

1. THE RECORD OWNER OF THE PARCEL IS JUSTIN M. FLETCHER, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39300 PAGES 21 & 22, BOOK 39623 PAGES 207 & 208.
2. THE PROPERTY IS SHOWN AS LOT 6 ON THE TOWN OF FALMOUTH TAX MAP R06 AND IS LOCATED IN THE FARM & FOREST DISTRICT (FF).
3. TOTAL AREA OF PARCEL: 9.99 +/- ACRES.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON THE STATE OF MAINE LIDAR GIS INFORMATION AND FIELD SURVEY. BOUNDARY AND FIELD SURVEY INFORMATION BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, 25 TUBROS LANE, BUXTON, MAINE 04053.
5. WETLAND DELINEATION & SITE EVALUATION BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
6. PROPERTY IS NOT LOCATED THE 100 YEAR FLOOD PLAIN FIRM MAP 230045 - 003B.
7. THE TOWN OF FALMOUTH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
8. THE PROPOSED ROAD SHALL MEET THE STANDARDS FROM THE TOWN OF FALMOUTH SUBDIVISION ORDINANCE AND STREET STANDARDS IN APPENDIX 7-6 - MINOR LOCAL STREETS.
9. ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET OF THE TOWN OF FALMOUTH UNLESS THE ROAD COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 11-14, STREET ACCEPTANCE ORDINANCE OF THE FALMOUTH MUNICIPAL CODE.
10. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THE TOWN OF FALMOUTH SUBDIVISION ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.
11. THE ROAD WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ACCORDING TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE WINNWOOD FARM SUBDIVISION. OPEN SPACE, BUFFERS AND INFRASTRUCTURE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ACCORDING TO THE MAINTENANCE PLAN ATTACHED TO THE DECLARATION.
12. ALL UTILITIES WILL BE UNDERGROUND.
13. SEPTIC SYSTEMS ARE REQUIRED TO BE INSTALLED PER A DESIGN PROVIDED BY A CERTIFIED SITE EVALUATOR AND LOCATED AS SHOWN.
14. WINNWOOD FARM WAY MAINTENANCE AGREEMENT TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
15. THE TOWN ENGINEER SHALL INSPECT ANY ROAD CONSTRUCTION AND OTHER IMPROVEMENTS AT APPROPRIATE PLOTS IN THE CONSTRUCTION. AT A MINIMUM, AN INSPECTION SHALL BE CONDUCTED UPON COMPLETION OF THE CLEARING AND GRUBBING; UPON COMPLETION OF THE EXCAVATION OF THE ROADWAY; DURING THE INSTALLATION OF DRAINAGE IMPROVEMENTS; UPON INSTALLATION OF THE ROAD SUBBASE; PRIOR TO THE INSTALLATION OF FINAL GRAVEL LAYER; PAVING; FOLLOWING LOAMING AND SEEDING AND CLEANUP; AND, UPON THE COMPLETION OF THE IMPROVEMENTS.
16. BUILDING PERMITS SHALL NOT BE ISSUED PRIOR TO COMPLETION OF IMPROVEMENTS PROPOSED ON THESE PLANS & APPROVED BY THE PLANNING BOARD.
17. DEED RESTRICTIONS TO BE INCLUDED ON THE APPROPRIATE LOT DEEDS AND HOA DOCUMENTS:
 - a. OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE HOA.
 - b. THE DRAINAGE EASEMENT LOCATED ON LOT 5 DIRECTS STORMWATER VIA A DRAINAGE SWALE TO THE LEVEL LIP SPREADERS AND OPEN SPACE. THE DRAINAGE EASEMENT, SWALE, AND LEVEL LIP SPREADER ACCESS DRIVES MAINTENANCE REQUIREMENTS ARE THE RESPONSIBILITY OF THE HOA.
 - c. THE HOA DOCUMENTS SHALL INCLUDE THAT ALL PROPERTY LINES SHALL BE CLEARLY MARKED. THE OPEN SPACE, IN ALL AREAS, SHALL BE ALLOWED TO NATURALLY SUCCEED. VEGETATION THAT NATURALLY BEGINS TO GROW OR SEEDS ITSELF IN OVER TIME WILL BE ALLOWED TO CONTINUE TO GROW, SPREAD AND REPRODUCE UNENCUMBERED. THE ONLY AREAS WHERE THIS SHALL NOT OCCUR SHALL BE IF NATURAL VEGETATION BLOCKS SIGHT DISTANCES IN EITHER DIRECTION ALONG WINN ROAD, OR IF VEGETATION ENCUMBERS BLOCKS OR OTHERWISE MAKES TRAVEL UNSAFE ON WINNWOOD FARM WAY. IF VEGETATION GROWS IN FALLS, OR BLOCKS STORMWATER CONVEYANCES & BMPs, IT SHALL BE REMOVED IN ACCORDANCE WITH THE PROVISIONS OF THE MDEP STORMWATER BMP MAINTENANCE REQUIREMENTS. THE PROPERTY OWNERS SHALL BE PROHIBITED FROM CUTTING SHRUBS OR OTHER VEGETATION, DIGGING UP AND RELOCATING PLANT MATERIAL, OR DUMPING ANY YARD OR OTHER WASTE FROM THEIR PROPERTY IN THE OPEN SPACE.
 - d. LOT 1 AND A DEED SHALL INCLUDE DEED RESTRICTIONS THAT THE 50' WETLAND SETBACK SHALL BE CLEARLY MARKED, THAT NO STRUCTURES, EXCAVATION OR FILL MATERIAL SHALL BE ALLOWED WITHIN THE WETLAND SETBACK AND LOT OWNERS SHALL BE PROHIBITED FROM CUTTING SHRUBS OR OTHER VEGETATION, DIGGING UP AND RELOCATING PLANT MATERIAL, OR DUMPING ANY YARD OR OTHER WASTE FROM THEIR PROPERTY IN THE WETLAND SETBACK BOUNDARY

1. THE PROJECT 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.

2. PRIOR TO RELEASE OF THE RECORDING PLAN:

- a. THE APPLICANT SHALL SUBMIT FINAL REVISED PLANS TO THE PLANNING OFFICE FOR REVIEW AND APPROVAL. THE PLANS SHALL BE REVISED TO ADD THE CONDITIONS OF APPROVAL AND ANY WAIVERS GRANTED TO THE SUBDIVISION PLANS.
- b. THE APPLICANT SHALL OBTAIN A SIGNED COPY OF THE FINAL PLANS FROM THE PLANNING OFFICE.
- c. THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN.
- d. THE FINAL WORDING OF ALL LEGAL/HOMEOWNERS DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE TOWN TO ENSURE COMPLIANCE WITH THE BOARD'S APPROVAL AND WITH THE PROVISIONS OF APPENDIX 7-8 OF THE SUBDIVISION ORDINANCE.

3. PRIOR TO COMMENCEMENT OF SITE WORK AND CONSTRUCTION AND PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. THE APPLICANT SHALL PAY THE SITE PLAN INSPECTION FEE.
- b. EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN ENGINEER, AND THE OPEN SPACE BOARDERS SHALL BE MARKED IN THE FIELD WITH SNOW FENCE OR EQUIVALENT TO THE SATISFACTION OF THE TOWN ENGINEER.
- c. PROOF THE APPLICANT HAS SET UP AN ACCOUNT FOR "OPEN SPACE STEWARDSHIP ACCOUNT" AND HAS DEPOSITED \$5,000 TO BE USED FOR COSTS ASSOCIATED WITH BIENNIAL MONITORING OF THE OPEN SPACE.

4. PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY, THE APPLICANT SHALL PROVIDE DOCUMENTATION FROM A PROFESSIONAL LAND SURVEYOR THAT ALL REQUIRED MONUMENTATION HAS BEEN LOCATED ON THE GROUND AND INSTALLED CONSISTENT WITH THE REQUIREMENTS OF APPENDIX 5(H) AND APPENDIX 6(A) OF THE SUBDIVISION ORDINANCE.

MIN. LOT SIZE:	20,000 SF
MIN. STREET FRONTAGE:	125 FT
MIN. FRONT YARD:	15 FT
MAX. IMPERVIOUS SURFACE:	15%
MIN. SIDE YARD:	20 FT
MIN. REAR YARD:	40 FT
MIN. BUILDING ENVELOPE:	10,000 SF
MIN. BUILDING HEIGHT:	40 FT
NET RESIDENTIAL AREA AND DENSITY CALCULATION	
FARM & FOREST ZONE (FF ZONE)	
TOTAL PARCEL AREA:	9.99 AC
STEEP SLOPE AREA >25%:	0.12 AC
WETLANDS:	0.56 AC
COASTAL WETLAND:	0 AC
PUBLIC STREET OR	
PRIVILEGE RIGHT-OF-WAY:	1.21 AC
UNUSABLE LAND (LEDGE):	0.05 AC
LAND IN ROWs OR EASEMENTS:	0 AC
LAND IN RESOURCE PROTECTION	
DISTRICT:	0 AC
TOTAL UNSUITABLE AREA:	1.94 AC
NET RESIDENTIAL AREA:	8.05 AC
MAXIMUM DENSITY:	80,000 SF
DENSITY (#UNITS):	4.39
UNITS PROVIDED:	4
OPEN SPACE CALCULATIONS:	
50% OF NRA:	4.03 AC
TOTAL UNSUITABLE AREA:	1.94 AC
OPEN SPACE REQUIRED:	5.97 AC
OPEN SPACE %:	68%
MIN. OPEN SPACE PROVIDED:	7.00 AC
OPEN SPACE PROVIDED %:	70%

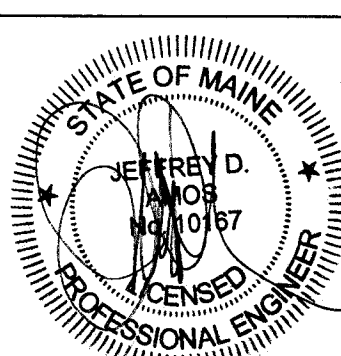
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
PROPOSED SETBACK LINE
EXISTING SETBACK LINE
EXISTING EASEMENT
PROPOSED EASEMENT
ROAD CENTERLINE
CHAIN LINK FENCE
TEST PIT
EXISTING BUILDING
WETLAND AREA
WETLAND DISTURBANCE
PERIMETER BUFFER
BUFFER
OPEN SPACE

PROPOSED IRON ROD
PROPOSED CONCRETE MONUMENT
EXISTING IRON ROD

N 28° 26' 04" E
183.42'
N 29° 27' 01" E
170.49'

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	88.70'	175.00'	S 50°26'18" E	88.73'
C2	25.00'	176.25'	S 28°57'08" E	24.98'
C3	54.28'	275.00'	N 28°34'21" W	54.19'
C4	32.35'	325.00'	N 25°46'08" W	32.33'
C5	66.93'	125.00'	S 38°15'27" E	66.14'
C7	25.14'	125.00'	S 59°21'37" E	25.10'
C8	86.93'	200.00'	N 52°40'14" W	86.25'
C9	65.20'	150.00'	N 52°40'14" W	64.69'
C10	15.71"	10.00'	S 85°13'05" E	14.14'
C11	15.71"	10.00'	N 4°46'55" E	14.14'
C12	56.13'	325.00'	N 33°34'04" W	56.06'

LINE	DIRECTION	DISTANCE
L1	N 29°25'43" W	28.48'
L2	N 22°55'04" W	5.02'
L3	S 29°26'04" W	54.78'
L4	N 22°55'04" W	30.57'
L6	S 49°46'55" W	30.00'
L7	N 40°13'05" W	32.89'
L8	S 58°57'17" W	10.03'
L9	N 49°46'55" E	11.03'



DATE:	03/18/2025
PE:	10167

JDA	ISSUED AMENDED SUBDIVISION PLAN FOR RECORDING
JDA	RELOCATED PORTIONS OF WALKING TRAIL
JDA	AMENDED SUBDIVISION SUBMISSION
JDA	RESUBMITTED TO TOWN
JDA	REVISED PER TOWN COMMENTS
JDA	REVISED PER TOWN COMMENTS
JDA	REVISED PER TOWN COMMENTS
JDA	REVISED PER TOWN & CONSERVATION DISTRICT COMMENTS
JDA	HYDRANT LOCATION
APPD	REVISIONS

9	03/18/2025
8	02/05/2025
7	12/10/2024
6	10/4/2023
5	4/4/2023
4	3/10/2023
3	2/8/2023
2	12/7/2022
1	12/5/2022
NO	DATE

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

585 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com

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Civil Engi

PERMIT DRAWING
NOT FOR CONSTRUCTION

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03/12/2025

1"=40'

22-37

2.0

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED April 2 20 15
AT 9 h 50 A M. AND RECORDED IN
PLAN BOOK 225 PAGE 119
ATTEST Deborah Spaulding REGISTRAR

THE FOLLOWING 3 REVISIONS HAVE BEEN INCORPORATED INTO THIS AMENDED SUBDIVISION PLAN:

1. FOUR LOCATIONS OF THE TRAIL SYSTEM HAVE BEEN REVISED AS SHOWN.
2. AN ADDITIONAL WETLAND FILL OF 159 S.F. TO ACCOMMODATE GRADING FOR TRAIL.
3. REVISED LOCATION OF THE 50' WETLAND STRUCTURAL SETBACK ON LOT 1 TO REFLECT THE ADDITIONAL 159 S.F. OF FILL.

GRAPHIC SCALE

A horizontal number line with arrows at both ends. It has tick marks at 0 and 20. A bracket is drawn below the line, starting at 0 and ending at 10. The number 10 is written below the bracket.

(IN FEET)
1 INCH = 40 FT

FINCH = 4511.