

LINE	BEARING	DISTANCE
L1	S32°48'28"W	28.47
L2	S23°05'39"W	150.97
L3	S64°12'40"E	59.79
L4	N64°12'40"E	59.79
L5	N23°05'39"E	150.97
L6	N32°48'28"E	28.47

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.15	225.00	9°42'49"	S27°57'04"W	38.10
C2	197.35	275.00	41°07'01"	N43°39'10"E	193.14
C3	11.46	10.00	85°41'03"	S31°22'08"W	10.85
C4	407.58	75.00	31°22'07"	S25°47'20"E	61.78
C5	11.46	10.00	85°41'03"	S82°56'48"E	10.85
C6	161.47	225.00	41°07'01"	N43°39'10"E	158.02
C7	46.62	275.00	9°42'49"	S27°57'04"W	46.57
C8	15.73	10.00	90°08'19"	S77°52'38"W	14.16
C9	116.32	275.00	24°14'04"	N35°12'41"E	115.45
C10	81.03	275.00	16°52'57"	N55°46'11"E	80.74
C11	58.36	75.00	44°35'11"	N30°32'07"E	56.90
C12	114.13	75.00	87°11'13"	S83°34'40"E	103.43
C13	107.06	75.00	81°47'06"	S00°54'29"W	98.20
C14	53.93	75.00	41°12'04"	S62°24'04"W	52.78
C15	61.38	75.00	46°53'37"	N73°33'05"W	58.68
C16	89.90	225.00	22°53'37"	N52°45'52"E	89.31
C17	71.56	225.00	18°13'24"	N32°12'21"E	71.26
C18	15.68	10.00	89°51'41"	N12°07'22"W	14.13
C19	12.70	75.00	09°42'55"	N03°23'04"E	12.72

ZONING SUMMARY :

PARCEL SIZE = 24.88 ACRES (1,071,932.1)
 ZONE: RESIDENTIAL "A" DISTRICT (RAM) RESOURCE CONSERVATION OVERLAY DISTRICT
 USE: SINGLE FAMILY (PERMITTED)
DIMENSIONAL STANDARDS
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM LOT WIDTH: 125'
 MINIMUM LOT FRONTAGE (GUL-DE-SAC): 50'
 MINIMUM FRONT YARD: 15' MIN. - 25'
 MINIMUM SIDE YARD: 20'
 MINIMUM REAR YARD: 40'
 SIGHT DISTANCE: 300' FOR 30 MPH

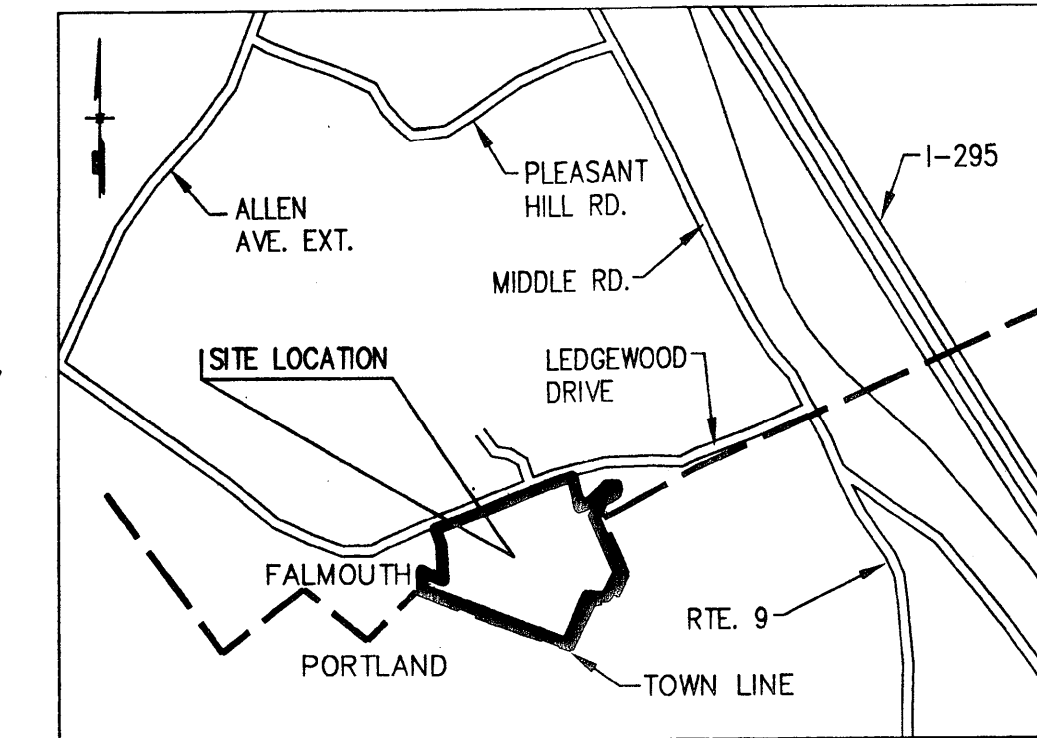
NET RESIDENTIAL DENSITY CALCULATIONS :

TOTAL ACRES = 24.88
 DEDUCTIONS:
 - WETLANDS & STREAM: 120,966 S.F. (2.71 ACRES)
 - 100 YEAR FLOOD: 30,426 S.F. (.70 ACRES)
 - EXCESS OF 25% SLOPE: 6,270 S.F. (.184 ACRES)
 - ROADS (10%): 108,194 S.F. (2.48 ACRES)
 - EASEMENTS: 209,088 S.F. (4.8 ACRES)
 TOTAL: 476,546 S.F. (10.9 ACRES)
 24.8 ACRES - 10.9 ACRES = 13.9 ACRES (601,128 S.F.) / 20,000 S.F. = 30 LOTS ALLOWED

OPEN SPACE CALCULATIONS
 13.9 ACRES / 50% = 6.9 ACRES + 10.9 ACRES = 17.8 ACRES OPEN SPACE REQUIRED
 OPEN SPACE PROVIDED (TOTAL) = 17.8 ACRES

EASEMENTS:

- EASEMENT "A" - DRAINAGE EASEMENT TO TOWN OF FALMOUTH FOR STORMWATER CONVEYANCE.
- EASEMENT "B" - MAINTENANCE AND DRAINAGE EASEMENT TO HOMEOWNER'S ASSOCIATION FOR OUTFALL MAINTENANCE PATH AND DRAINAGE WAY.
- EASEMENT "C" - 10 FT. WIDE EASEMENT TO HOME OWNER'S ASSOCIATION FOR CONSTRUCTION AND MAINTENANCE OF THE DRIVE GUL-DE-SAC.
- TRANSFORMER EASEMENTS - 10X10 EASEMENTS AROUND ALL ELECTRICAL TRANSFORMERS TO BE GRANTED TO CMP.
- LANDSCAPE EASEMENT "D" - 15 FT. WIDE X 200 FT. LONG EASEMENT GRANTED TO TIM O'DONOVAN FOR CARE AND MAINTENANCE OF EVERGREEN TREE PLANTING ALONG PROPERTY LINE.



PLAT PLAN NOTES:

- THE APPLICANT IS THE LEDGWOOD TRUST AGREEMENT, CO-TRUSTEES ARE SHIRLEY A. LALUMIERE AND PAUL R. LALUMIERE JR. WITH AN ADDRESS OF 391 NAVY COVE BLVD., GULF BREEZE, FLORIDA. BY DEED IN BOOK 4400, PAGE 195 OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN AS LOT 068 ON THE TOWN OF FALMOUTH TAX MAP R04 AND IS LOCATED IN THE RESIDENTIAL "A" ZONE. THE TOTAL AREA OF THE PARCEL IS 24.8 ACRES.
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN TITLED, "BOUNDARY AND EXISTING CONDITIONS SURVEY" DATED OCTOBER 14, 2006, BY TITCOMB ASSOCIATES, FALMOUTH, ME.
- WETLANDS DELINEATED BY S. W. COLE ENGINEERING, INC. SUMMER 2006. VERNAL POOL SURVEYS MAY 2007 WITH NO EGGS MASSSES FOUND.
- SOIL MAPPING AND INVESTIGATION PERFORMED BY S. W. COLE ENGINEERING, INC. SUMMER 2006.
- THE PARCEL FALLS WITHIN ZONES A AND C PER FEMA FLOOD INSURANCE RATE MAP PANEL 230045 0012B DATED OCTOBER 16, 1984.

OPEN SPACE AND EASEMENTS:

- OPEN SPACE "A" - 0.26 AS SHOWN ON THE PLAN. HELD BY THE FALMOUTH CONSERVATION TRUST. RESERVING AN EASEMENT TO THE MEMBERS OF THE LEDGES RESIDENTIAL HOMEOWNER'S ASSOCIATION (HEREINAFTER REFERRED TO AS THE "HOMEOWNER'S ASSOCIATION") FOR PASSIVE RECREATIONAL USE, INSTALLATION AND MAINTENANCE OF PLANTINGS AND FENCINGS. THIS PARCEL IS TO BE MAINTAINED AS A FIELD BY THE HOMEOWNER'S ASSOCIATION, WHICH IS ALSO RESPONSIBLE FOR WEEKLY MOWINGS OF A 4 TO 6 FOOT WIDE GRASS STRIP DEPICTED AS A TRAIL ON THE PLAN. THE TRAIL ON OPEN SPACE A MAY BE UTILIZED BY THE PUBLIC FOR PEDESTRIAN AND BICYCLE PASSAGE ONLY.
- OPEN SPACE "B" - 0.49 AS SHOWN ON THE PLAN. HELD BY THE FALMOUTH CONSERVATION TRUST. THE PARCEL IS APPROXIMATELY 0.49 ACRES AS FURTHER SHOWN ON THE PLAN. RESERVING AN EASEMENT TO THE HOMEOWNER'S ASSOCIATION FOR PASSIVE RECREATIONAL USE. GRANTEE IS RESPONSIBLE FOR STEWARDSHIP AND MAINTENANCE OF THE PROPOSED TRAIL AS DEPICTED ON THE PLAN. THE TRAIL ON OPEN SPACE B MAY BE UTILIZED BY THE PUBLIC FOR PEDESTRIAN AND BICYCLE PASSAGE ONLY.
- OPEN SPACE "C" - 0.18 ACRES UNDER OWNERSHIP OF THE HOMEOWNER'S ASSOCIATION. PUBLIC ACCESS RESTRICTED TO THE TRAIL. WITH THE EXCEPTION OF THE TRAIL THIS AREA SHALL REMAIN IN ITS NATURAL STATE IN PERPETUITY. MAINTENANCE CONSISTING OF PLANT AND FENCE UPRKEEP AND REPLACEMENT, TRAIL MAINTENANCE AND THE REMOVAL OF DEAD AND DISEASED TREES AND LIMBS WHICH POSE A SAFETY THREAT TO VISITORS OF THE SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- OPEN SPACE "D" - 0.06 ACRES UNDER OWNERSHIP OF THE HOMEOWNER'S ASSOCIATION. INSTALLATION AND MAINTENANCE OF PLANTINGS, LAWN AND SEATING AREA TO BE BY THE HOMEOWNER'S ASSOCIATION.
- OPEN SPACE "E" - 0.04 ACRES UNDER OWNERSHIP OF THE HOMEOWNER'S ASSOCIATION. PLANTING AND FENCE INSTALLATION AND MAINTENANCE, AND MOWING MAINTENANCE TO MAINTAIN AREA AS A FIELD TO BE BY THE HOMEOWNER'S ASSOCIATION.
- OPEN SPACE "F" - 14.04 ACRES AS SHOWN ON THE PLAN. HELD BY THE FALMOUTH CONSERVATION TRUST. THIS PARCEL IS TO BE MAINTAINED AS A FOREST. GRANTEE IS RESPONSIBLE FOR STEWARDSHIP AND MAINTENANCE OF THE EXISTING TRAILS AS DEPICTED ON THE PLAN. THE TRAILS ON OPEN SPACE F MAY BE UTILIZED BY THE PUBLIC FOR PEDESTRIAN AND BICYCLE PASSAGE ONLY.
- OPEN SPACE "G" - 2.15 ACRES AS SHOWN ON THE PLAN. HELD BY THE FALMOUTH CONSERVATION TRUST. RESERVING AN EASEMENT TO THE HOMEOWNER'S ASSOCIATION FOR PASSIVE RECREATIONAL USE. THIS PARCEL IS TO BE MAINTAINED AS A FIELD BY THE HOMEOWNER'S ASSOCIATION.
- DEED FOR THE OPEN SPACE FROM LEDGWOOD TRUST AGREEMENT TO THE FALMOUTH CONSERVATION TRUST, OF EVEN OR RECENT DATE TO BE RECORDED WITH THE RECORDING OF THIS PLAN.

LEGEND:

EXISTING N 90°00'00" E 100.00'	PROPOSED N 90°00'00" E 100.00'
PROPERTY LINE	MONUMENT (IRON) ○
BUILDING SETBACK	MONUMENT (STONE) ⊙
RIGHT-OF-WAY LINE	MONUMENT (CONCRETE) ⊠
EASEMENT LINE	ABUTTING PROPERTY LINE
STREETSCAPE BUFFER	STONEWALL
TOWN LINE	BUILDING
IF FOUND 2" DIA 3/8" G F&P	PAVEMENT
○	EDGE OF GRAVEL
⊙	DRAIN CULVERT
⊠	WATERLINE
⊡	WETLANDS
⊢	WETLAND BUFFER
⊣	CL OR THREAD OF STREAM OR BROOK
⊤	STREAM SETBACK
⊥	100 YR. FLOOD
⊦	TREELINE
⊧	TREE

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED _____

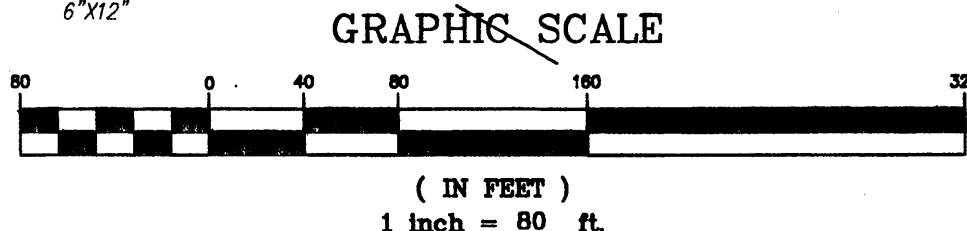
AT _____ HOUR _____ MIN. _____ M

AND RECORDED IN BOOK _____ PAGE _____

ATTEST _____ REGISTER

PLANNING BOARD APPROVAL:

MEMBER: _____ DATE: _____

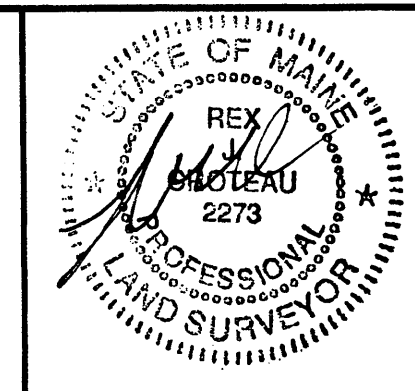


LINE	LENGTH	BEARING
L7	44.21	S64°39'18"E
L8	9.80	N64°26'59"E
L9	100.80	S57°03'12"E
L10	72.99	S37°01'17"E
L11	33.11	S59°48'11"E
L12	50.91	S07°54'45"W
L13	173.14	S30°23'12"W
L14	35.96	S50°14'23"W
L15	61.08	S07°53'40"W
L16	154.06	S30°23'12"W
L17	102.89	S44°02'41"E
L18	112.52	S32°51'57"E
L19	26.08	S65°47'32"E
L20	100.48	S44°02'41"E
L21	118.45	S32°51'57"E
L22	34.94	S65°47'32"E
L23	127.80	S01°51'14"W
L24	118.01	S01°51'14"W
L25	74.70	S30°57'03"E
L26	98.19	S30°57'03"E

LINE	LENGTH	BEARING
L25	4.00	N39°40'03"W
L26	37.04	N79°53'29"W
L27	50.66	S62°42'06"W
L28	39.05	S41°35'52"W
L29	39.05	S41°35'52"W
L30	45.61	S24°21'07"W
L31	18.28	S17°20'15"W
L32	18.45	S17°18'22"W
L33	27.34	S43°17'20"W
L34	27.34	S43°17'20"W
L35	22.44	S65°29'48"W
L36	22.44	S65°29'48"W
L37	49.90	S74°08'38"W
L38	41.94	S84°13'49"W
L39	54.97	S71°03'57"W
L40	21.09	N60°01'55"W
L41	24.37	S78°49'19"W
L42	54.19	S88°09'38"W
L43	40.61	S88°09'01"W
L44	46.83	S68°30'18"W
L45	30.48	S48°11'49"W
L46	30.48	S48°11'49"W
L47	40.15	S28°02'46"W
L48	17.00	S19°23'48"E
L49	130.75	S87°42'01"W
L50	21.83	N14°42'50"W
L51	92.57	N41°42'49"E
L52	42.79	N56°47'28"E
L53	77.17	N56°47'28"E
L54	59.40	N59°27'10"E

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SYTDDesign Consultants, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SYTDDesign Consultants.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	4/01/08	SUBMITTED TO TOWN OF FALMOUTH FOR SUBDIVISION RE-APPROVAL	PBB	PBB	PBT						
D	10/1/07	SUBMITTED TO TOWN OF FALMOUTH PER FINAL SUBDIVISION APPROVAL	PBB	PBB	PBT						
C	7/11/07	SUBMITTED TO TOWN OF FALMOUTH FOR FINAL SUBDIVISION APPROVAL	WTE	PBB	PBT						
B	6/20/07	REVISED PER TOWN COMMENTS	WTE	PBB	PBT						
A	5/09/07	SUBMITTED TO TOWN OF FALMOUTH FOR PRELIMINARY APPROVAL	WTE	PBB	PBT						



SYTDDesign CONSULTANTS
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 CLIENT: LEDGWOOD TRUST AGREEMENT (UTD 1607)
 397 NAVY COVE BLVD., GULF BREEZE, FL 32561

DESIGN: PBB
 DRAWN: WTE
 CHKD: PBT
 DATE: FEB. 2007
 SCALE: 1" = 80'

PROJECT: "THE LEDGES" RESIDENTIAL SUBDIVISION
 50 LEDGWOOD DRIVE, FALMOUTH, ME. 04105
SUBDIVISION PLAT PLAN RECORDING PLAN 1 OF 2
 PROJ. NO. 06-24200
 DWG. NO. S-100