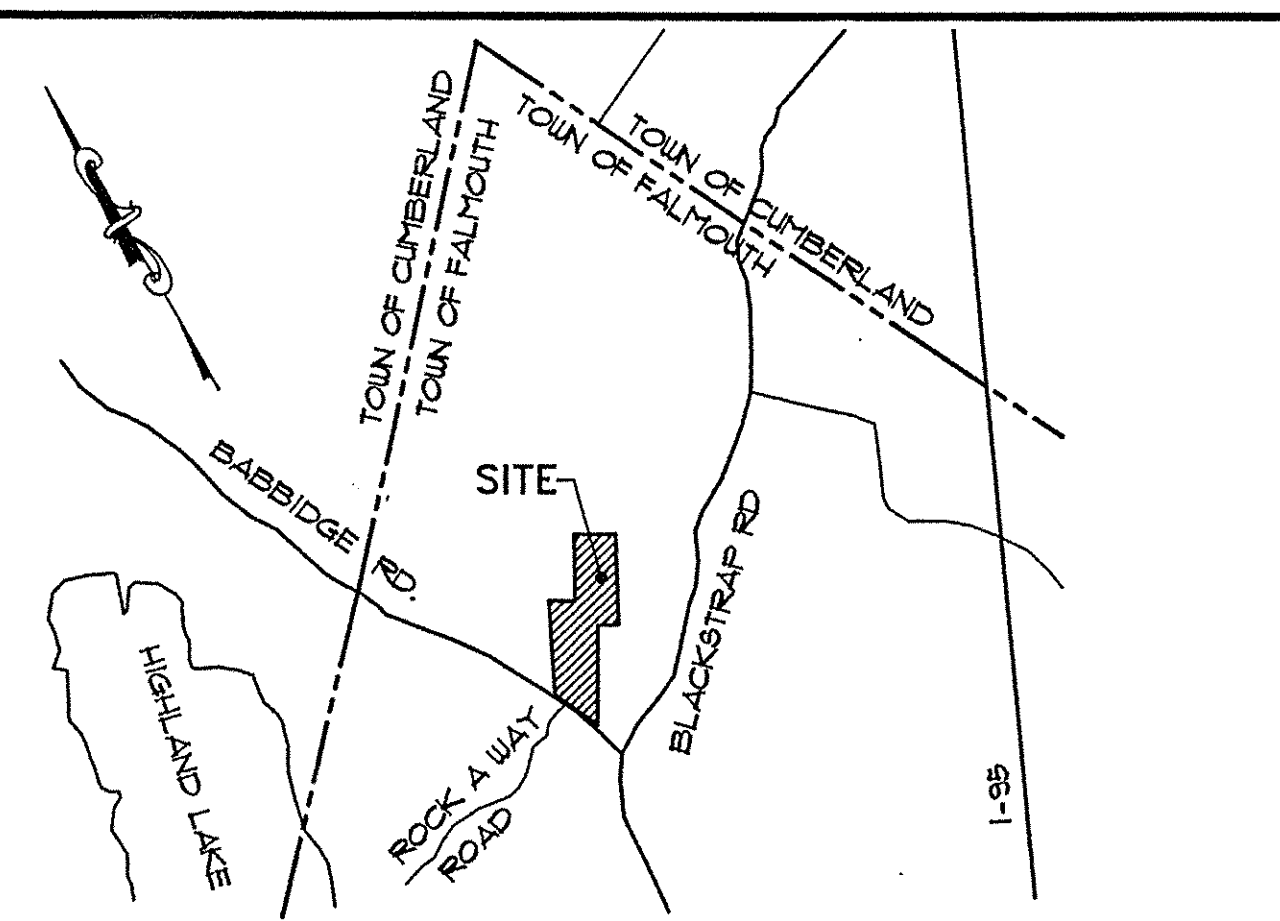
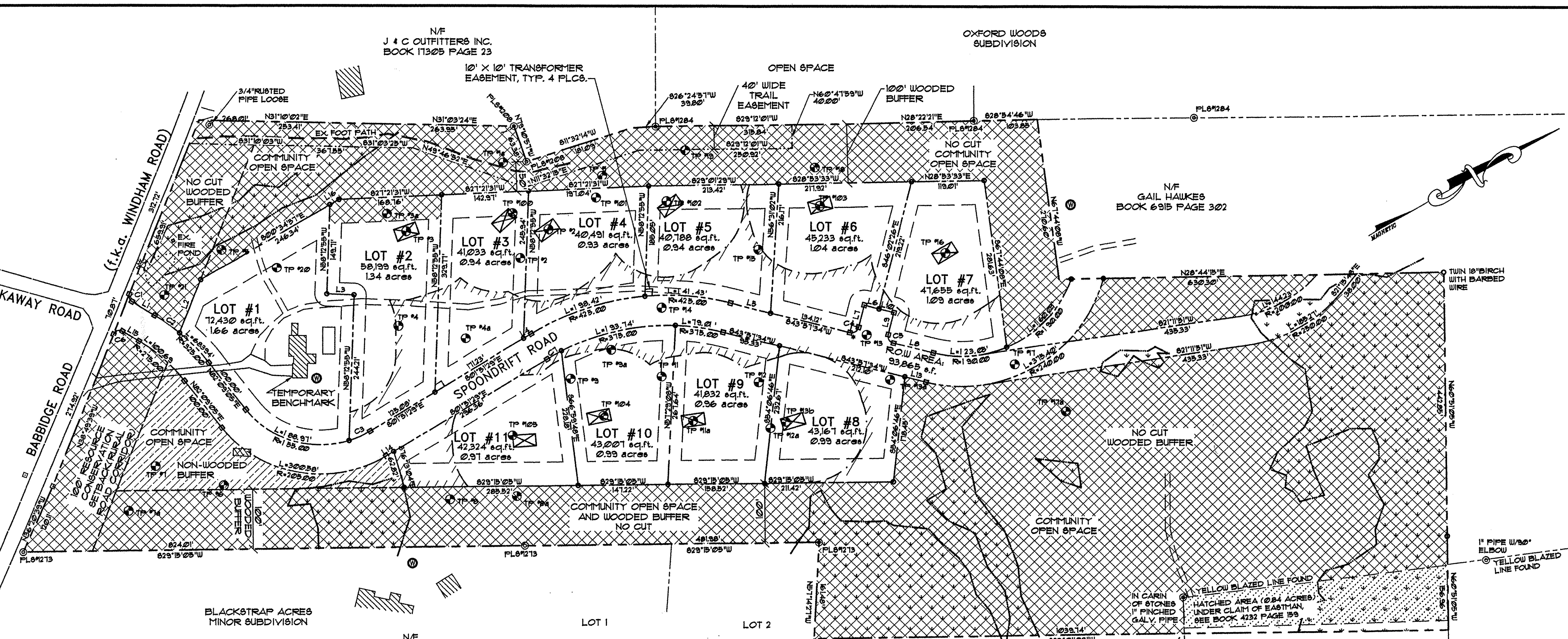


LOCATION MAP



GENERAL NOTES

- OWNER/DEVELOPER: JEFFREY SOULE, SCARBOROUGH, ME, 04070. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 131, PG. 324, 2003.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- TOPOGRAPHIC AND BOUNDARY TAKEN FROM "PLAN OF PROPERTY & TOPOGRAPHY, JEFFREY W. SOULE PROPERTY BABBIDGE ROAD, FALMOUTH, MAINE MADE FOR PINKHAM & GREER CONSULTING ENGINEERS 110 US RTE 1, FALMOUTH, MAINE" BY ROYAL RIVER SURVEY CO., YARMOUTH MAINE, PLAN DATED OCT. 24 2003. BENCHMARK: FINISH FLOOR OF EASTERLY GARAGE BAY AT OVERHEAD DOOR, ASSUMED ELEVATION 368.8.
- SOILS AND WETLAND MAPPING PROVIDED BY PINKHAM & GREER, FALMOUTH MAINE. ALAN L. BURNELL, LSE/CSS.
- NITRATE PLUME INFORMATION PROVIDED BY SWEET ASSOCIATES, FALMOUTH, MAINE.
- ZONE: FARM AND FOREST DISTRICT WITH RESOURCE CONSERVATION DISTRICT OVERLAY. PROPOSED USE: SINGLE FAMILY HOMES
- TAX MAP REFERENCE: MAP R08/LOT 026.
- TOTAL PARCEL = 34.34 ACRES (NOT INCLUDING EASTMAN CLAIM)
- LOT AREAS & COVERAGE RATIOS, FRONTAGE AND SETBACKS ARE AS SHOWN ON PLAN AND IN ZONING INFORMATION NOTES.
- HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS. SEPTIC SYSTEMS MUST BE LOCATED AS SHOWN ON THIS PLAN OR AN ALTERNATE LOCATION APPROVED BY THE TOWN STAFF.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING FLOWING, AND THE FIRE POND UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION OR ACCEPTED BY THE TOWN COUNCIL AS A PUBLIC STREET.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" 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 NAME: SPOONDRIFT ROAD
- NO CONSTRUCTION OR FILLING OF WETLANDS ARE ALLOWED, EXCEPT AS SHOWN.
- WELLS MUST BE LOCATED WITHIN THE "WELL INCLUSION" ZONE SHOWN. WELL CASING MUST EXTEND A MINIMUM OF 15' BELOW THE BEDROCK SURFACE.
- HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS. HOUSES WITH BASEMENTS ARE RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
- NO STRUCTURES, ACCESSORY USES OR CUTTING OF VEGETATION SHALL OCCUR IN THE BUFFER ZONES. THESE AREAS WILL BE LEFT IN THEIR NATURAL CONDITION FOR STORMWATER QUALITY. NO-CUT BUFFERS ARE TO BE MAINTAINED AS SHOWN ON THE PLANS. NO STANDING TREES, TIMBER OR UNDERGROWTH SHALL BE REMOVED IN THE BUFFERS, EXCEPT IN THE EVENT ANY SUCH TREE OR TIMBER PRESENTS A DANGEROUS OR UNSAFE CONDITION.
- EACH LOT SHALL HAVE A WELL DRILLED AND TESTED PRIOR TO THE SALE OF THAT INDIVIDUAL LOT TO DETERMINE THAT THERE IS SUFFICIENT POTABLE WATER AVAILABLE FOR EACH OF THE LOTS.
- PRIOR TO THE RELEASE OF THE RECORDING MYLAR, A PERFORMANCE GUARANTEE SHALL BE ISSUED IN THE NAME OF THE TOWN OF FALMOUTH, IN AN AMOUNT TO BE DETERMINED BY THE TOWN ENGINEER AND IN A FORM TO BE APPROVED BY THE TOWN ATTORNEY, TO COVER THE COST OF THE STORM DRAINAGE STRUCTURES AND EROSION CONTROL MEASURES, TO ENSURE THAT THE SITE CAN BE STABILIZED IN THE EVENT THAT WORK STOPS ON THE PROJECT.
- NO LOT SHALL BE SOLD UNTIL THE ROAD CONSTRUCTION IS COMPLETE OR UNTIL THE DEVELOPER PROVIDES A PERFORMANCE GUARANTEE TO THE TOWN FOR ANY REMAINING WORK IN A FORM ACCEPTABLE TO THE TOWN ATTORNEY.
- THIS PROJECT INCLUDES GRANTING EASEMENTS TO THE TOWN OF FALMOUTH FOR THE INSTALLATION OF SEWERAGE FACILITIES IF THE TOWN DECIDES TO ACCEPT IT.
- A DEED WILL BE PROVIDED TO THE TOWN FOR MAINTENANCE OF THE ROAD IF THE TOWN DESIRES TO ACCEPT IT.
- THIS PLAN INCLUDES A HOME OWNERS ASSOCIATION WITH DEED RESTRICTIONS AND COVENANTS THAT APPLY TO THE HOME OWNERS.
- THIS PROJECT HAS A STORMWATER PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION # L-21193-NB-A-N, DATED SEPTEMBER 28, 2004. IT CONTAINS RESTRICTIONS ON FOREST CUTTING, MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM THAT APPLY TO THE HOME OWNERS ASSOCIATION.



LINE TABLE

LINE	LENGTH	BEARING
L1	43.97	N61°10'21"E
L2	95.12	S38°43'33"E
L3	44.48	S31°41'25"W
L4	14.41	S01°51'29"E
L5	67.65	S43°51'34"W
L6	25.00	S43°51'34"W
L7	38.00	S46°02'26"E
L8	67.40	S43°51'34"W
L9	38.00	S46°02'26"E
L10	25.00	S43°51'34"W
L11	34.74	S43°51'34"W
L12	14.37	S01°51'29"E
L13	31.63	N61°10'21"E
L14	17.20	S00°34'51"E

CURVE TABLE

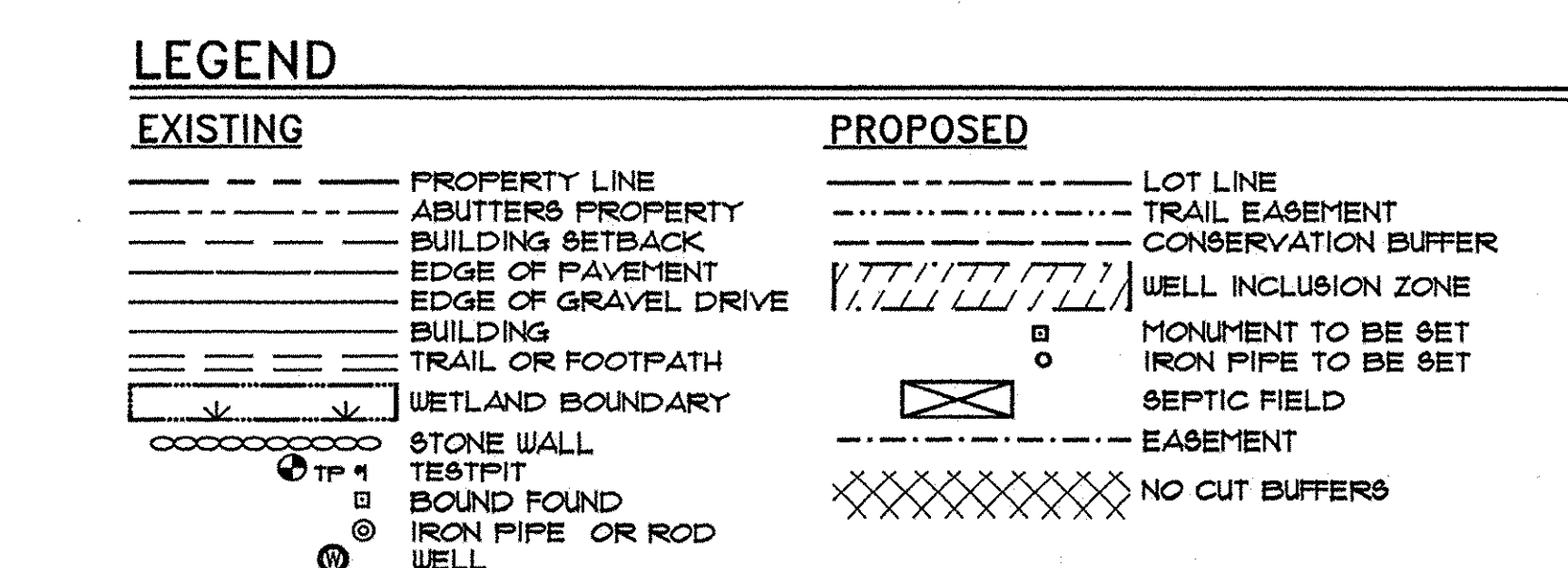
CURVE	LENGTH	RADIUS
C1	13.96	10.00
C2	50.06	325.00
C3	38.29	155.00
C4	18.85	12.00
C5	18.85	12.00
C6	17.45	10.00
C7	27.12	375.00

ZONE INFORMATION

FARM AND FOREST DISTRICT WITH RESOURCE CONSERVATION DISTRICT OVERLAY PERMITTED USE: SINGLE FAMILY DETACHED DWELLINGS

SPACE STANDARDS	REQUIRED	CLUSTERED
MINIMUM LOT SIZE	80,000 SQ. FT.	40,000 SQ. FT.
MINIMUM STREET FRONTAGE	250 FEET *	125 FEET
MINIMUM LOT WIDTH	250 FEET *	125 FEET
MINIMUM FRONT YARD	25 FEET *	12.5 FEET
MINIMUM SIDE YARDS	20 FEET *	10 FEET
MINIMUM REAR YARDS	40 FEET **	20 FEET
MAXIMUM BUILDING HEIGHT	NONE	NONE

* MAY BE REDUCED UP TO 50% FOR LOTS IN CLUSTER DEVELOPMENTS.
** MAY BE REDUCED WITHOUT SPECIFIC LIMIT FOR LOTS IN CLUSTER DEVELOPMENTS.

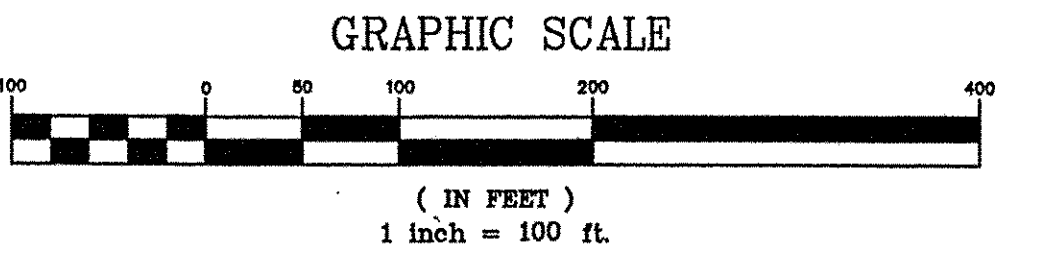


PLANS REFERENCED

- SECOND REVISED PLAN, OXFORD WOODS SUBDIVISION MADE FOR HOME CONSTRUCTION & FINANCE, INC. BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. DATED MAY, 2002 AND RECORDED IN C.C.R.D. PLAN BOOK 201 PAGE 436.
- PLAN PREPARED FOR MARY PAT CONROY, BABBIDGE RD. FALMOUTH, BY REED SURVEYING INC. DATED OCT. 10 1996 REVISED THROUGH MAY 28 1998.
- BLACK FOREST SUBDIVISION, BLACKSTRAP ROAD, FALMOUTH MAINE MADE FOR DAMBRIE/PIZZO DEVELOPMENT/CONSTRUCTION BY R.P. TITCOMB ASSOC. INC. DATED JAN. 27, 1986 AND RECORDED IN C.C.R.D. PLAN BOOK 194 PAGE 8.
- STANDARD BOUNDARY SURVEY BLACKSTRAP ACRES MINOR SUBDIVISION, BLACKSTRAP AND BABBIDGE ROADS MADE FOR ANTHONY FOULIN BY R.P. TITCOMB ASSOC. INC. DATED APRIL 15, 1991 AND RECORDED IN C.C.R.D. PLAN BOOK 165 PAGE 55.
- PLAN OF THE BABBIDGE ROAD IN THE TOWN OF FALMOUTH AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY, JUNE 16 1965.
- PRELIMINARY PROPERTY PLAN OF RETRACEMENT OFF BLACKSTRAP & BABBIDGE ROAD MADE FOR JAMES HAWKES BY JOHN D. FALMITER, PL 6 1051 DATED JUNE 20, 2001 FILE 516501.

SURVEY NOTES

- BEARINGS ARE BASED ON MAGNETIC NORTH 1915, SEE PLAN REFERENCE 4
- TP1: FINISH FLOOR OF EASTERLY GARAGE BAY AT OVERHEAD DOOR ELEV. 368.8
- THE DEED IN BOOK 10494 PAGE 23 PURPORTS TO CONVEY BY QUIT CLAIM A PARCEL OF LAND DESCRIBED AS ASSESSORS MAP PARCEL R8 LOT 53 INTO SOULE. BY PLACING THE PARCEL USING ABUTTERS, THE PARCEL IS NOT LOCATED WHERE CURRENT & FORMER ASSESSORS MAPS HAVE INDICATED IT TO BE. THIS SURVEY CONCURS WITH SURVEYS OF PALMIST (PLAN REF. 6) & TITCOMB (PLAN REF. 3) THAT R8 LOT 53 SHOULD MOST LOGICALLY BE LOCATED EAST OF THE LOCUS'S 22 ACRE PARCEL & WEST OF THE MARSHAL WAGNER LOT, WHICH ALSO HAS BEEN EVIDENTLY HERE TO FORE MIS-IDENTIFIED ON TOWN MAPS. THE ENCROACHMENT SHOWN HEREON & UNDER EASTMAN'S CLAIM IS BASED UPON DISASTANCE CALLS IN THE DEED GENERATED BY 6MITH (BOOK 3180 PAGE 413 & BOOK 3191 PAGE 249).



SUBDIVISION PLAN, APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD

[Signatures]

Nov 4 2004 DATE

STATE OF MAINE
REGISTRAR
PINKHAM & GREER
PROFESSIONAL LAND SURVEYORS

STATE OF MAINE
THOMAS S. GREER
4206
REGISTERED PROFESSIONAL ENGINEER

10/25/04

REV.	DATE	DESCRIPTION
3	10-21-04	REV'D FOR FINAL APPROVAL
3	9-1-04	REV'D LOTS 8, 9, 10 & 11 AND BUFFER
2	8-4-04	REV'D BUFFER, POND & OUTLET PER DEP
1	5-5-04	ADD BUFFER HATCH, CHANGE TO WELL INCLUSION ZONE

JEFFREY SOULE - Record Owner
6 BIRCH LANE, SCARBOROUGH, ME.

BODKIN FARMS
BABBIDGE RD., FALMOUTH, MAINE

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

SUBDIVISION PLAN

SCALE: AS SHOWN DRN BY: PAF/JDC
DATE: MARCH 24, 2004 DESG BY: TSG
PROJECT: 03144 CHK BY: TSG

C1

PLOT DATE: 10/21/04
FILE SCALE: 1"=100'
CAD FILE: 03144-BASE