CONDITIONS OF APPROVAL:

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 FOLLOWING ITEMS:
      i. CONDITIONS OF APPROVAL TO RECORDING PLAN.
      ii. ANY WAIVERS GRANTED BY THE PLANNING BOARD.
      iii. ADDRESS ALL OUTSTANDING PLANNING DEPARTMENT COMMENTS.
      iv. ADDRESS ALL OUTSTANDING FIRE/EMS COMMENTS.
      v. ADDRESS ANY OUTSTANDING WASTEWATER COMMENTS.
      vi. ADDRESS ANY OUTSTANDING TOWN ENGINEER COMMENTS.
      vi. ADDRESS ALL OUTSTANDING TRAFFIC ENGINEER COMMENTS.
      vii. PROVIDE A PORTLAND WATER DISTRICT FINAL SERVICEABILITY LETTER.
      ix. ADD PLAN NOTE TO THE SUBDIVISION PLAN STATING ALL UNITS MUST HAVE RESIDENTIAL SPRINKLERS SYSTEMS.
      x. ADD A FIRE HYDRANT HALFWAY BETWEEN BEGINNING AND END OF COMPLEX.
      xi. ADD SIGNAGE FOR PUBLIC TRAIL ACCESS PARKING AREA.
      xii. ADD A NO PARKING SIGN TO HAMMERHEAD.
   b. THE APPLICANT SHALL OBTAIN A SIGNED COPY OF THE FINAL PLANS FROM THE PLANNING OFFICE.
   c. MUST SATISFY ALL CONDITIONS REQUIRED IN THE PURCHASE SALE AGREEMENT AND SHALL BE VERIFIED BY THE TOWN MANAGER'S OFFICE.
   d. THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN.
3. PRIOR TO COMMENCEMENT OF SITE WORK OR SITE CLEARING AND PRIOR TO ISSUANCE OF BUILDING PERMITS
   a. THE APPLICANT SHALL PROVIDE EVIDENCE OF RECORDING AT THE REGISTRY OF DEEDS THE RECORDING PLAN WITHIN THE 90-DAY ORDINANCE REQUIRED WINDOW.
   b. THE APPLICANT SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE TOWN ENGINEER UNLESS THIS REQUIREMENT IS WAIVED BY THE TOWN ENGINEER.
   c. THE APPLICANT SHALL PAY THE ORDINANCE-REQUIRED SUBDIVISION INSPECTION FEE.
   d. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THETOWN ENGINEER.
   e. ALL NATURAL RESOURCE BUFFERS, LIMITS OF CLEARING, SHALL BE MARKED IN THE FIELD WITH SURVEY- LOCATED SNOW FENCE OR EQUIVALENT TO THE SATISFACTION OF THE TOWN ENGINEER.
4. PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY:
   a. KNOX BOXES AND STANDPIPE LOCATIONS SHALL BE APPROVED BY FIRE/EMS.
5. THIS APPROVAL DOES NOT INCLUDE APPROVAL OF ANY SIGNAGE. FURTHER TOWN PERMITTING WILL BE REQUIRED FOR APPROVAL OF SIGNAGE.

APPROVAL NOTES:

1. THE SUBDIVISION RECORDING PLAN SHALL BE RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL OR THE APPROVAL SHALL BE NULL AND VOID.
2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
TBM EL=100.00	TEMPORARY BENCHMARK	
	PROPERTY LINE	
	PROPERTY TIE LINE	
	ABUTTERS PROPERTY LINE	
	EASEMENT	
	PROPERTY SETBACK	
IRF or IPF	IRON ROD OR PIN	
	GRANITE MONUMENT	
IPF 2"DIA 3"AG	EVIDENCE DESCRIPTION	
	STONEWALL (BOUNDARY)	
N/F "OWNERS NAME" TAX MAP TAX LOT DEED BOOK AND PAGE	ABUTTER IDENTIFICATION	
	WETLANDS	
	STREAM SETBACK	
STREAM	EDGE OF WATER	
	BUILDING	
	GRAVEL	
	UNIT NUMBER	4
	HOA RECREATION AREA	
	BLAZED TRAIL	
	OPEN SPACE A	
	OPEN SPACE B	

APPROVED BY THE TOWN OF FALMOUTH PLANNING BOARD

APPROVED BY: ____________ DATE: ____________

PLAN REFERENCES:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
   1.1. A PLAN ENTITLED "STANDARD BOUNDARY SURVEY PLAN, LAND OF TOWN OF FALMOUTH, 2 MARSHALL DRIVE, FALMOUTH, MAINE" DATED JANUARY 2025, PREPARED BY BH2M OF GORHAM, MAINE
   1.2. WETLANDS AND STREAMS WERE DELINEATED BY FLYCATCHER LLC IN 2024.

ZONING INFORMATION

1. CLASSIFICATION: MIXED USE CLUSTER (MUC)
2. PROPOSED USE: RESIDENTIAL PLANNED DEVELOPMENT (RPD) SECTION 19-155
3. PERMITTED USE: RESIDENTIAL PLANNED DEVELOPMENT (RPD)

MUC ZONE STANDARDS

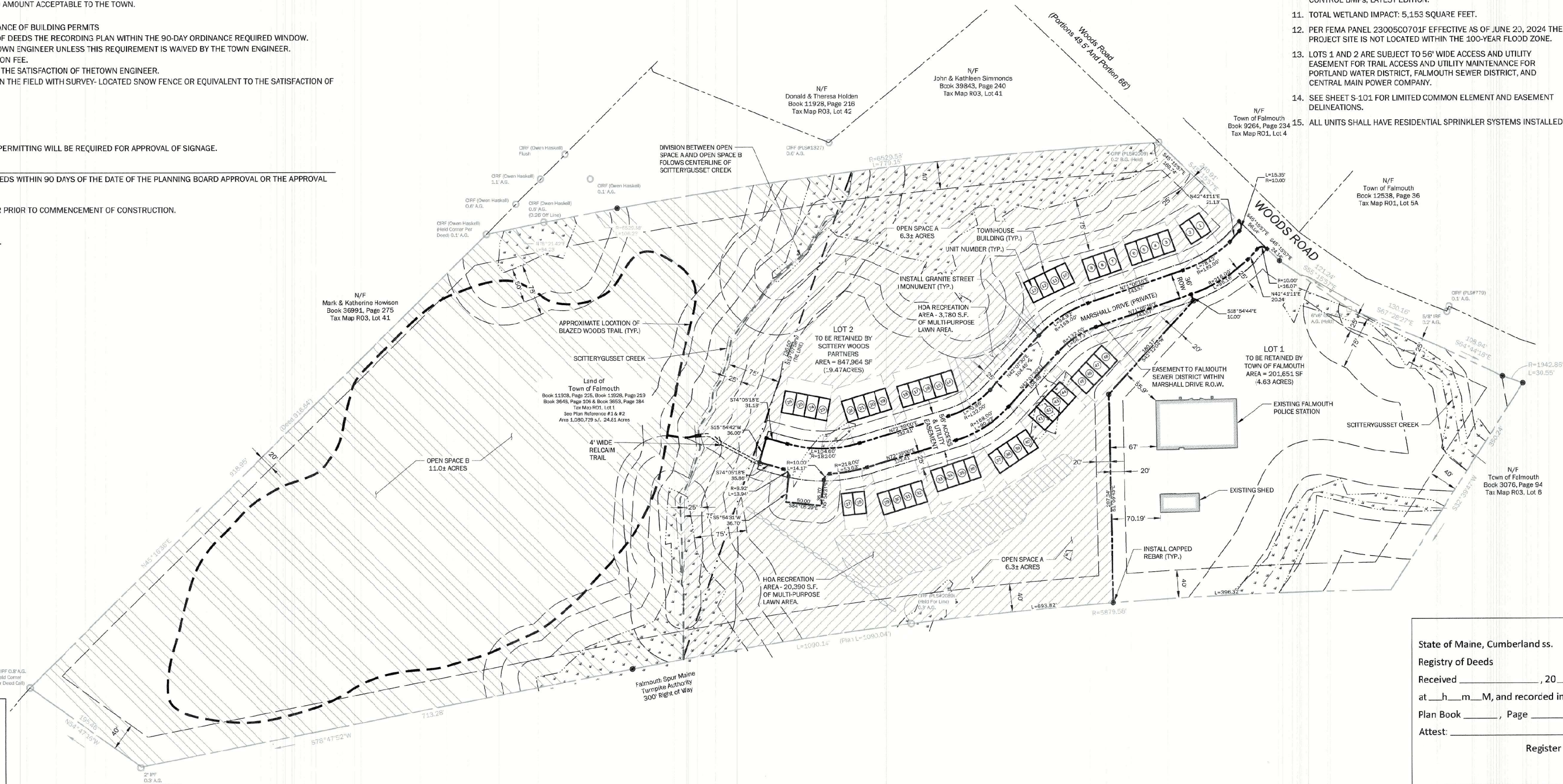
1. MIN. LOT SIZE: 10,000 FOR RESIDENTIAL
   EXISTING = 10,080,729 SF (24.81± ACRES)
   PROPOSED = LOT 1: 201,651 SF (4.63± ACRES)
   LOT 2: 847,964 SF (19.47± ACRES)
2. MIN. LOT WIDTH: 125 FT
   EXISTING =660± FT
   PROPOSED = LOT 1: 138 FT
   LOT 2: 760± FT
3. MIN. FRONT SETBACK: 25 FT
4. MIN. SIDE SETBACK: 20 FT
5. MIN. REAR SETBACK: 40 FT

RESIDENTIAL PLANNED DEVELOPMENT AREA REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED
OPEN SPACE	25% (211,991 S.F.)	88% (754,568 S.F.-17.3 ACRES)
OPEN SPACE "A"		(275,347 S.F.-6.3 ACRES)
OPEN SPACE "B"		(479,221 S.F.-11.0 ACRES)
RECREATION AREA (500 S.F./UNIT)	500' X48'=24,000 S.F	24,170 S.F.
UNIT STORAGE	400 C.F.	960 C.F. IN GARAGE

GENERAL NOTES:

1. PROJECT LOCATION: 2 MARSHALL DRIVE, FALMOUTH, MAINE, TAX MAP R1 LOT 1.
2. APPLICANT: SCITTERY WOODS PARTNERS, 65 NEWBURY STREET, PORTLAND, ME 04101.
3. RECORD OWNER: TOWN OF FALMOUTH 271 FALMOUTH ROAD, FALMOUTH, ME 04105.
4. ZONING STANDARDS: MIXED USE CLUSTER DISTRICT.
5. PROJECT AREA = 24.81 ACRES
6. PROPOSED USE: LOT 1 TO BE RETAINED BY TOWN OF FALMOUTH FOR POLICE STATION.
   LOT 2 WILL BE CONVEYED TO SCITTERY WOODS PARTNERS FOR 48-UNIT RESIDENTIAL TOWNHOUSES.
7. SEWER SERVICE: PUBLIC
8. WATER SERVICE: PUBLIC
9. ELECTRIC AND COMMUNICATIONS SERVICES: UNDERGROUND.
10. ALL CONSTRUCTION AND SITE ALTERNATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PROVISIONS OUTLINES IN THE MAINE EROSION AND SEDIMENTATION CONTROL BMPs, LATEST EDITION.
11. TOTAL WETLAND IMPACT: 5,153 SQUARE FEET.
12. PER FEMA PANEL 23005C0701F EFFECTIVE AS OF JUNE 20, 2024 THE PROJECT SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE.
13. LOTS 1 AND 2 ARE SUBJECT TO 56' WIDE ACCESS AND UTILITY EASEMENT FOR TRAIL ACCESS AND UTILITY MAINTENANCE FOR PORTLAND WATER DISTRICT, FALMOUTH SEWER DISTRICT, AND CENTRAL MAIN POWER COMPANY.
14. SEE SHEET S-101 FOR LIMITED COMMON ELEMENT AND EASEMENT DELINEATIONS.
15. ALL UNITS SHALL HAVE RESIDENTIAL SPRINKLER SYSTEMS INSTALLED.



State of Maine, Cumberland ss.
Registry of Deeds
Received ______________, 20____
at ___h___m___M, and recorded in
Plan Book ________, Page ________
Attest: ______________________
Register

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE WITH THE FOLLOWING EXCEPTION: MONUMENTS NOT YET INSTALLED AT MISSING LOT CORNERS.

ROBERT C. LIBBY JR., PLS 2190 — DATE
BH2M CIVIL ENGINEERING, SURVEYORING

NORTH

SCALE
0 40 80 160
SCALE in FEET
1"=80'

CANAVAN
CIVIL CONSULTANTS
514 SUMMIT STREET, PORTLAND, MAINE 04103
207-317-1300

C3 PROJECT #: 25301

REV.	DATE	STATUS	BY	CHKD.	APPD.
E	10/1/2025	FINAL SUBDIVISION PLAN	DEPT.	SWC	SWC
D	8/6/2025	ISSUED FOR FINAL SUBDIVISION AND SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	SWC	SWC
C	7/31/2025	ISSUED FOR PORTLAND WATER DISTRICT REVIEW - NOT FOR CONSTRUCTION	DEPT.	SWC	SWC
B	4/24/2025	ISSUED FOR MAINE DEP PERMITTING - NOT FOR CONSTRUCTION	DEPT.	SWC	SWC
A	2/4/2025	ISSUED FOR TOWN OF FALMOUTH SITE PLAN REVIEW - NOT FOR CONSTRUCTION	DEPT.	SWC	SWC

STATE OF MAINE — ROBERT C. LIBBY JR. — 2190 — PROFESSIONAL LAND SURVEYOR

STATE OF MAINE — SILAS W. CANAVAN — No. 12639 — LICENSED PROFESSIONAL ENGINEER — 10/1/2025

LAND DESIGN SOLUTIONS
LAND PLANNING SITE PLANNING & LANDSCAPE ARCHITECTURE
1 Faraday Drive Suite 1, Cumberland, ME 04021 tel:(207) 934-1117

APPLICANT:
SCITTERY WOODS PARTNERS
65 NEWBURY STREET
PORTLAND, MAINE 04101

DESIGN: SWC
DRAWN: DEPT.
CHKD: SWC
DATE: FEB. 4, 2025
SCALE: 1"=80'

PROPOSED WORKFORCE HOUSING DEVELOPMENT
2 MARSHALL DRIVE, FALMOUTH, MAINE

SUBDIVISION PLAN
SHEET 1 OF 2

PROJ. NO. 24-101
DWG. NO. S-100
REV. E