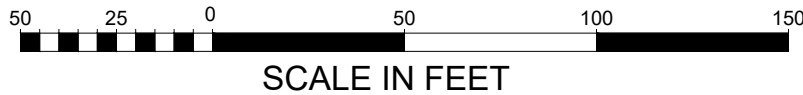


- LEGEND**
- REBAR SET AND CAPPED PLS #2376
 - PIPE OR ROD FOUND
 - MONUMENT FOUND
 - ROAD LINE
 - PROPERTY LINE
 - PROPERTY LINE - NOT SURVEYED
 - PROPERTY LINE - PROPOSED
 - EASEMENT OR RIGHT OF WAY
 - MUNICIPAL SETBACK
 - ▨ BUILDING
 - ▨ PAVEMENT
 - ▨ GRAVEL AREA
 - ▨ CATCH BASINS
 - ○ ○ ○ ○ UTILITY ACCESS STRUCTURE
 - ○ ○ ○ ○ UTILITY POLE AND ANCHOR
 - - - - - STONE WALL
 - 100 --- CONTOURS - LIDAR
 - WETLAND

GENERAL NOTES

- 1) RECORD OWNERS: SOUTHARD FAMILY LIVING TRUST
REFERENCE DEED BOOK 11794, PAGE 69 DATED OCTOBER 1, 1994.
ALL BOOK AND PAGE NUMBERS ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
- 3) ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY STATIC GNSS OBSERVATION WITH POST PROCESSING BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE.
- 4) THE PROPERTY BEING DIVIDED IS SHOWN AS PARCEL 62-C ON THE TOWN OF FALMOUTH TAX MAP R-3.
- 5) AT THE REQUEST OF THE CLIENT THE PERIMETER PROPERTY LINES DEPICTED ARE BASE SOLELY ON THE PLANS REFERENCED HEREON. LIMITED DEED RESEARCH WAS CONDUCTED BY THIS SURVEYOR.
- 6) THE TOWN OF FALMOUTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAYS DEPICTED HEREON. FURTHER LOT DIVISIONS UTILIZING THE PRIVATE WAYS ARE PROHIBITED WITHOUT APPROVAL OF THE FALMOUTH PLANNING BOARD.
- 7) THE PROJECT AREA IS SHOWN IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEPICTED ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP FOR CUMBERLAND COUNTY, MAINE WITH A MAP NUMBER OF 23005C0682F AND AN EFFECTIVE DATE OF JUNE 20, 2024.
- 8) THE PARCEL APPEARS TO FALL IN THE FARM AND FOREST (FF) RESIDENTIAL RURAL ZONING DISTRICT. DIMENSIONAL REQUIREMENTS LISTED BELOW ARE SUBJECT TO MUNICIPAL REVIEW AND VERIFICATION.

MAXIMUM LOT COVERAGE	15 PERCENT
MINIMUM LOT WIDTH	250 FEET
MINIMUM LOT SIZE	80,000 SQ. FEET
MINIMUM FRONT SETBACK	25 FEET
MINIMUM SIDE SETBACK	20 FEET
MINIMUM REAR SETBACK	40 FEET
- 9) WETLANDS WERE DELINEATED BY MARK CENCI GEOLOGIC, INC. A PRELIMINARY SITE INVESTIGATION WITH TEST PITS TO DETERMINE SOIL SUITABILITY FOR SUBSURFACE WASTEWATER TREATMENT SYSTEMS WAS ALSO PERFORMED BY MARK CENCI GEOLOGIC, INC. FOR DETAILS SEE A REPORT DATED JUNE 28, 2024 BY SAME.
- 10) PER SECTION 19-72, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND IMPLEMENTED ACCORDING TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MANUAL FOR DESIGNERS AND ENGINEERS BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED OCTOBER 2016 OR ITS MOST RECENT REVISION.
- 11) PER SECTION 19-60, AFTER THIS PLAN HAS BEEN APPROVED BY THE PLANNING BOARD, NO REVISIONS SHALL BE MADE, AND NO FURTHER LOTS OR DWELLING UNITS SHALL BE PROVIDED ACCESS BY MEANS OF THE PRIVATE WAY WITHOUT THE PRIOR APPROVAL OF THE PLANNING BOARD.



CUMBERLAND ss REGISTRY OF DEEDS

Received _____

At _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____
Register

APPROVAL
TOWN OF FALMOUTH
PLANNING BOARD

DATE: _____

CHAIR: _____

NET AREA CALCULATIONS FOR LOT TO BE CONVEYED

TOTAL AREA	285,102 SQ. FT.	6.55 ACRES
NET AREA CALCULATION		
10 PERCENT FOR ROADS AND PARKING	28,510 SQ. FT.	0.66 ACRES
WETLANDS OUTSIDE OF RPSZ	93,999 SQ. FT.	2.16 ACRES
PROPOSED EASEMENTS OR RIGHTS OF WAY	13,571 SQ. FT.	0.31 ACRES
SUBTOTAL	136,080 SQ. FT.	3.13 ACRES
NET AREA (TOTAL - DEDUCTIONS)	149,022 SQ. FT.	3.42 ACRES
TOTAL AREA OF PROPOSED LOT EXCLUDING PRIVATE WAY	285,102 SQ. FT.	6.55 ACRES
	271,531 SQ. FT.	6.23 ACRES

THE TABLE ABOVE IS BASED ON THE FALMOUTH CODE OF ORDINANCES, SECTION 19-64.1 AND INCLUDES ITEMS A THROUGH F AS APPLICABLE.

THIS LOT ALSO MEETS THE MINIMUM NET RESIDENTIAL AREA PER LOT OF 40,000 SQUARE FEET AS REQUIRED BY SECTION 19-64.2 FOR A SINGLE DWELLING UNIT.

PLAN REFERENCES

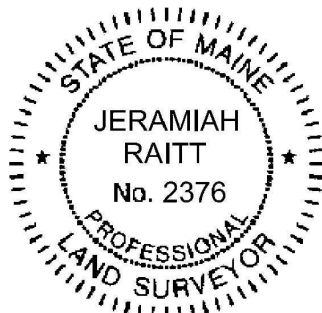
- 1) "AMENDED PLAN OF PRIVATE WAY... MADE FOR ALLEN & CONSTANCE BAUER" DATED JUNE 3, 2003, REVISED ON OCTOBER 4, 2011 AND RECORDED IN PLAN BOOK 212, PAGE 4.
- 2) "THIRD AMENDED PLAN OF A PRIVATE WAY... MADE FOR DANA DRESSER" DATED JULY 23, 2014, REVISED MAY 30, 2017 AND RECORDED IN PLAN BOOK 217, PAGE 203.
- 3) "PLAN OF CONSERVATION SUBDIVISION, HEMLOCK WOODS... MADE FOR ELLEN JOSEPHS" DATED APRIL 8, 2009 AND REVISED ON OCTOBER 7, 2009. RECORDED IN PLAN BOOK 209, PAGE 455.
- 4) "STANDARD BOUNDARY SURVEY OF GODDARD PROPERTY... FOR DONALD AND PATRICIA GODDARD" DATED JULY 6, 1997, REVISED ON JULY 9, 1997 AND RECORDED IN PLAN BOOK 197, PAGE 335.

CERTIFICATION

TO: SOUTHARD FAMILY LIVING TRUST
TO THE BEST OF MY KNOWLEDGE THIS SURVEY
CONFORMS TO THE MAINE BOARD OF LICENSURE
FOR LAND SURVEYORS STANDARDS WITH THE
FOLLOWING EXCEPTIONS:

- 1) NO SEPARATE REPORT
- 2) NO NEW LEGAL DESCRIPTION PREPARED

J. Raitt
JERAMIAH J. RAITT PLS 2376



**PLAN OF PRIVATE WAY & PARCEL
TO BE CONVEYED TO STEVEN SEARLE**

RECORD OWNER SOUTHARD FAMILY LIVING TRUST
121 WOODVILLE ROAD, FALMOUTH, ME, 04105

SITE TAX MAP R-3, LOT 62-C
LOCATION 121 WOODVILLE ROAD, FALMOUTH, MAINE

LITTLE RIVER

LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957 MA LS #56221
16 CATTAIL LANE, LISBON, MAINE 04250
(207) 841-0056

DATE: JUNE 17, 2024
REVISED: JULY 1, 2024

SCALE:
1" = 50'

PROJECT #23-109
DRAWING #23-109

DRAWN BY: JMR
CHECKED BY: JUR