.00'	90°00'00"
C9	195.50'	275.00'	40°43'54"
C10	194.55'	225.00'	49°32'21"
C11	42.28'	275.00'	8°40'33"
C12	109.98'	225.00'	28°00'19"
C13	84.28'	275.00'	17°33'36"
C14	153.50'	275.00'	31°58'51"
C15	84.57'	225.00'	21°32'08"
C16	168.78'	200.00'	48°21'06"
C17	273.81'	150.00'	104°35'16"
C18	106.68'	200.00'	30°33'01"
C19	113.05'	150.00'	43°11'00"
C20	96.41'	90.00'	61°22'24"
C21	245.60'	90.00'	156°21'14"
C22	76.40'	90.00'	48°38'22"
C23	113.05'	150.00'	43°11'00"
C24	34.15'	25.00'	18°15'48"
C25	33.18'	25.00'	76°03'09"



LOCATION MAP
GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS LUKE HUBER BY DEED OF SHERRY HUBER DATED AUGUST 23, 2000, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 16685 PAGE 86.
- THE PROPERTY IS LOCATED ON THE TOWN OF FALMOUTH TAX MAP 440, BEING DEPICTED AS LOT 801-14.
- SPACE AND BULK CRITERIA:
MIN. LOT SIZE: 80,000 SF.
MIN. STREET FRONTAGE: 250 FEET
MIN. FRONT YARD: 25 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 40 FEET
- PARCEL SUMMARY:
TOTAL PARCEL AREA: 5125
TOTAL AREA OF LOTS: 4199 (81.9%)
TOTAL OPEN SPACE: 724 (13.7%)
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A 2' CONTOUR INTERVAL FIELD SURVEY PROVIDED BY LEWIS & WASSINA INC.
- PLAN REFERENCES:
A. PLAN OF PROPERTY MADE FOR STANLEY R. MARSTON BY R.P. TITCOMB ASSOCIATES, INC., DATED 03/04/85
B. PLAN OF PROPERTY MADE FOR DAVID G. HUBER BY H.L. & E.C. JORDAN, DATED 11/04/76
C. BOUNDARY RETRACEMENT SURVEY BLACKSTRAP ROAD FOR RECORD OWNER LUKE HUBER DATED OCTOBER 6, 2002 BY LEWIS & WASSINA, INC.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL WELLS AND SUBSURFACE DISPOSAL SYSTEMS REFER TO JUNE 18, 2002 GROUNDWATER IMPACT STUDY PREPARED BY SWEET & ASSOCIATES.
- WETLAND DELINEATION WAS PERFORMED BY LEWIS & WASSINA, JIM BOYLES OF BOYLES ASSOCIATES REVIEWED DIFFICULT AREAS, AL FRICK & ASSOCIATES ASSISTED IN EVALUATION OF DIFFICULT AREAS.
- 50' ACCESS AND UTILITY EASEMENT OVER LOT 1 SHALL BE RESERVED FOR FUTURE ROADWAY CONSTRUCTION AND UNDERGROUND UTILITY EASEMENT SHALL NOT BE PROVIDED THAT THE CONSTRUCTION AND MAINTENANCE OF THE ROAD SHALL NOT BE THE RESPONSIBILITY OF THE SUBDIVIDER, HIS SUCCESSORS AND ASSIGNS AS OWNERS OF LAND WITHIN THE SUBDIVISION, THE CONSTRUCTION SHALL BE TO STANDARDS FOR ACCEPTANCE AS A PUBLIC ROAD BY THE TOWN THE WAYS TO WHICH THE ROAD CONNECTS SHALL ALSO BE CONSTRUCTED TO SUCH STANDARDS, AND UNTIL THE OWNERS OF LAND WITHIN THE SUBDIVISION HAVE RIGHTS AS MEMBERS OF THE PUBLIC TO USE SAID WAYS, THEY, THEIR SUCCESSORS AND ASSIGNS AND INVITEES SHALL HAVE THE RIGHT TO USE SUCH WAYS.
- A 75 FOOT WIDE WETLAND SETBACK IS PROPOSED AROUND THE HIGH VALUE WETLAND AREAS SHOWN HEREON. A 50 FOOT WIDE WETLAND SETBACK IS PROPOSED AROUND THE WETLAND AREAS NOT DESIGNATED AS HIGH VALUE WETLANDS. UNDISTURBED WETLAND BUFFERS (50' WIDE TYPICALLY) ARE PROPOSED AROUND THE EXISTING HIGH VALUE WETLANDS AS SHOWN. BUFFERS SHALL REMAIN UNDISTURBED, EXCEPT FOR THE REMOVAL OF TREES THAT POSE A SAFETY HAZARD, NO TREE CUTTING OR CLEARING OF VEGETATION CAN BE DONE WITHIN THE BUFFER WITHOUT PRIOR APPROVAL OF THE CODE ENFORCEMENT OFFICER (REFERENCE SITE PLAN REVIEW ORDINANCE, SECTION 5.38 DECEMBER, 2007).
- A 100 FOOT WIDE BUFFER IS PROPOSED ALONG BLACKSTRAP ROAD WITH THE EXCEPTION OF THE 30 FOOT COMMON DRIVEWAY EASEMENT FOR LOT 1 & 2, PROPOSED RED OAK DRIVE AND THE DRIVEWAY LOCATION FOR LOT 14.
- ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE THEIR DRIVEWAY ACCESS FROM THE PROPOSED RED OAK DRIVE WITH THE EXCEPTION OF LOTS 1, 2 AND 14.
- THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED BY LEWIS & WASSINA INC. IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS. A COPY OF THIS BOUNDARY SURVEY PLAN IS INCLUDED WITHIN THE OVERALL PLAN SET FOR THE PROPOSED RED OAK RIDGE SUBDIVISION AND IS CONSIDERED AN INTRICATE PART OF THIS SUBDIVISION PLAN. A COPY OF THIS PLAN IS TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS TOGETHER WITH A COPY OF THE APPROVED SUBDIVISION PLAN FOR RED OAK RIDGE SUBDIVISION SHOWN HEREON. IF THE ABOVE REFERENCED BOUNDARY SURVEY PLAN IS NOT RECORDED AT SAID REGISTRY, IT SHALL STILL BE CONSIDERED AN INTRICATE PART OF THIS PLAN SET.
- INTERIOR LOT COMPUTATIONS PERFORMED BY SEBAGO TECHNICS, INC. THE SIGNING PROFESSIONAL FOR SEBAGO TECHNICS MAKES NO CERTIFICATION TO THE PERIMETER BOUNDARY LINES SHOWN HEREON. SEE NOTE 5 ABOVE.
- SITE TO BE SERVED BY UNDERGROUND ELECTRIC, TELEPHONE AND CABLE SERVICES.
- PRIOR TO ANY WORK IN THE VICINITY OF MOBIL PIPE LINE COMPANY'S AND NORTHERN UTILITIES ASSETS, CONTACT THE MOBIL PIPE LINE COMPANY AREA SUPERVISOR MIKE DIXONS AT (207) 767-1899 AND NORTHERN UTILITIES AREA SUPERVISOR JOHN RICE AT (207) 781-8002. A MINIMUM OF 72 HOURS PRIOR TO ANY WORK.
- THE MOBIL OIL PIPELINE CORPORATION EASEMENT FOR THE PURPOSES OF MAINTAINING, REPAIR AND EXPANDING ONE PIPE, SHOWN HEREON, IS DESCRIBED AS HAVING AN UNDEFINED WIDTH. FOR THE PURPOSES OF THIS PLAN, THE MOBIL OIL CORPORATION PIPELINE EASEMENT HAS BEEN DEPICTED AS BEING PARALLEL TO AND 45 FEET DISTANT FROM THE NORTHERN UTILITIES, INC. EASEMENT LINE.
- THIS PLAN INCORPORATES THE IMPACT OF TWO WETLAND AREAS. THE WETLAND IMPACT AREAS ARE NECESSARY AS PART OF THE CONSTRUCTION OF RED OAK DRIVE AND A FOND OUTLET CROSSING. THE TOTAL WETLAND IMPACT SHOWN HEREON IS APPROXIMATELY 4,000 SF, WHICH IS BELOW THE 4,300 SF IMPACT THRESHOLD REQUIRED BY THE MDEP FOR A WETLAND PERMIT. REMAINING WETLAND AREAS ON INDIVIDUAL LOTS, AS SHOWN ON THIS PLAN, SHALL NOT BE DISTURBED UNLESS REQUIRED PERMITS ARE OBTAINED. EACH OF THE LOTS WHICH CONTAIN WETLANDS SHALL INCLUDE DEED RESTRICTIONS TO THIS EFFECT, ANY ADDITIONAL WETLAND IMPACTS WOULD BE CUMULATIVE TOWARD THE 4,300 SF THRESHOLD.
- NO FURTHER DIVISION OF ANY LOT MAY OCCUR WITHOUT PRIOR PLANNING BOARD APPROVAL.
- NO COMPONENT OF THE STORMWATER MANAGEMENT FACILITIES FOR THE SUBDIVISION MAY BE ALTERED WITHOUT PRIOR APPROVAL FROM THE MAINE DEP.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	TREELINE	---
---	TEST PIT PASSED	---
---	CONTOURS	---
---	UTILITY POLE	---
---	DECIDUOUS TREE	---
---	BUFFER	---

GRAPHIC SCALE
1 inch = 100 ft.

EXISTING CLEARING TO BE REVEGETATED TO REESTABLISH WOODED BUFFER SEE SHEET 4

100.00' UNDISTURBED WOODED BUFFER TO BE PRESERVED IN ITS NATURAL STATE EXCLUDING DRIVEWAY ACCESS, AND REMOVAL OF DEAD OR DISEASED TREES/VEGETATION AS DETERMINED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT (LOTS 1, 2, 3, AND 14). IF VEGETATION MUST BE REMOVED FOR THAT PURPOSE, THE AREA OF CLEARING SHALL BE REPLANTED TO RESTORE THE BUFFER TO THE SATISFACTION OF THE TOWN CODE ENFORCEMENT OFFICER.

EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL9	S07°17'31"W	30.00'
EL15	S00°18'29"E	34.00'
EL16	S22°15'47"W	32.68'
EL17	S49°59'12"W	57.90'
EL18	N82°11'25"W	54.93'
EL23	N82°11'25"W	61.01'
EL24	N88°10'01"W	61.67'
EL25	N22°36'18"W	28.85'
EL26	S03°53'27"E	26.27'
EL31	N88°31'21"E	98.85'
EL32	S70°48'41"E	70.31'
EL33	N26°11'24"E	40.00'
EL34	S63°42'36"E	30.04'
EL35	S26°11'24"W	29.28'
EL36	S71°31'13"W	43.08'
EL37	S33°01'54"W	63.65'

NET RESIDENTIAL CALCULATIONS

TOTAL AREA OF PARCEL:	5125 Ac.
- 10% FOR ROADS:	- 512 Ac.
- WETLANDS:	- 809 Ac.
- EASEMENTS:	- 318 Ac.
- STEEP SLOPES:	0
- FLOOD PLAIN:	0
NET RESIDENTIAL AREA:	3486 Ac.
ALL OUVABLE NO. OF LOTS (3486 Ac. / 80,000 SF.):	14 LOTS
PROPOSED NO. OF LOTS:	14 LOTS
TOTAL OPEN SPACE:	724 Ac. (13.7%)

SPACE & BULK REQUIREMENTS

FAIRM & FOREST DISTRICT	CONVENTIONAL
MINIMUM LOT SIZE:	80,000 SF.
MINIMUM LOT WIDTH:	250 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

APPROVAL - TOWN OF FALMOUTH PLANNING BOARD

Aug. 5, 2009

[Signature] CHAIRPERSON

[Signature]

[Signature]

RECEIVED
OCT 14 2009

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M. AND RECORDED IN
PLAN BOOK 203 PAGE 609

ATTEST _____ REGISTER

Sebago Technics
Engineering Expenses You Can Build On
One Orchard Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO. 00522
FIELD BOOK LEWIS & WASSINA
DESIGN SCD
CHECK SCD
DRAWN SCD
BRF BRF

AMENDED SUBDIVISION PLAN
OF
RED OAK RIDGE
BLACKSTRAP ROAD
FALMOUTH, MAINE
FOR RECORD OWNER
RED OAK RIDGE DEVELOPMENT CO. LLC.
150 TWO LIGHTS ROAD
CAPE ELIZABETH, MAINE 04107

DATE 07-11-03
SCALE 1"=100'

SHEET 3 OF 11