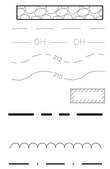
AUTUMN WAY SUBDIVISION - AUTUMN WAY, FALMOUTH

ENVY CONSTRUCTION – NICK VOLTOLINA
FALMOUTH, MAINE

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION

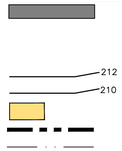
LEGEND

EXISTING



PR. PAVEMENT
EX. GRAVEL
EDGE OF EX. GRAVEL
OVERHEAD UTILITY
MINOR CONTOURS (2 FT)
MAJOR CONTOURS (10 FT)
EXISTING/PROPOSED BUILDING
PROPERTY LINE
SETBACKS
TREELINE
RIGHT OF WAY

PROPOSED



PROJECT TEAM

DEVELOPER

ENVY CONSTRUCTION
18 ROGERS TRAIL,
FALMOUTH, MAINE 04105
CONTACT: NICK VOLTOLINA
(207) 232–0351

CIVIL ENGINEER

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: MIKE TRIGLIONE, P.E.
(207) 775–2655

SURVEYOR

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: CHRIS D. LAMOTTE, PLS #2591
(207) 775–2655

LANDSCAPE ARCHITECT

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: ALEXIS LOPEZ DEL VECCHIO, RLA
(207) 775–2655

NATURAL RESOURCE CONSULTANT

SEBAGO TECHNICS
SOUTH PORTLAND, MAINE
CONTACT: GARY M. FULLERTON, LSS
(207) 200–2100

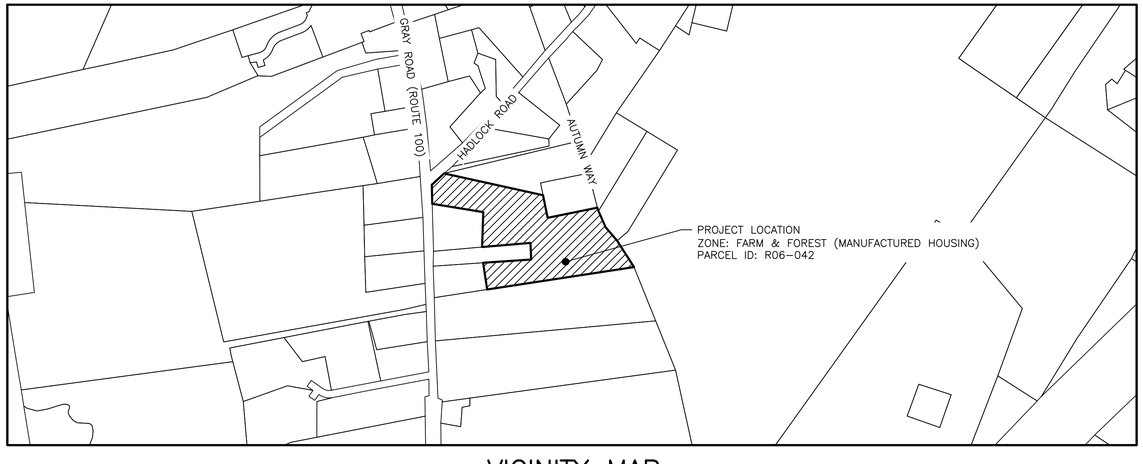
ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CAD	COMPUTER AIDED DESIGN
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DI	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
HDPE	HIGH DENSITY POLY ETHYLENE
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDEP	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

INDEX

C–01	COVER SHEET & LEGEND
EX	BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY – BY ACORN ENGINEERING
C–09	SITE INVENTORY AND ANALYSIS PLAN
C–10	SITE ANALYSIS SKETCH PLAN
EX.A	SITE ANALYSIS SKETCH PLAN – SITE ARIAL
EX.B	SITE ANALYSIS SKETCH PLAN – NATURAL RESOURCES
EX.C	SITE ANALYSIS SKETCH PLAN – SLOPES
EX.D	SITE ANALYSIS SKETCH PLAN – SOIL DRAINAGE
EX.E	SITE ANALYSIS SKETCH PLAN – OVERALL SITE ANALYSIS
EX.G	TREE SURVEY



VICINITY MAP
SCALE: 1:500

CALL BEFORE YOU DIG
1–888–DIG–SAFE
1–888–344–7233

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

MAP R06 LOT 042

ISSUED FOR	BY DATE
PRE–APPLICATION PLAN	MKT 8/5/2025
ADDENDUM 1	MKT 11/7/2025
PRE–APPLICATION PLAN	MKT 1/27/2026

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH
CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

ACORN ENGINEERING, INC.
THESE PLANS, AND DESIGNS INCORPORATED THEREIN, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF ACORN ENGINEERING, INC. NO CHANGES OR MODIFICATIONS SHALL BE MADE TO THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE PRIOR AUTHORIZATION OF ACORN ENGINEERING, INC. AND WITHOUT ADAPTATION BY ACORN ENGINEERING, INC. FOR ANY USE OR MODIFICATION OF THESE PLANS BY ANY PERSON OR ENTITY OTHER THAN THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
P.O. BOX 3294 PORTLAND, MAINE 04104
(207) 775–2655

FILE: AE_CIVIL_1284
JN: 1284
SCALE: AS NOTED
DESIGNED BY: MKT
DRAWN BY: DSH
CHECKED BY: CAB

DRAWING NO.
C-01

NOTES:

1. BEARINGS & COORDINATES ARE BASED ON MAINE STATE PLANE NAD83 WEST ZONE 1802.
2. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88), AND WERE OBTAINED BY POST-PROCESSED GNSS OBSERVATIONS.
3. CONTOUR INTERVAL EQUALS ONE (1) FOOT.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MAY DISCLOSE.
5. A PORTION OF THE PARCEL SHOWN HEREON LIES WITHIN ZONE "X" (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR CUMBERLAND COUNTY, MAINE, MAP NUMBER 23005C0518F, TOWN OF FALMOUTH, COMMUNITY NUMBER 230162, PANEL NUMBER 0518F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024.
6. RECORD OWNER IS ENVY CONSTRUCTION, LLC PER DEED BOOK 39514, PAGE 299.
7. AUTUMN WAY IS A PRIVATE WAY FORMERLY KNOW AS "HICKS FARM WAY" AND RESIDES IN THE LOCATION OF THE DISCONTINUED HURRICANE ROAD. THE TOWN OF FALMOUTH RETAINED A RIGHT TO DECLARE A RECREATIONAL EASEMENT OVER THE ABANDONED HURRICANE ROAD. SEE REFERENCE D.
8. AUTUMN WAY IS SUBJECT TO TERMS AND CONDITIONS OF A ROAD MAINTENANCE/EASEMENT AGREEMENT RECORDED AT C.C.R.D. IN BOOK 9950. PAGE 69.
9. HURRICANE ROAD WAS DISCONTINUED BY TOWN MEETING IN 1866, SEE REFERENCE D AND CUMBERLAND COUNTY COMMISSIONERS RECORDS.
10. SUBJECT TO CENTRAL MAINE POWER COMPANY EASEMENTS IN BOOK 2046, PAGE 125, BOOK 1960, PAGE 187 AND BOOK 1864, PAGE 424.
11. A PORTION OF THE LOCUS PARCEL IS ADJACENT TO DISCONTINUED HURRICANE ROAD. ABUTTING LANDOWNERS MAY DEEMED TITLE TO TO THE CENTERLINE AS STATED IN MAINE STATUES TITLE 33 SECTION 465 AND OTHERS MAY RETAIN RIGHTS IN SAID ROAD.
12. APPARENT CENTERLINE OF HURRICANE ROAD IS FROM REFERENCE (A) AND FOUND MONUMENTAION. NO FIELD OR RESEARCH WAS CONDUCTED TO DETERMINE HURRICANE ROAD.
13. LIDAR WAS OBTAINED FROM NOAA PUBLIC SOURCE, DATA ACCESS VIEWER, 2020 USGS LIDAR, SOUTH COASTAL MAINE (QL2).
14. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
15. THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

REFERENCES:

A. AMENDED PLAN OF A PRIVATE WAY, AUTUMN WAY MADE FOR THE RECORD OWNER PETER M. THERRIAULT BY TITCOMB ASSOCIATES DATED NOVEMBER 17, 2006 AND RECORDED AT C.C.R.D. IN PLAN BOOK 207, PAGE 18.

B. STANDARD BOUNDARY SURVEY, AMENDED PLAN OF A PRIVATE WAY, HADLOCK ROAD, FALMOUTH, MAINE, MADE FOR MARCEL R. MORIN BY DANIEL J. DALFONSO DATED APRIL 1992 AND RECORDED AT C.C.R.D. IN PLAN BOOK 193, PAGE 306.

C. FINAL MINOR SUBDIVISION PLAN OF WASSON'S GROVE FOR MARCEL R. MORIN & THOMAS H. HACKETT DATED MAY 30, 1980 AND RECORDED AT C.C.R.D. IN PLAN BOOK 141, PAGE 55.

D. BOUNDARY SURVEY, AUTUMN WAY & HURRICANE ROAD, FALMOUTH, ME FOR TOWN OF FALMOUTH BY SURVEY, INC., DATED MAY 19, 2010 AND RECORDED AT C.C.R.D. IN PLAN BOOK 210, PAGE 302.

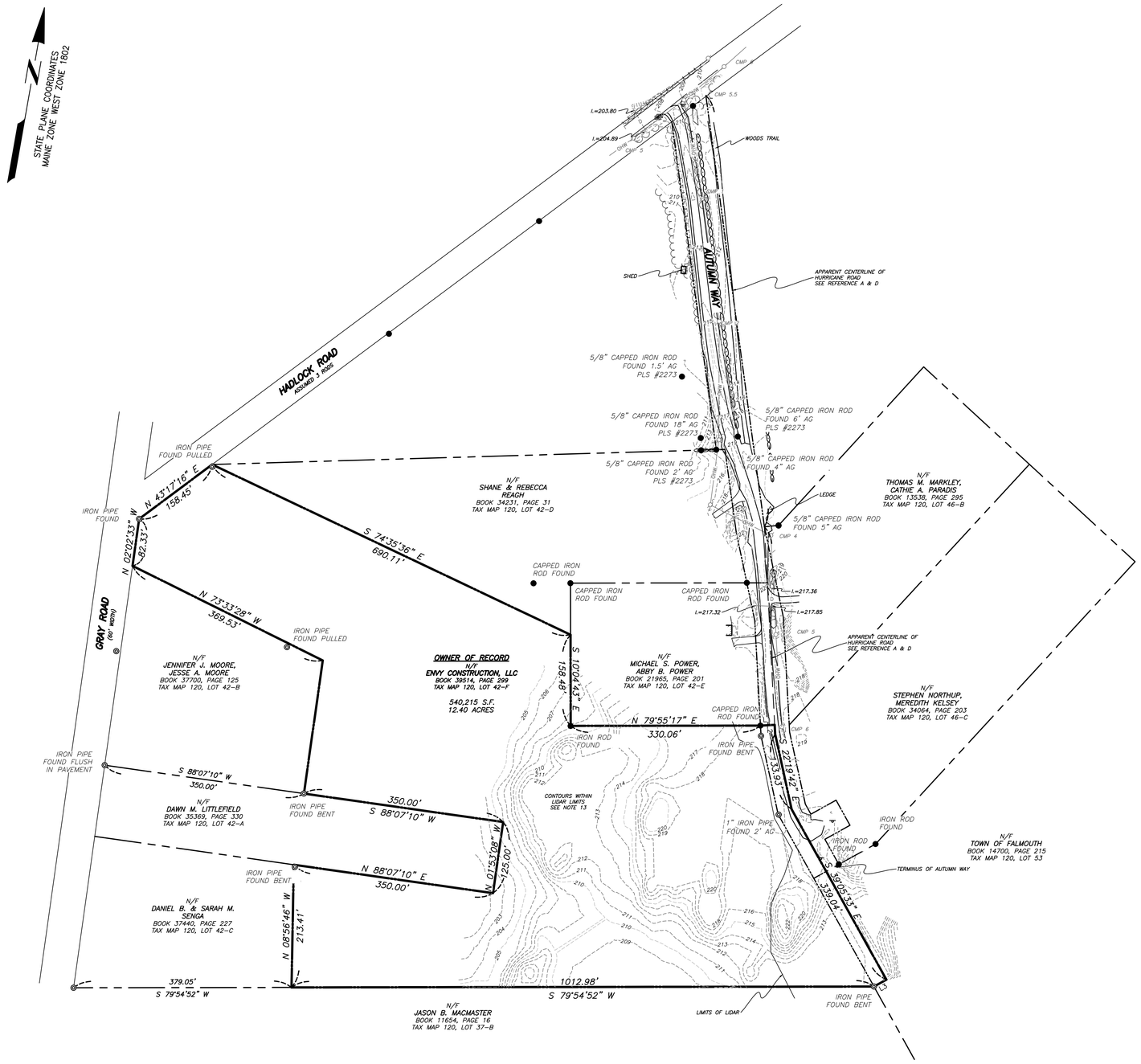
STATE OF MAINE
CHRISTOPHER D. LAMOTTE
2591
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

ACORN ENGINEERING, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT TECHNICAL STANDARDS OF PRACTICE.

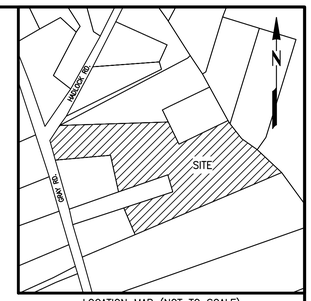
DATE: _____

CHRIS D. LAMOTTE, PLS #2591



SCALE = 1"=100'

100 0 50 100 200 400



LOCATION MAP (NOT TO SCALE)

LEGEND & ABBREVIATIONS

AG	ABOVE GRADE
BG	BELOW GRADE
CCRD	CUMBERLAND COUNTY REGISTRY OF DEEDS
I.	INVERT
N/F	NOW OR FORMERLY
D	DRAIN LINE
OHW	OVERHEAD WIRE
	STONEWALL
	TREE LINE
	BUILDING
	RIPRAP
	GUY WIRE
	SIGN
MB	MAILBOX
	UTILITY POLE
	IRON PIPE
	IRON ROD / CAPPED IRON ROD

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY

AT

AUTUMN WAY
FALMOUTH, MAINE

PREPARED FOR ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, ME 04105

RESEARCH: AMS	FIELD: EHS, AMS	DRAWN BY: CDL	CHECKED: DMS
FIELD DATE: 8/14/26	SHEET # 1 OF 1	SCALE = 1"=100'	JOB # 1284

REVISION #	BY:	DATE:	REVISION:

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655
CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS

HADLOCK RD – PAVED – PUBLIC

GRAY ROAD (ROUTE 100) – PAVED – PUBLIC

AUTUMN WAY – EX GRAVEL – PRIVATE

1000.00' ROUTE 100 CORRIDOR OVERLAY ZONE

EXISTING PARCEL AREA:
540,215± SF
12.40± ACRES

NIB PD/SPD

SnA PD

CrA ED

RnB PD/SPD/MWD

CnA SPD

NaB PD/SPD

CdB SPD/MWD

RaD ED

EmB MWD

40.00' REAR SETBACK

20.00' SIDE SETBACK

250' SIGNIFICANT VERNAL POOL SETBACK, TYP.

75' STREAM/WETLAND OF SPECIAL SIGNIFICANCE SETBACK, TYP.

APROXIMATE LIMIT OF TREE SURVEY AREA,, TYP.

SIGNIFICANT VERNAL POOL

LIMITS OF EX. WETLAND, TYP.

THREAD OF EX. UNNAMED STREAM, TYP.

SOIL CLASSIFICATION BOUNDARY, TYP.

EX. PAVEMENT, TYP.

CMP 4

CMP 5

CMP 6

APPROXIMATE LOCATION OF TREELINE PER AERIAL IMAGERY, TYP.

EX. AUTUMN WAY RIGHT OF WAY, TYP.

EX. OVERHEAD UTILITY, TYP.

EX. GRAVEL TURNAROUND

EX. TREELINE PER AERIAL, TYP.

END OF EX. AUTUMN WAY RIGHT OF WAY, ±2,582 LF TO INTERSECTION WITH GRAY ROAD (RT. 100)

EX. GRAVEL ROAD, TYP.

EX. PROPERTY LINE, TYP.

EX. ABUTTER PROPERTY LINE, TYP.

AREA WITH SLOPES < 3%, TYP.

AREA WITH SLOPES > 15%, TYP.

EX. TREE > 15" DBH PER PLAN REFERENCE 4, TYP. (OF 241)

EX. TREE > 15" DBH PER PLAN REFERENCE 6, TYP. (OF 251)

NOTES:

1. THERE ARE NO EXISTING UTILITIES OR IMPROVEMENTS ARE CURRENTLY SERVICING THE PROPERTY.
2. THERE ARE NO EXISTING BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON THE PROPERTY.
3. THE SURVEYED PARCEL IS SUBJECT TO THE RIGHTS OF OTHER TO AUTUMN WAY AS DESCRIBED IN BOOK 9950, PAGE 69. SEE PLAN REFERENCE 1 FOR ADDITIONAL INFORMATION.
4. APPROXIMATE EXTENT OF EXISTING TREELINE WAS DELINEATED FROM THE MOST RECENT AERIAL IMAGERY OBTAINED FROM MAINE.GOV GEO LIBRARY WEB APPLICATION

PLAN REFERENCES:

1. EXISTING BOUNDARY & EXISTING CONDITIONS INFORMATION PER PLAN TITLED STANDARD BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY PREPARED BY ACORN ENGINEERING INC. DATED 09-15-2026
2. SOIL BOUNDARIES PER PLAN TITLED CLASS 'B' HIGH INTENSITY SOIL MAP PREPARED BY SEBAGO TECHNICS DATED 06-13-2025
3. AERIAL IMAGERY OBTAINED FROM MAINE.GOV GEO LIBRARY WEB APPLICATION.
4. EXISTING WETLAND INFORMATION PER WETLAND DELINEATION REPORT PREPARED BY SEBAGO TECHNICS DATED 06-06-2025
5. TREE SURVEY COMPLETED BY 207 FORESTRY CONSULTING SERVICES, LLC DATED 09-04-25

LEGEND:

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- SETBACK
- RIGHT OF WAY
- EX. OVERHEAD UTILITIES (OU)
- EX. TREELINE
- RESOURCE SETBACK
- ROUTE 100 CORRIDOR OVERLAY ZONE
- USGS SOIL CLASSIFICATION
- SLOPES 3% OR LESS (APPROX.)
- SLOPES 15% OR MORE (APPROX.)
- EXISTING ROAD (PAVEMENT/GRAVEL)
- WETLAND
- STREAM
- MAJOR CONTOUR (10')
- MINOR CONTOUR (2')

50 0 50 100

SCALE: 1" = 50'

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	MKT	12/22/25
ADDENDUM 1	MKT	1/12/26
PRE-APPLICATION PLAN	MKT	1/22/26

DRAWING NAME: **SITE INVENTORY AND ANALYSIS PLAN**

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

© 2026 - ACORN ENGINEERING, INC. ALL RIGHTS RESERVED. COPYRIGHT PROTECTION CLAIMED INCLUDES ALL FORMS AND TYPES OF COPYRIGHTABLE MATERIAL AND INFORMATION NOW OR HEREAFTER AUTHORIZED BY LAW OR BY THE COPYRIGHT CLAIMANT. NO PART OF THIS PLAN MAY BE COPIED, REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS MADE TO THIS PLAN WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ARE MADE WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE: AE_CIVIL_1284
JN: 1284
SCALE: AS NOTED
DESIGNED BY: MKT
DRAWN BY: DSH
CHECKED BY: CAB

DRAWING NO.
C-09

HADLOCK RD – PAVED – PUBLIC

GRAY ROAD (ROUTE 100) – PAVED – PUBLIC

AUTUMN WAY – EX GRAVEL – PRIVATE

N/F SHANE & REBECCA REAGH BOOK 34231, PAGE 31 TAX MAP 120, LOT 42-D

N/F MICHAEL S. POWER, ABBY B. POWER BOOK 21965, PAGE 201 TAX MAP 120, LOT 42-E

N/F STEPHEN NORTHUP, MEREDITH KELSEY BOOK 34064, PAGE 203 TAX MAP 120, LOT 46-C

N/F TOWN OF FALMOUTH BOOK 14700, PAGE 215 TAX MAP 120, LOT 53

N/F JENNIFER J. MOORE, JESSE A. MOORE BOOK 37700, PAGE 125 TAX MAP 120, LOT 42-B

N/F DAWN M. LITTLEFIELD BOOK 35369, PAGE 330 TAX MAP 120, LOT 42-A

N/F DANIEL B. & SARAH M. SENGA BOOK 37440, PAGE 227 TAX MAP 120, LOT 42-C

EXISTING PARCEL AREA:
540,215± SF
12.40± ACRES

CONSERVATION OPEN SPACE LOT
360,283 SF
8.27 ACRES

LOT 1
53,120 SF
1.22 ACRES

LOT 2
56,580 SF
1.30 ACRES

LOT 3
70,147 SF
1.61 ACRES

100' STREETSCAPE BUFFER

50' CONSERVATION SUBDIVISION PERIMETER BUFFER, TYP.

APROXIMATE LIMIT OF TREE SURVEY AREA., TYP.

SIGNIFICANT VERNAL POOL

EX. PAVEMENT, TYP.

LIMITS OF EX. WETLAND, TYP.

THREAD OF EX. UNNAMED STREAM, TYP.

PR. PROPERTY LINE, TYP.

250' SIGNIFICANT VERNAL POOL SETBACK, TYP.

75' STREAM/WETLAND OF SPECIAL SIGNIFICANCE SETBACK, TYP.

50' CONSERVATION SUBDIVISION PERIMETER BUFFER, TYP.

PROPOSED REAR TREE CLEARING LIMITS, TYP. OF 3

APPROXIMATE LOCATION OF TREELINE PER AERIAL IMAGERY, TYP.

EX. AUTUMN WAY RIGHT OF WAY, TYP.

EX. OVERHEAD UTILITY, TYP.

APPROX. LOCATION OF EX. UTILITY POLE ALONG AUTUMN WAY. DEVELOPMENT TO CONNECT TO EXISTING OVERHEAD UTILITIES

EXISTING ROAD TO BE PAVED TO INTERSECTION WITH HADLOCK RD

50' ROW

126.82' FRONTAGE

15' FRONT SETBACK TYP.

20' SIDE SETBACK

40' REAR SETBACK

126.93' FRONTAGE

137.12' FRONTAGE

EX. GRAVEL TURNAROUND

EX. TREELINE PER AERIAL, TYP.

END OF EX. AUTUMN WAY RIGHT OF WAY, ±2,582 LF TO INTERSECTION WITH GRAY ROAD (RT. 100)

PROPOSED EASEMENT FOR AUTUMN WAY EXTENSION ON ABUTTING PARCEL OWNED BY TOWN OF FALMOUTH, 25' WIDE X 160' LONG

TURNAROUND BUILT TO TOWN OF FALMOUTH STANDARDS FIRST 40 FEET OF DRIVEWAY

PROPOSED TOWN OF FALMOUTH TURNAROUND EASEMENT

25' OF PROPOSED EASEMENT ON TOWN OF FALMOUTH LAND EASEMENT RIGHTS TO BE COORDINATED WITH LANDOWNERS

AUTUMN WAY TO BE EXTENDED APPROXIMATELY 215 LF

EX. TRAIL

EX. GRAVEL ROAD, TYP.

POTENTIAL LOCATION OF FUTURE BUILDING FOR ILLUSTRATIVE PURPOSES ONLY, TYP. (OF 3)

EX. PROPERTY LINE, TYP.

EX. ABUTTER PROPERTY LINE, TYP.

1000' RT 100 CORRIDOR OVERLAY

EX. TREE > 15" DBH PER PLAN REFERENCE 4, TYP. (OF 241)

EX. TREE > 15" DBH PER PLAN REFERENCE 6, TYP. (OF 251)

N

50 0 50 100

SCALE: 1" = 50'

SPACE AND BULK STANDARDS					
FM – FARM & FOREST (MANUFACTURED HOUSING) – CONSERVATION SUBDIVISION	REQUIRED	LOT 1	LOT 2	LOT 3	OPEN SPACE LOT
MAX. LOT COVERAGE	15%	TBD	TBD	TBD	TBD
MIN. LOT AREA	20,000 SF*	53,120 SF	56,580 SF	70,147 SF	360,283 SF
MIN. LOT WIDTH	125 FT**	125.32 FT	127.12 FT	137.12 FT	N/A
MIN. STREET FRONTAGE	125 FT	126.82 FT	126.93 FT	137.12 FT	353.61 FT
MIN. FRONT SETBACK	15 FT***	TBD	TBD	TBD	N/A
MIN. SIDE SETBACK	20 FT	TBD	TBD	TBD	N/A
MIN. REAR SETBACK	40 FT	TBD	TBD	TBD	N/A

THE BELOW ALLOWANCES ARE GRANTED TO RESIDENTIAL DEVELOPMENTS AS PART OF A CONSERVATION SUBDIVISION:
*PER SECTION 19-18.5-D-1, REQUIRED MINIMUM LOT SIZE MAY BE REDUCED TO 20,000 SF FOR LOTS SERVED BY SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND ARE NOT SUBJECT TO THE MINIMUM LOT AREA PER DWELLING UNIT STANDARD.
**PER SECTION 19-18.5-D-2, REQUIRED MINIMUM LOT WIDTH SHALL BE 125 FT
***PER SECTION 19-18.5-D-4, MINIMUM FRONT SETBACK SHALL BE 15 FT

PLAN REFERENCES:
1. EXISTING BOUNDARY & EXISTING CONDITIONS INFORMATION PER PLAN TITLED STANDARD BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY PREPARED BY ACORN ENGINEERING INC. DATED 09-15-2026
2. SOIL BOUNDARIES PER PLAN TITLED CLASS 'B' HIGH INTENSITY SOIL MAP PREPARED BY SEBAGO TECHNICS DATED 06-13-2025
3. AERIAL IMAGERY OBTAINED FROM MAINE.GOV GEO LIBRARY WEB APPLICATION.
4. EXISTING WETLAND INFORMATION PER WETLAND DELINEATION REPORT PREPARED BY SEBAGO TECHNICS DATED 06-06-2025

NET RESIDENTIAL AREA:

TOTAL LOT AREA: 540,215 SF (12.40± ACRES)

LAND UNSUITABLE FOR DEVELOPMENT

10% FOR ROADS AND PARKING: 54,022 SF
LAND CUT OFF FROM MAIN PARCEL: 0 SF
LAND IN FLOOD ZONES: 0 SF
LAND WITH SLOPES > 25%: 2,075 SF
WETLAND: 67,151 SF
COASTAL WETLAND: 0 SF
LAND IN RIGHTS-OF-WAY OR EASEMENTS: 12,275 SF
LAND IN RESOURCE PROTECTION DISTRICTS: 0 SF

TOTAL LAND UNSUITABLE FOR DEVELOPMENT: 135,523 SF (3.11± ACRES)

NET RESIDENTIAL AREA: 540,215 SF – 135,523 SF =
404,692 SF (9.29± ACRES)

REQUIRED COMMON OPEN SPACE AREA:
50% NET RESIDENTIAL AREA + LAND UNSUITABLE FOR DEVELOPMENT
202,346 + 135,523 = 337,869 SF (7.76± ACRES)

PROVIDED COMMON OPEN SPACE AREA: 360,283 (8.27± ACRES)

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	MKT	4/7/2026
ADDENDUM 1	MKT	5/12/2026
PRE-APPLICATION PLAN	MKT	10/2/2026

DRAWING NAME: SITE ANALYSIS SKETCH PLAN

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

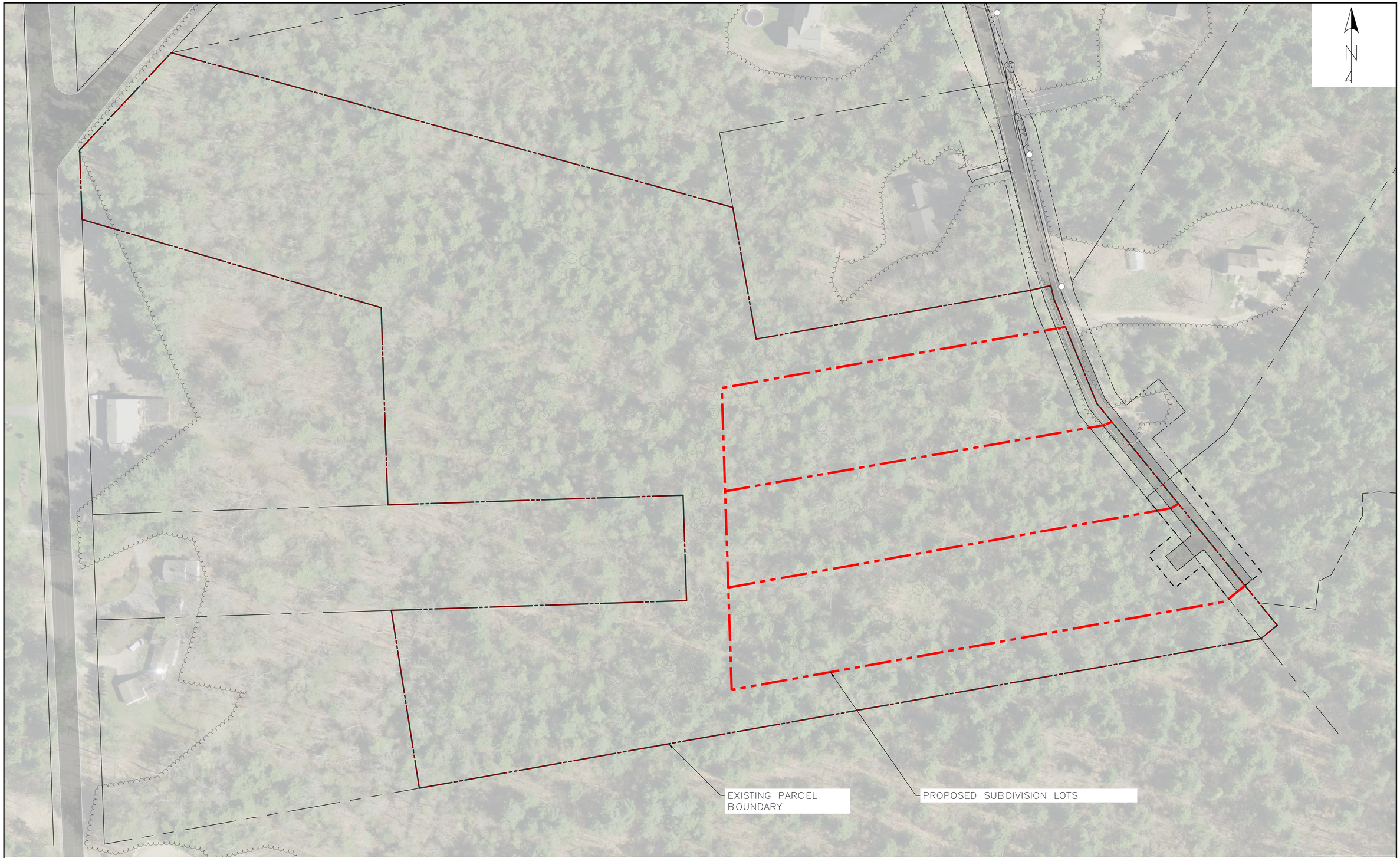
ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

© 2026 ACORN ENGINEERING, INC. ALL RIGHTS RESERVED. COPYRIGHT PROTECTION CLAIMED INCLUDES ALL FORMS AND TYPES OF INTELLECTUAL PROPERTY AND ANY ALTERATIONS MADE TO THESE PLANS INTENTIONALLY OR UNINTENTIONALLY BY ACORN ENGINEERING, INC. OR ANY OTHER PERSON OR ENTITY. ANY USE OF THESE PLANS WITHOUT THE EXPRESS PERMISSION FROM ACORN ENGINEERING, INC. AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC. SHALL BE UNLAWFUL.

FILE: AE_CIVIL_1284
JN: 1284
SCALE: AS NOTED
DESIGNED BY: MKT
DRAWN BY: DSH
CHECKED BY: CAB

DRAWING NO.
C-10



NOT TO SCALE

LEGEND:

PROPERTY LINE

SUBDIVISION LOT PROPERTY LINE

ABUTTER PROPERTY LINE

EXISTING TREELINE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	ALB	08/04/25
PRE-APPLICATION PLAN	JVH	11/2/2026

DRAWING NAME: **SITE ANALYSIS SKETCH PLAN - SITE AERIAL**

PROJECT NAME: **AUTUMN WAY SUBDIVISION - AUTUMN WAY, FALMOUTH**

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

LANDSCAPE ARCHITECTURE

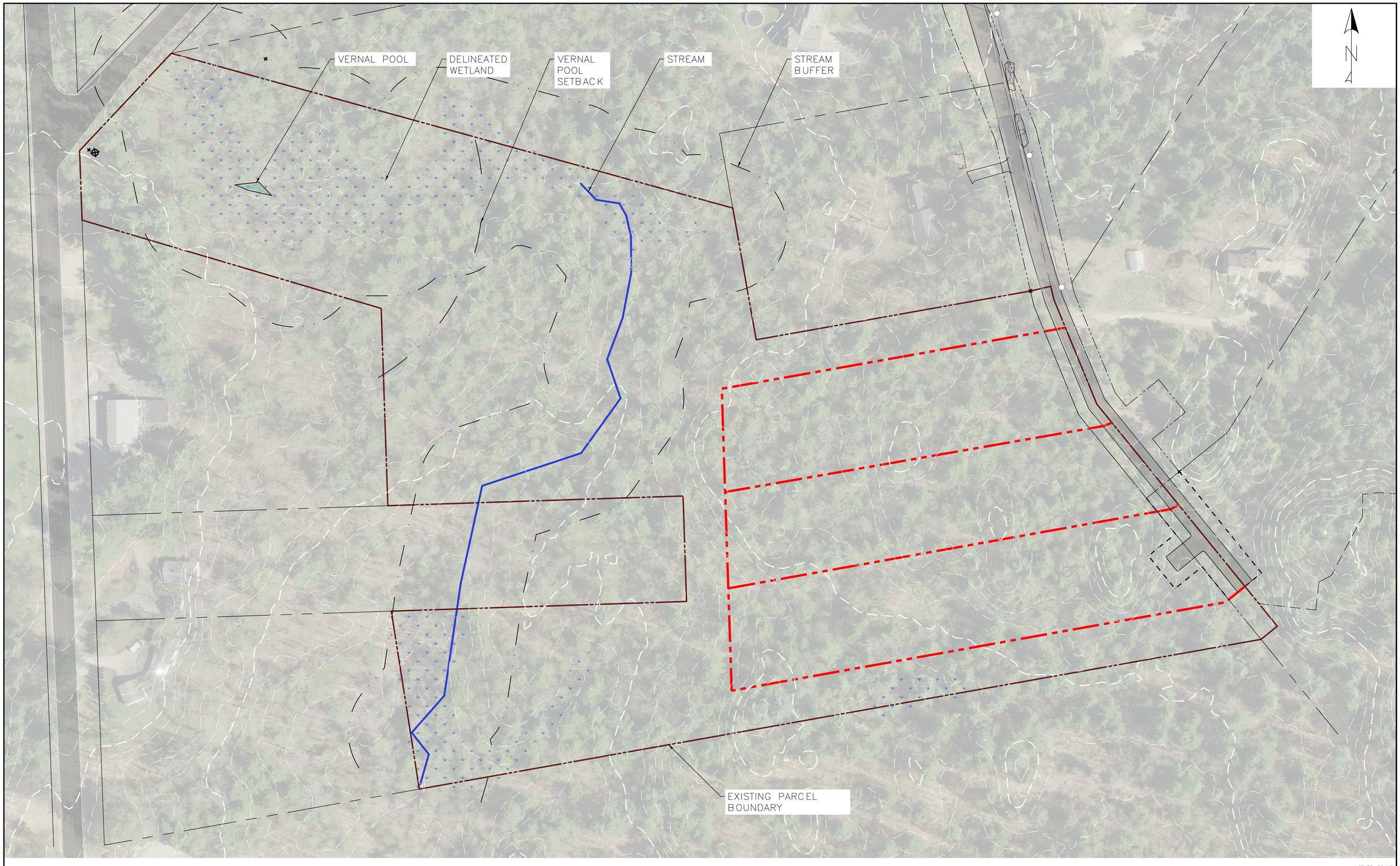
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE THE RESPONSIBILITY OF THE PARTY MAKING THE ALTERATIONS AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE:	AE_CIVIL_SKETCH PLAN_2_1284
JN:	1284
SCALE:	AS NOTED
DESIGNED BY:	JVH
DRAWN BY:	JVH
CHECKED BY:	MKT

DRAWING NO.

EX.A



NOT TO SCALE

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT PROPERTY LINE
- ABUTTER PROPERTY LINE
- SETBACK
- DELINEATED WETLANDS
- VERNAL POOL
- STREAM

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	ALH	08/04/25
PRE-APPLICATION PLAN	JVH	11/2/2026

DRAWING NAME: SITE ANALYSIS SKETCH PLAN – NATURAL RESOURCES

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

LANDSCAPE ARCHITECTURE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS AUTHORIZED BY OTHERS SHALL BE THE RESPONSIBILITY OF THE PARTY WHO MADE THEM WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

A C O R N

FILE:	AE_CIVIL_SKETCH PLAN_2-11284
JN:	11284
SCALE:	AS NOTED
DESIGNED BY:	JVH
DRAWN BY:	JVH
CHECKED BY:	MKT

DRAWING NO.
EX.B

EXISTING PARCEL BOUNDARY

EXISTING PARCEL:
550,902 +/- SF
12.65 +/- ACRES

PROPOSED SUBDIVISION LOTS

SHALLOW SLOPES:
< 3%, TYP.

STEEP SLOPES:
15%–25%, TYP.

STEEP SLOPES:
> 25%, TYP.

N

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT PROPERTY LINE
- ABUTTER PROPERTY LINE
- SLOPES 15%–25% (APPROX.)
- SLOPES > 25% (APPROX.)
- SLOPES ≤ 3% (APPROX.)

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	AUE	08/04/25
PRE-APPLICATION PLAN	JVH	11/2/2026

DRAWING NAME: SITE ANALYSIS SKETCH PLAN – SLOPES

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

LANDSCAPE ARCHITECTURE

A C O R N

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2855

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, MODIFICATIONS OR USE OF THIS PLAN WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	AE_CIVIL SKETCH PLAN_2_1284
JN:	1284
SCALE:	AS NOTED
DESIGNED BY:	JVH
DRAWN BY:	JVH
CHECKED BY:	MKT

DRAWING NO.
EX.C

POORLY DRAINED

EXCESSIVELY DRAINED

EXISTING PARCEL BOUNDARY

NIB PD/SPD

SnA PD

ArC ED

RnB PD/SPD/MWD

CnA SPD

NaB PD/SPD

CdB SPD/MWD

RaD ED

EmB MWD

SOIL LEGEND

SOIL SYMBOL		DRAINAGE CLASS
ArC	ABRAM–ROCK OUTCROP COMPLEX	EXCESSIVELY DRAINED
CdB	COLONEL–DIXFIELD COMPLEX	SOMEWHAT POORLY DRAINED/ MODERATELY WELL DRAINED
CnA	COLONEL	SOMEWHAT POORLY DRAINED
EmB	ELMWOOD	MODERATELY WELL DRAINED
NaB	NAUMBURG	POORLY DRAINED/ SOMEWHAT POORLY DRAINED
NIB	NAUMBURG–LIKE	POORLY DRAINED/ SOMEWHAT POORLY DRAINED
RaD	ROCK OUTCROP–ABRAM COMPLEX	EXCESSIVELY DRAINED
RnB	ROUNDABOUT–NICHOLVILLE COMPLEX	POORLY DRAINED/ SOMEWHAT POORLY DRAINED/ MODERATELY WELL DRAINED
SnA	SCANTIC	POORLY DRAINED

LEGEND:

PROPERTY LINE

SUBDIVISION LOT PROPERTY LINE

ABUTTER PROPERTY LINE

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE–APPLICATION PLAN	ALB	08/04/25
PRE–APPLICATION PLAN	JVH	11/2/2026

DRAWING NAME: SITE ANALYSIS SKETCH PLAN – SOIL DRAINAGE

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

LANDSCAPE ARCHITECTURE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL RELIEVE ACORN ENGINEERING, INC. OF ALL RESPONSIBILITY AND LIABILITY AND SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775–2655

A C O R N

FILE:	AE_CIVIL_SKETCH PLAN_2_1284
JN:	1284
SCALE:	AS NOTED
DESIGNED BY:	JVH
DRAWN BY:	JVH
CHECKED BY:	MKT

DRAWING NO.

EX.D

VERNAL POOL

DELINEATED WETLAND

VERNAL POOL SETBACK

STREAM

STREAM BUFFER

SLOPES 3% OR LOWER

PROPOSED BUILDING

SLOPES 15%–25%

SLOPES 25% OR HIGHER

N

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT PROPERTY LINE
- ABUTTER PROPERTY LINE
- SETBACK
- DELINEATED WETLANDS
- VERNAL POOL
- STREAM
- SLOPES 15%–25% (APPROX.)
- SLOPES > 25% (APPROX.)
- SLOPES < 3% (APPROX.)

EXCESSIVELY DRAINED
SOMEWHAT POORLY DRAINED/ MODERATELY WELL DRAINED
SOMEWHAT POORLY DRAINED
MODERATELY WELL DRAINED
POORLY DRAINED/ SOMEWHAT POORLY DRAINED
POORLY DRAINED/ SOMEWHAT POORLY DRAINED
EXCESSIVELY DRAINED
POORLY DRAINED/ SOMEWHAT POORLY DRAINED/ MODERATELY WELL DRAINED
POORLY DRAINED

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	ALH	08/04/25
PRE-APPLICATION PLAN	JVH	11/2/2026

DRAWING NAME: SITE ANALYSIS SKETCH PLAN – NATURAL RESOURCES

PROJECT NAME: AUTUMN WAY SUBDIVISION – AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

LANDSCAPE ARCHITECTURE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, THE PLAN WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

A C O R N

FILE:	AE_CIVIL_SKETCH PLAN_2_11284
JN:	11284
SCALE:	AS NOTED
DESIGNED BY:	JVH
DRAWN BY:	JVH
CHECKED BY:	MKT

DRAWING NO.

EX.E

PLAN REFERENCES:

1. EXISTING BOUNDARY & EXISTING CONDITIONS INFORMATION PER PLAN TITLED STANDARD BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY PREPARED BY ACORN ENGINEERING INC. DATED 09-15-2026
2. EXISTING TOPOGRAPHIC DATA WAS OBTAINED FROM NOAA DIGITAL COAST: DATA ACCESS VIEWER AND SHOULD BE CONSIDERED APPROXIMATE.
3. EXISTING WETLAND INFORMATION PER WETLAND DELINEATION REPORT PREPARED BY SEBAGO TECHNICS DATED 06-06-2025
4. TREE SURVEY COMPLETED BY 207 FORESTY CONSULTING SERVICES, LLC DATED 09-04-25

N

GRAY ROAD
(60' WIDTH)

N/F
SHANE & REBECCA REAGH
BOOK 34231, PAGE 31
TAX MAP 120, LOT 42-D

APROXIMATE LIMIT OF TREE SURVEY AREA,, TYP.

N/F
JENNIFER J. MOORE,
JESSE A. MOORE
BOOK 37700, PAGE 125
TAX MAP 120, LOT 42-B

N/F
MICHAEL S. POWER,
ABBY B. POWER
BOOK 21965, PAGE 201
TAX MAP 120, LOT 42-E

N/F
STEPHEN NORTHUP,
MEREDITH KELSEY
BOOK 34064, PAGE 203
TAX MAP 120, LOT 46-C

N/F
TOWN OF FALMOUTH
BOOK 14700, PAGE 215
TAX MAP 120, LOT 53

N/F
DAWN M. LITTLEFIELD
BOOK 35369, PAGE 330
TAX MAP 120, LOT 42-A

N/F
DANIEL B. & SARAH M. SENGA
BOOK 37440, PAGE 227
TAX MAP 120, LOT 42-C

N/F
JASON B. MACMASTER
BOOK 11654, PAGE 16
TAX MAP 120, LOT 37-B

EX. TREE > 15" DBH PER PLAN REFERENCE 4, TYP. (OF 241)

D

OHW

LEGEND:

- PROPERTY LINE
- SUBDIVISION LOT PROPERTY LINE
- ABUTTER PROPERTY LINE
- SETBACK
- DELINEATED WETLANDS
- VERNAL POOL
- STREAM

NOT TO SCALE

PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
PRE-APPLICATION PLAN	MKT	12/2025
ADDENDUM 1	MKT	01/2026
PRE-APPLICATION PLAN	MKT	02/2026

DRAWING NAME: **SITE ANALYSIS SKETCH PLAN - NATURAL RESOURCES**

PROJECT NAME: AUTUMN WAY SUBDIVISION - AUTUMN WAY, FALMOUTH

CLIENT: ENVY CONSTRUCTION
18 ROGERS TRAIL, FALMOUTH, MAINE, 04105

ACORN ENGINEERING, INC.

© ACORN ENGINEERING, INC. ALL RIGHTS RESERVED. UNLESS PERMISSION FROM ACORN ENGINEERING, INC. IS GRANTED, ANY ALTERATION, REUSE OR DISTRIBUTION OF THIS DRAWING WITHOUT WRITTEN CONSENT OF ACORN ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372 - PORTLAND MAINE 04104
(207) 775-2655

FILE:	AE_CIVIL_1284
JN:	1284
SCALE:	AS NOTED
DESIGNED BY:	MKT
DRAWN BY:	DSH
CHECKED BY:	CAB

DRAWING NO.
EX.G