

N/F
Maurice C. Hothem
Patricia Y. Hothem
33736/184

N/F
Morrison & Sylvester, Inc.
11110/206

N/F
Morrison & Sylvester, Inc.
4951/160

N/F
Robert A. Scheiwiler
16556/111

N/F
Keith Noyes
13292/111

Approved by the Town of Falmouth Planning Board

dated June 2, 2020
[Signature]
[Signature]
[Signature]

State of Maine, Cumberland ss
Registry of Deeds

Received August 27 2020

at 10:05 AM and recorded in

Plan Book 220 Page 270

Attest: *[Signature]*
Register

- SUBDIVISION NOTES:**
- THE PARCEL IS LOCATED IN THE VILLAGE MIXED USE (VMU) DISTRICT AND THE ROUTE 100 CORRIDOR OVERLAY DISTRICT. THE SUBDIVISION AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) STANDARDS APPLY TO THE DEVELOPMENT OF LOT 1. THE SUBDIVISION AND SITE PLAN REVIEW STANDARDS APPLY TO LOTS 2 AND 3. SEE PLAN C.2.0 SITE LAYOUT AND MATERIALS PLAN FOR ADDITIONAL ZONING AND DENSITY CALCULATION INFORMATION.
 - THERE SHALL BE NO ADDITIONAL SUBDIVISION OF THIS LAND WITHOUT PLANNING BOARD APPROVAL.
 - THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE BOARD.
 - THE PROPOSED AND PLANNING BOARD APPROVED 40 FOOT WIDE, AND 24 FOOT WIDE STREET RIGHT-OF-WAY, WHICH IS NARROWER THAN THE CURRENT 50 FOOT WIDE TOWN STANDARD RIGHT-OF-WAY MAY BE AN ISSUE FOR TOWN ACCEPTANCE OF THE STREET IN THE FUTURE.
 - THE SOUTHERN CURB CUT SERVING THE COMMERCIAL OFFICE BUILDING ON LOT 2 MAY BE REVIEWED BY THE FALMOUTH PLANNING BOARD FOR POTENTIAL CLOSURE SHOULD THE LOT BE REDEVELOPED IN THE FUTURE.
 - THE LOT 1 RESIDENTIAL PLANNED DEVELOPMENT WILL BE SUBJECT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - REFER TO PLANS C.1.0 EXISTING CONDITIONS & DEMOLITION PLAN, C.2.0 SITE LAYOUT & MATERIALS PLAN, C.2.1 GRADING & DRAINAGE PLAN, C.2.2 UTILITY PLAN, C.2.3 EROSION CONTROL PLAN AND L-1 LANDSCAPE AND LIGHTING PLAN FOR ADDITIONAL PROJECT REQUIREMENTS AND INFORMATION.
 - THE LIMITED DISTURBANCE BUFFER AS DESIGNATED BY MARKERS PLACE APPROXIMATELY EVERY 50 FEET SHALL BE A BUFFER AREA WITH LIMITED MAINTENANCE CONSISTING OF MAINTAINING THE PROPOSED TRAIL, MAINTAINING THE VARIOUS STORMWATER SYSTEM INFRASTRUCTURE ELEMENTS, REMOVAL OF DEAD AND DISEASED TREES AND LIMBS WHERE THEY CREATE A HEALTH HAZARD OR RISKS TO VISITORS, REMOVAL OF INVASIVE PLANTS.
 - IT IS THE CURRENT PLANNING BOARD'S DESIRE THAT FUTURE PLANNING BOARDS ENCOURAGE COMMERCIAL USES ON THE TWO COMMERCIAL PROPERTIES FRONTING GRAY ROAD.

DESCRIPTION	REQUIRED	PROVIDED	LEGEND
LOT 1 (284,390 S.F.) RESIDENTIAL PLANNED DEVELOPMENT OPEN SPACE & RECREATION SPACE			
OPEN SPACE (25% REQUIRED)	25% (71,097 S.F.)	44% (126,072 S.F.)	
RECREATION FACILITIES (500 S.F. PER UNIT)	10,000 S.F.	13,824 S.F.	

- CONDITIONS OF APPROVAL:**
- THE FINAL PLANS SHALL BE AMENDED TO REFLECT ANY OUTSTANDING REVIEW COMMENTS (TOWN ENGINEER, PEER REVIEWER, PLANNING STAFF, BOARD COMMENTS/REQUESTS)
 - PLAN REVISIONS:
PLANS SHOULD BE AMENDED TO INCLUDE LABELS BEARING THE PHRASE "POTENTIAL FUTURE STREET CONNECTION TO ADJACENT PROPERTY" IN ALL INSTANCES WHERE RIGHTS OF WAY ARE EXTENDED TO PROPERTY LINES ("PAPER STREETS") FOR POTENTIAL FUTURE INTERCONNECTIVITY. THIS NOTE SHOULD BE INCLUDED ON ALL THE PLAN SHEETS IN THE PLAN SET AND NOT JUST THE SUBDIVISION PLATS. THE FINAL PLANS SHALL SHOW THAT NO STORMWATER IS BEING DIRECTLY DISCHARGED ON TO THE ADJACENT PROPERTY BY CONNECTING THE USDF #5 OUTLET PIPE TO USDF #4, OR ANOTHER METHOD APPROVED BY THE TOWN ENGINEER. AN EASEMENT FROM THE ADJUTING PROPERTY OWNER WOULD ALSO BE ACCEPTABLE.
 - THE COMMON USE FACILITIES/CONDOMINIUM DOCUMENTS AND EASEMENTS SHALL BE REVIEWED BY THE TOWN ATTORNEY PRIOR TO RECORDING.
 - THE DEVELOPMENT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLANS, DIAGRAMS, SPECIFICATIONS, TESTIMONY, SUBMISSIONS, AND SUPPORTING DOCUMENTS PRESENTED BY THE APPLICANT AND APPROVED BY THE PLANNING BOARD.
 - TO ENSURE THAT ALL PROJECTS ARE CONSTRUCTED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL AND ALL NECESSARY PERMITS, NO SITE DISTURBANCE SHALL OCCUR UNTIL THE PLANNING OFFICE RELEASES SIGNED PLAN SETS TO THE APPLICANT/AGENT.
 - AT LEAST FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION, THE APPLICANT SHALL ISSUE A PERFORMANCE GUARANTEE IN THE NAME OF THE TOWN OF FALMOUTH, IN AN AMOUNT TO BE APPROVED BY THE TOWN ENGINEER AND SHALL INCLUDE 100% OF INSTALLED COST OF REQUIRED SITE IMPROVEMENTS.
 - PRIOR TO ANY SITE WORK OR THE ISSUANCE OF ANY TOWN PERMITS, THE APPLICANT SHALL SUBMIT PLANS ACCORDING TO THE REQUIREMENTS OF SECTION 19-128.A.5, GEOGRAPHIC INFORMATION SYSTEM (GIS) PLAN SUBMISSIONS AND SPECIFICATIONS.
 - PRIOR TO COMMENCING ANY SITE CLEARING OR GRADING, INCLUDING ROAD CONSTRUCTION, THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS ADEQUATE TO ENABLE CONTRACTORS TO EASILY DETERMINE LOT BOUNDARIES, NO-OUT BUFFER ZONES, 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.
 - PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY, THE APPLICANT SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN ENGINEER. BEFORE SCHEDULING THE PRE-CONSTRUCTION CONFERENCE, ALL APPLICANTS, OR THEIR DESIGNATED AGENT(S), WILL BE REQUIRED TO SIGN FOR AND RECEIVE A SIGNED COPY OF APPROVED PLANS FROM THE PLANNING DEPARTMENT AND MUST ALWAYS HAVE ONE ON SITE DURING CONSTRUCTION.
 - AT LEAST FIVE (5) DAYS PRIOR TO COMMENCING CONSTRUCTION, THE APPLICANT SHALL PAY INSPECTION FEE AS ESTABLISHED BY THE TOWN COUNCIL (19-128.C.5). IT IS THE RESPONSIBILITY OF THE DEVELOPER, OR THEIR DESIGNATED AGENT(S), TO CONTACT THE TOWN ENGINEER TO SCHEDULE SITE INSPECTIONS AT CERTAIN PROJECT MILESTONES. THESE PROJECT MILESTONES SHALL BE DETERMINED AND AGREED UPON AT THE PRE-CONSTRUCTION MEETING. THE TOWN SHALL INSPECT THE SITE TO VERIFY THAT IT HAS BEEN BUILT IN ACCORDANCE WITH THE ORDINANCE SPECIFICATIONS AND THE APPROVED PLAN.
 - UPON COMPLETION OF INSTALLATION OF ROAD GRAVEL AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A STREET NAME SIGN BEARING A NAME APPROVED BY THE TOWN STREET ADDRESSING COMMITTEE, SHALL BE INSTALLED AT THE INTERSECTION OF ANY NEW STREET AND THE EXISTING ROADWAY IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS SET FORTH BY THE TOWN ENGINEER. ALL COSTS, INCLUDING THE COST OF THE SIGN AND INSTALLATION, SHALL BE AT THE APPLICANT'S EXPENSE.
 - SUBDIVISION PLANS AND THEIR RELATED AMENDMENTS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THEIR DATE OF APPROVAL.
 - INSPECTION SEDIMENT AND EROSION CONTROL REPORTS, WHILE ACTIVE CONSTRUCTION IS OCCURRING, SHALL BE SENT TO THE TOWN ENGINEER WITHIN 24 HOURS OF THEIR COMPLETION. THE INSPECTIONS SHALL BE CONDUCTED BY A QUALIFIED THIRD-PARTY INSPECTOR AND SHALL BE DONE BI-WEEKLY AND FOLLOWING SIGNIFICANT RAIN EVENTS. THE OWNER MAY BE REQUIRED TO SUBMIT WEEKLY INSPECTION REPORTS IF SEDIMENT AND EROSION CONTROL MEASURES FAIL TO MEET STANDARDS.
 - THE APPLICANT SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS ACCORDING TO THE REQUIREMENTS OF SECTION 19-128.A.5, GEOGRAPHIC INFORMATION SYSTEM (GIS) PLAN SUBMISSIONS AND SPECIFICATIONS.
 - INSTALLATION OF MONUMENTATION THAT MEETS THE TOWN ORDINANCE (APPENDIX 7-5.H.1, APPENDIX 7-3.C.1.E, APPENDIX 7-11)
 - A NOTE SHALL BE ADDED TO THE PLAN INDICATING THE CURRENT PLANNING BOARD'S DESIRE THAT FUTURE PLANNING BOARDS ENCOURAGE COMMERCIAL USES ON THE TWO COMMERCIAL PROPERTIES FRONTING ON GRAY ROAD.

- LEGEND**
- Monument - found
 - Iron marker - found
 - Property line (locus)
 - Property line (abutment)
 - Easement line
 - Edge of pavement
 - Edge of gravel
 - Limited Common Element line
 - Lamp or light pole
 - Sign
 - Water shutoff
 - Overhead utility line
 - Curb
 - Utility pole
 - N/F
 - 1234/567
 - Dead reference (Book/Page)
 - Tree line
 - Wetlands
 - Common Element
 - Limited Common Element
 - Deciduous tree
 - Coniferous tree
 - Existing building

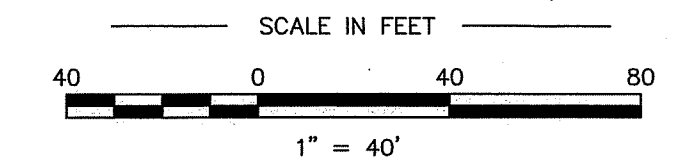
- NOTES**
- Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
 - Bearings are referenced to grid north, Maine State Plane Coordinate System, West Zone, NAD83.
 - Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - Property lies within Zone C based on FIRM Community #230045P#007 B, dated October 16, 1984. It does not lie within a special flood hazard area.
 - Gray Road was under reconstruction at the time of the survey.

- PLAN REFERENCES**
- Standard Boundary Survey Property & Site Plan made for Andrea Noyes by John D. Palmeter, PLS 1057 dated January 26, 2005.
 - Plan of Green Knolls Part of The Thaxter Farm surveyed by William E. Winslow, dated May 9, 1924 recorded in Plan Book 16, Page 36.
 - Standard Boundary Survey made for Portland North Truck Center by Titcomb Associates dated October 30, 2000.
 - Standard Boundary Survey made for Michael J. Byrne by Titcomb Associates dated March 10, 2000.
 - Right of Way Map Route 100 / Gray Road Falmouth, Maine Made by Titcomb Associates dated April, 2018 as recorded in Plan Book 218, Page 462.
 - Maine Turnpike Authority Property Plan, Maine Turnpike Section 2 Portland to Augusta dated February 18, 1954 by Howard, Needles, Tammen and Bergendoff Consulting Engineers recorded in Plan Book 41, Page 30.

- EASEMENTS / ENCUMBRANCES**
- Property is subject to a Drainage Outlet Easement and Temporary Construction Easements as described in Book 35231, Page 212.
 - Property is subject to certain Temporary Construction Rights conveyed to the Town of Falmouth as described in Book 35238, Page 114 and depicted on Plan Book 218, Page 462, (plan reference 5).

AREA
342,842 square feet / 7.86 acres

OWNERS OF RECORD
Turning Point Development, LLC
13 Greta Way, Falmouth, Maine
Book 22950, Page 325
Book 35963, Page 253
Andrea N. Ferrante
13 Greta Way, Falmouth, Maine
Book 23325, Page 236



CERTIFICATION
The boundary lines shown for this property rely solely upon the information depicted on plan reference 1, no representations are made or implied regarding the accuracy of the information provided.

REX J. CROTEAU
PROFESSIONAL LAND SURVEYOR
2278

Rev. J. Croteau, P.L.S. #2273

Rev. 1 07/16/20 Town comments RJC

Subdivision Plat
Meadow Wind

100 & 102 Gray Road Falmouth, Maine

MADE FOR
Apex Management, LLC

31 Old Campus Drive Portland, Maine

JOB #218104 DATE: November 22, 2019 SCALE: 1" = 40'

BOOK #913
218104.dwg

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com