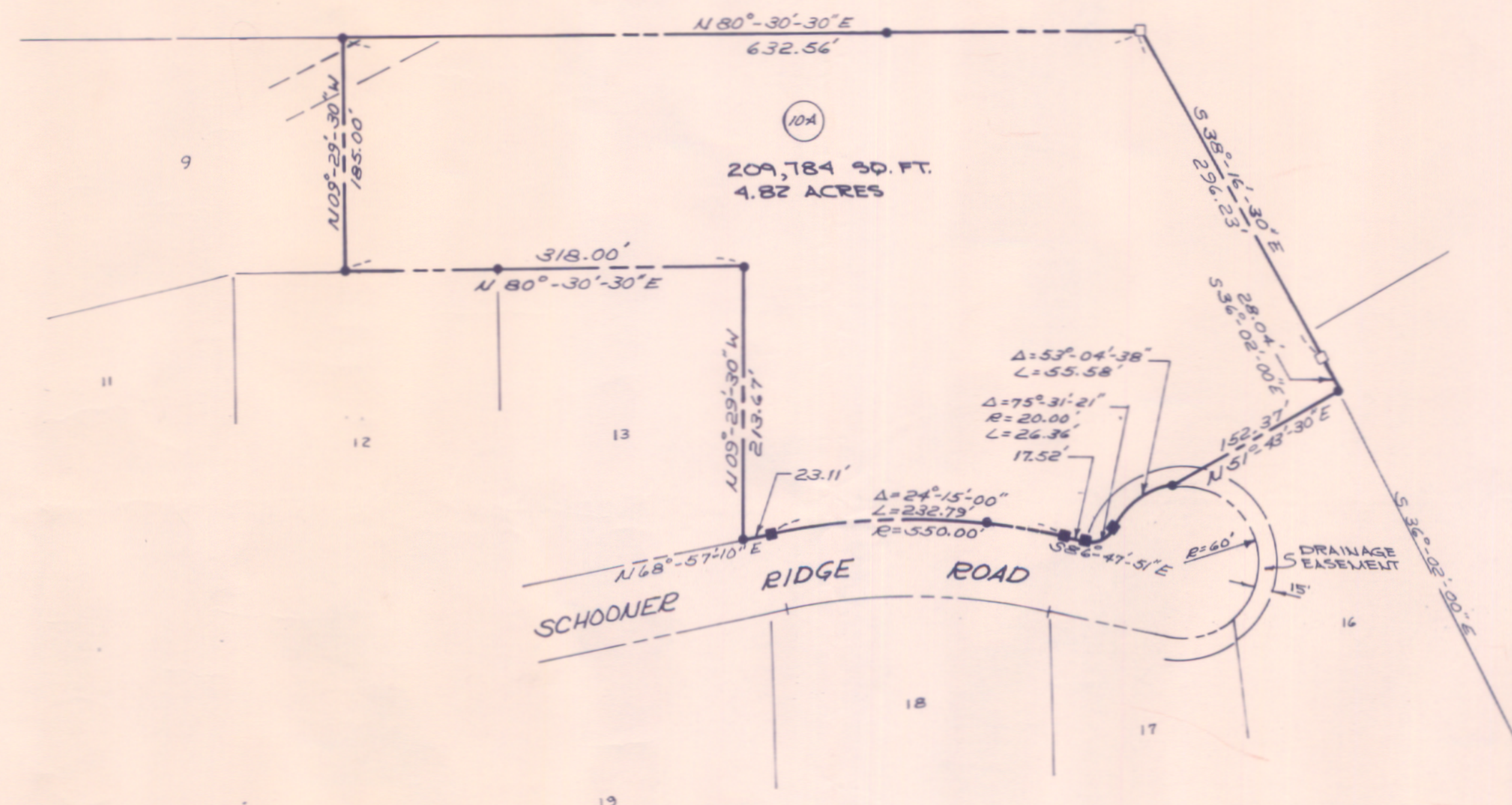


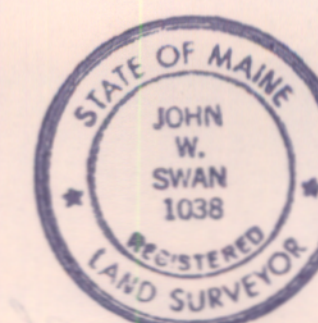
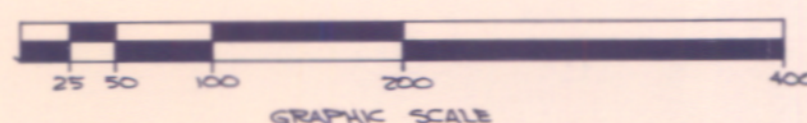
APPROVED BY THE TOWN OF CUMBERLAND
PLANNING BOARD
Chairman
Mary Mitchell
July 21, 1987
DATE

July 21, 1987

✓ REFERENCE IS MADE TO "FINAL SUBDIVISION PLAN
SCHOONER RIDGE ON ROUTE 88 CUMBERLAND,
MAINE FOR HOUSING RESOURCES CORPORATION"
BY OWEN HASKELL, INC. DATED AUG. 9, 1984
RECORDED IN THE CUMBERLAND COUNTY REGISTRY
OF DEEDS IN PLAN BOOK 150, PAGE 58 ;
LOT 10A EQUALS LOTS 10, 14, & 15 ON RECORDED
PLAN



MONUMENT FOUND
5/8" IRON ROD TO BE SET



AMMENDED SUBDIVISION PLAN
A PORTION OF
SCHOONER RIDGE
CUMBERLAND, MAINE
FOR **JAMES ORR**

Owen Haskell, Inc.

Civil Engineers Land Surveyors

Drawn By J. C. S.	Date	Job No.
Trace By D. B. P.	JUNE 6, 1987	8325 Y
Check By J. W. S.	Scale	Drwg. No.
Rk No. 329	1" = 100'	2

Recorded 7/28/87
Book 164 page 23

DRAINAGE EASEMENTS

- E-1 30' WIDE DRAINAGE EASEMENT CENTERED ON CENTERLINE OF BROOK
 E-2 30' WIDE DRAINAGE EASEMENT CENTERED ON CENTERLINE OF EXISTING DRAINAGE WAY
 E-3 30' WIDE DRAINAGE EASEMENT
 E-4 30' WIDE " "
 E-5 15' WIDE " "
 E-6 15' WIDE " "
 E-7 15' WIDE " "

ACCESS EASEMENTS

- E-8 30' WIDE PRIVATE RIGHT-OF-WAY OVER LOT 7 TO PROVIDE ACCESS TO LOT 8. FEE TO REMAIN WITH LOT 7. SHARED DRIVEWAY ANTICIPATED.
 E-9 30' WIDE PRIVATE RIGHT-OF-WAY OVER LOT 15 TO PROVIDE ACCESS TO LOT 10. FEE TO REMAIN WITH LOT 15. LOT 10 TO BE CONSIDERED A BACK LOT.
 E-10 50' WIDE PRIVATE RIGHT-OF-WAY OVER LOT 20 TO PROVIDE ACCESS TO LOT 21. FEE TO REMAIN WITH LOT 20. FRONTAGE FOR BOTH LOTS SHALL BE ON RTE. 88.

SEWER EASEMENTS

- E-11 SEWER EASEMENT FOR LOT 19.
 E-12 30' WIDE SEWER EASEMENT FOR LOTS 18 & 19.
 E-13 SEWER EASEMENT FOR LOT 16.
 E-14 30' WIDE SEWER EASEMENT FOR LOTS 16 & 17.

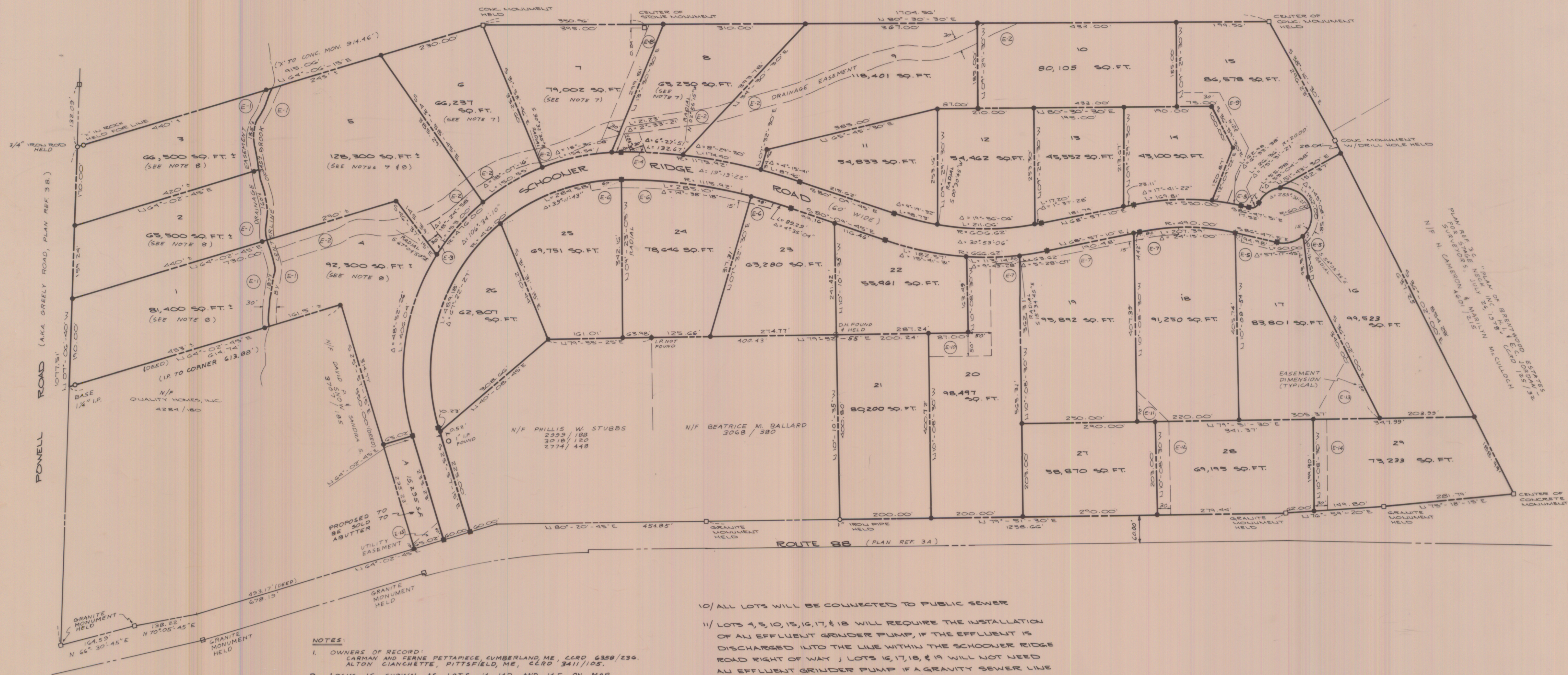
APPROVED BY THE TOWN OF CUMBERLAND

PLANNING BOARD

Kenneth J. Bente
John C. Schwanda
John C. Schwanda
John C. Schwanda

DATE 7/1/85

N/F HENRICK CORP.
 6330/55
 PLAN REF. 30



LEGEND

- GRANITE MONUMENT TO BE SET
 ● 5/8" IRON ROD TO BE SET

NOTES

- OWNERS OF RECORD:
 CARMAN AND FERRE PETTAPICCE, CUMBERLAND ME, CLRD 6358/236.
 ALTON CIANCHETTE, PITTSFIELD, ME, CLRD 3411/105.
- LOCUS IS SHOWN AS LOTS 14, 14D AND 14E ON MAP R-2A OF THE TOWN OF CUMBERLAND ASSESSORS MAPS.
- PLAN REFERENCES:
 A. CUMBERLAND COUNTY HIGHWAY BOOK 7 PAGE 63 - ROUTE #88.
 B. BOOK 7 PAGE 29 - GREELY RD.
 C. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK 125 PG 32.
 D. "PLAN OF PROPERTY IN CUMBERLAND YARMOUTH, MAINE MADE FOR HOUSING RESOURCES CORP. H.I. & E.C. JORDAN - SURVEYORS, 23 JUNE 1983, 1 DEC. 1983" CLRD 143/41,42
- BEARINGS ARE BASED ON PLAN REF. 30 WHICH PLAN IS LABELED MAGNETIC 1946.
- SURVEY EQUIPMENT: LEITZ TM10E, NIKON ND100.
- LOCUS IS IN ZONE LDR.
- DRIVEWAY CULVERTS TO SERVICE LOTS 5, 6, 7, AND 8 MUST BE A MINIMUM OF 42" IN DIAMETER.
- THE EXISTING DRAINAGE COURSE THROUGH LOTS 1, 2, 3, 4 AND 5 MUST BE PRESERVED. NO BUILDING OR FILLING BELOW ELEVATION 72 (BASED ON U.S.G.S. 1929 DATUM) WILL BE PERMITTED.
- SCHOONER RIDGE ROAD IS TO BE DEDICATED AS A PUBLIC STREET.

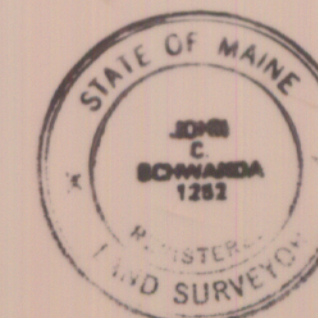
CONT'D

10/ ALL LOTS WILL BE COLLECTED TO PUBLIC SEWER

- 11/ LOTS 4, 5, 10, 15, 16, 17, & 18 WILL REQUIRE THE INSTALLATION OF AN EFFLUENT GRINDER PUMP, IF THE EFFLUENT IS DISCHARGED INTO THE LINE WITHIN THE SCHOONER RIDGE ROAD RIGHT OF WAY; LOTS 16, 17, 18, & 19 WILL NOT NEED AN EFFLUENT GRINDER PUMP IF A GRAVITY SEWER LINE IS INSTALLED TO ROUTE 88
- 12/ ANY LOTS WITH BUILDINGS ABOVE ELEVATION 160 MUST HAVE AN INTERNAL HYDRO-PNEUMATIC SYSTEM INSTALLED BY THE LOT OWNER. PORTLAND WATER DISTRICT WILL REQUIRE A LIMITED SERVICE AGREEMENT FOR THESE LOTS. LOTS 10 - 19 HAVE ELEVATIONS OF 160 +

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.

John C. Schwanda Aug. 9, 1985
 JOHN C. SCHWANDA, R.L.S. #1252



J.C.S. 8-13-85

REV. 1 8-13-85 ADD NOTES 7, 8, 13

FINAL SUBDIVISION PLAN STANDARD BOUNDARY SURVEY

"SCHOONER RIDGE"

ON
 ROUTE 88 CUMBERLAND, MAINE
 FOR
 HOUSING RESOURCES CORPORATION

Owen Haskell, Inc.

Civil Engineers South Portland, Maine Land Surveyors

Drawn By J.C.S.	Date	Job No.
Trace By J.W.S.	AUG. 9, 1985	8325Y
Check By J.W.S.	Scale	Drwg. No.
Bk No 329	1" = 100'	1

DRAINAGE EASEMENTS

- E-1 30' WIDE DRAINAGE EASEMENT CENTERED ON CENTERLINE OF BROOK
 E-2 30' WIDE DRAINAGE EASEMENT CENTERED ON CENTERLINE OF EXISTING DRAINAGE WAY
 E-3 30' WIDE DRAINAGE EASEMENT
 E-4 30' WIDE
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APPROVED BY THE TOWN OF CUMBERLAND

PLANNING BOARD

H. H. HARRIS

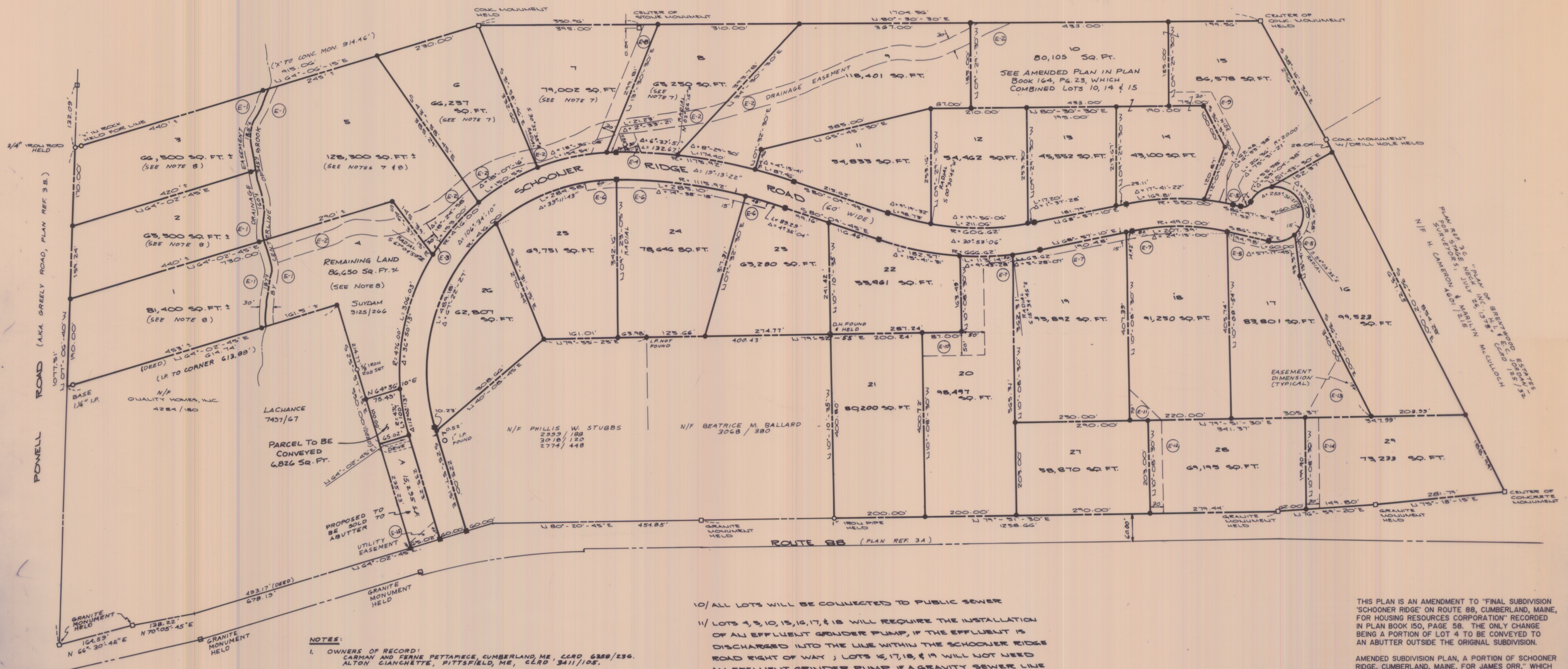
J. J. JENSEN

J. J. JENSEN

J. J. JENSEN

J. J. JENSEN

J. J. JENSEN

N/F HENRICK CORP.
6330/155
PLAN REF. 3D

NOTES:

- OWNERS OF RECORD:
 1. CARMAN AND PERRINE PETTAPICCE, CUMBERLAND, ME, CLRD 6358/236.
 2. ALTON CIANCHETTE, PITTSFIELD, ME, CLRD 3411/105.
 3. LOCUS IS SHOWN AS LOTS 14, 14D AND 14E ON MAP R-2A OF THE TOWN OF CUMBERLAND ASSESSORS MAPS.
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 B. BOOK 7 PAGE 23 - GREELY RD.
 C. CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BK. 125 PG. 32.
 D. "PLAN OF PROPERTY IN CUMBERLAND YARMOUTH, MAINE MADE FOR HOUSING RESOURCES CORP. H.I. & E.C. JORDAN - SURVEYORS, 23 JUNE 1983, 1 DEC. 1983" CCRO 143/4142
 5. BEARINGS ARE BASED ON PLAN REF. 3D WHICH PLAN IS LABELED MAGNETIC 1946.
 6. SURVEY EQUIPMENT: LEITZ TM10E, NIKON ND100.
 7. LOCUS IS IN ZONE LDR.
 8. DRIVEWAY CULVERTS TO SERVICE LOTS 5, 6, 7, AND 8 MUST BE A MINIMUM OF 42" IN DIAMETER.
 9. THE EXISTING DRAINAGE COURSE THROUGH LOTS 1, 2, 3, 4 AND 5 MUST BE PRESERVED. NO BUILDING OR FILLING BELOW ELEVATION 72 (BASED ON U.S.G.S. 1929 DATUM) WILL BE PERMITTED.
 10. SCHOONER RIDGE ROAD IS TO BE DEDICATED AS A PUBLIC STREET.

CONT'D

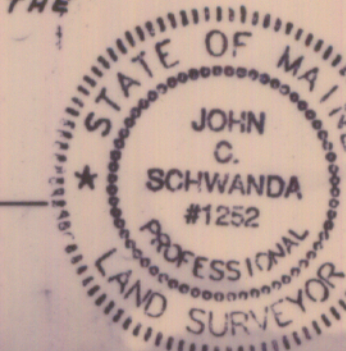
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I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.

John C. Schwanda
 JOHN C. SCHWANDA, P.L.S. #1852
 6-15-1984



THIS PLAN IS AN AMENDMENT TO "FINAL SUBDIVISION 'SCHOONER RIDGE' ON ROUTE 88, CUMBERLAND, MAINE, FOR HOUSING RESOURCES CORPORATION" RECORDED IN PLAN BOOK 150, PAGE 58. THE ONLY CHANGE BEING A PORTION OF LOT 4 TO BE CONVEYED TO AN ABUTTER OUTSIDE THE ORIGINAL SUBDIVISION.

AMENDED SUBDIVISION PLAN, A PORTION OF SCHOONER RIDGE, CUMBERLAND, MAINE, FOR JAMES ORR, WHICH COMBINED LOTS 10, 14 AND 15 INTO LOT 10A, WAS APPROVED 7-21-1987 AND RECORDED IN PLAN BOOK 164, PAGE 23.

6-7-84 AMENDED PLAN - REVISE LOT 4, CHAGE TITLE BLOCK

AMENDED FINAL SUBDIVISION PLAN STANDARD BOUNDARY SURVEY

"SCHOONER RIDGE"

ON

ROUTE 88 CUMBERLAND, MAINE

FOR

HOUSING RESOURCES CORP. 177 HIGH STREET

PORTLAND, MAINE 04101

Owen Haskell, Inc.

Civil Engineers 16 CASCO STREET

Land Surveyors PORTLAND, MAINE 04101

Drawn By J.C.S.

Date Aug. 3, 1984 Job No. 88254

Traced By M.A.W.

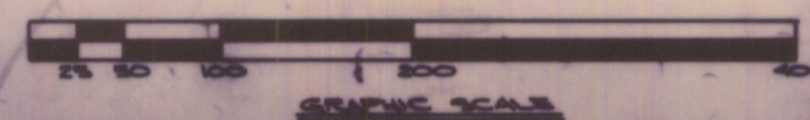
Check By J.W.S.

Scale 1" = 100'

Blk No 323

LEGEND

- GRANITE MONUMENT TO BE SET
 ● 5/8" IRON ROD TO BE SET



SCHOONER RIDGE

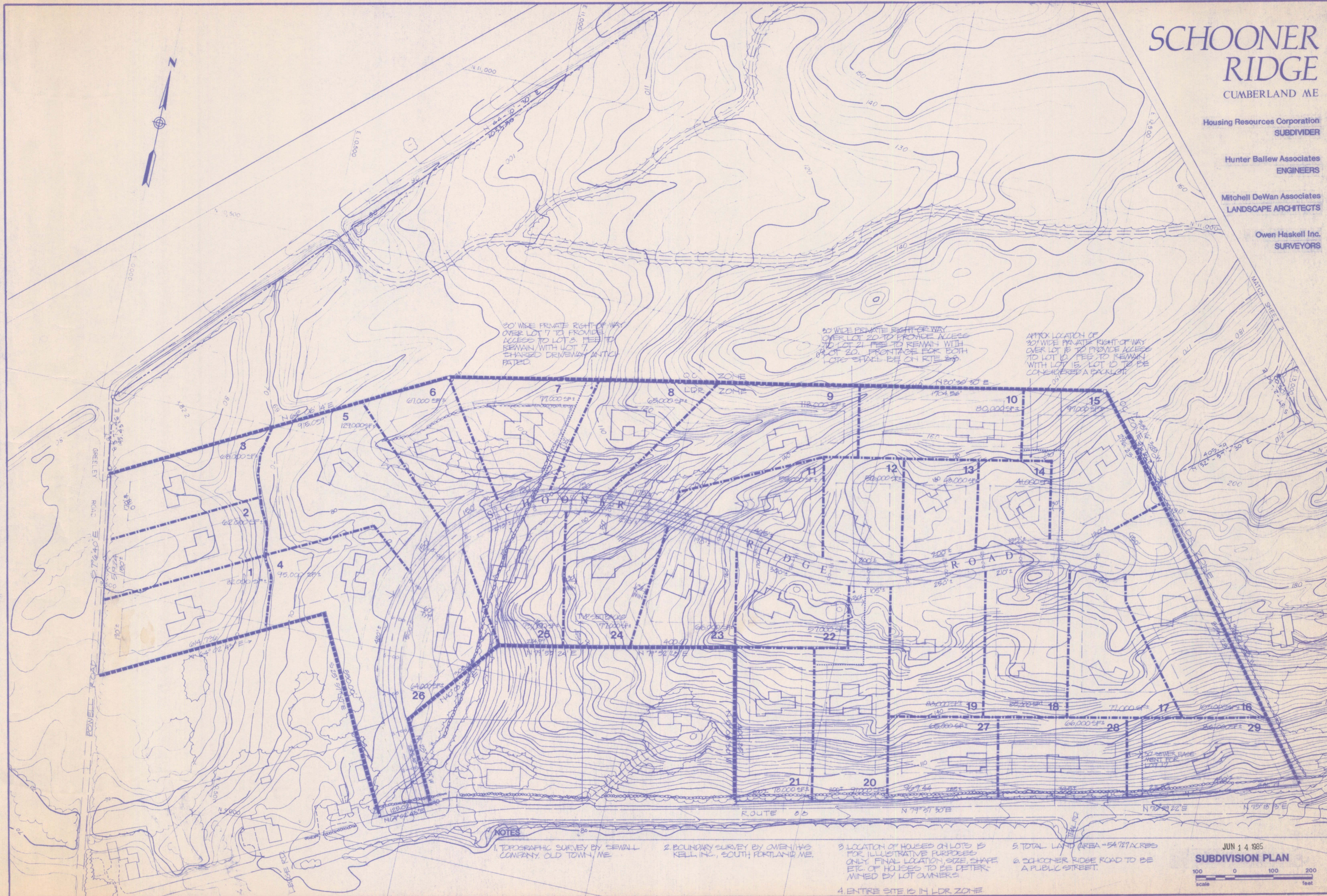
CUMBERLAND ME

Housing Resources Corporation
SUBDIVIDER

Hunter Balow Associates
ENGINEERS

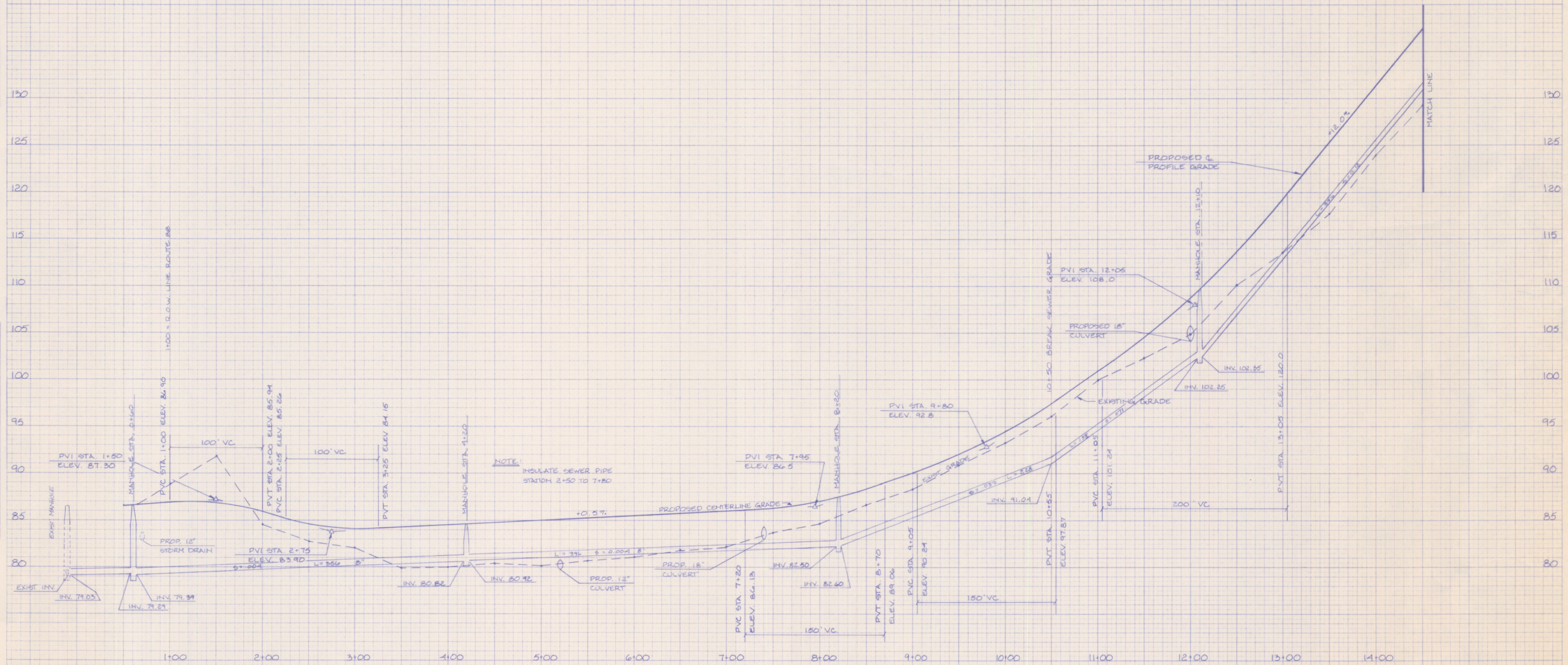
Mitchell DeWan Associates
LANDSCAPE ARCHITECTS

Owen Haskell Inc.
SURVEYORS



FINAL
DATE
BY
REVISION
NO. DATE

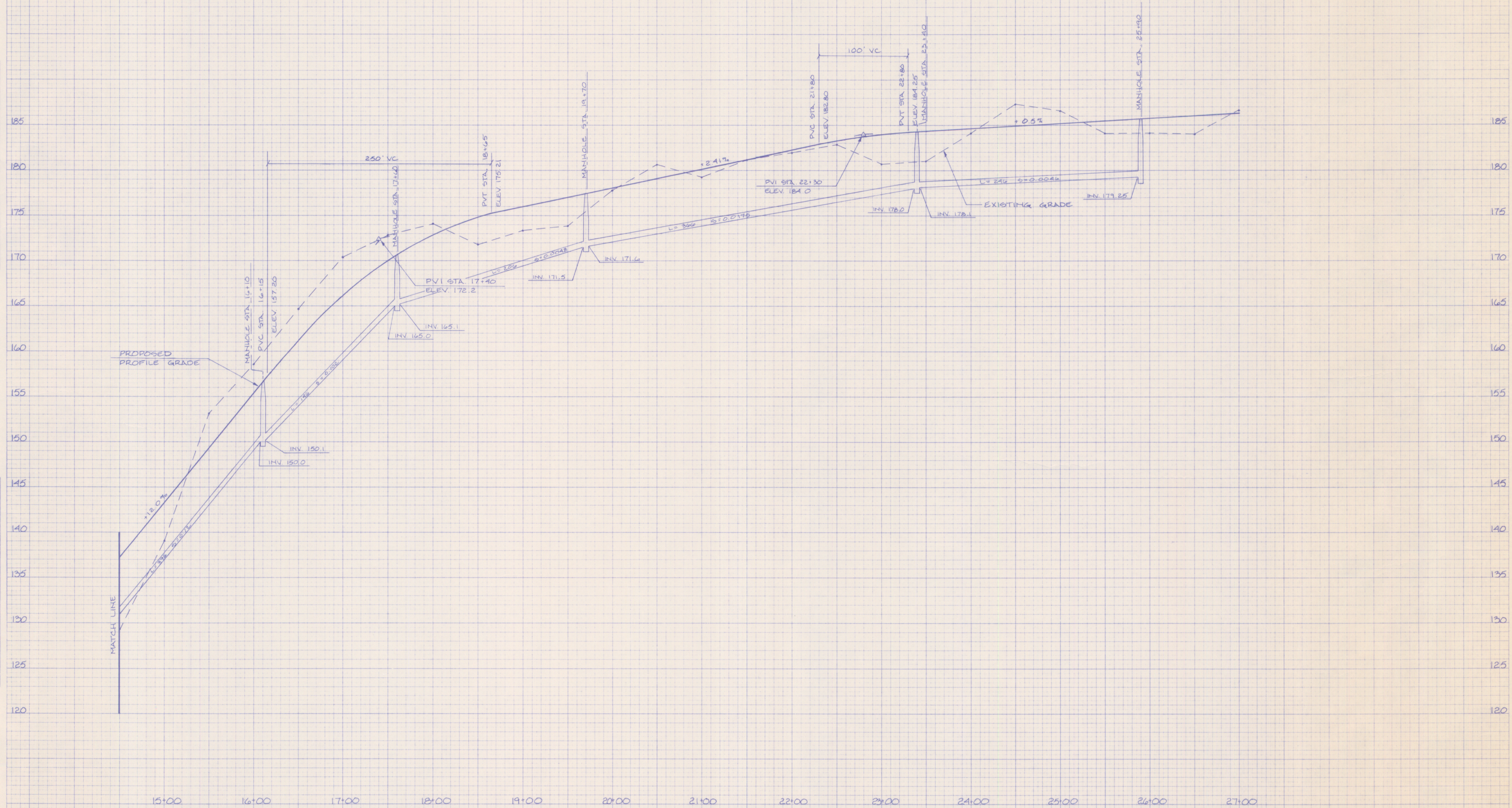
ORIGINAL
DATE
BY
REVISION
NO. DATE

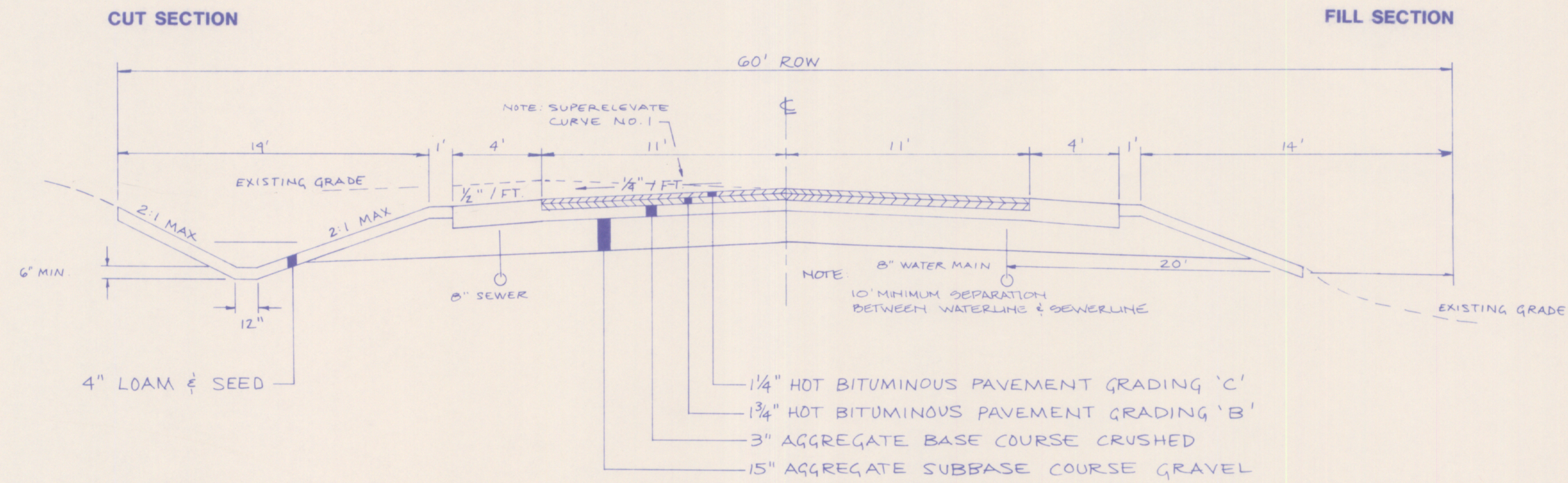


SCHOONER RIDGE ROAD - SUBDIVISION

FINAL SURVEY
DATE
BY
SURVEYED
PLOTTED
NOTE BOOK
NO
AREAS CHECKED

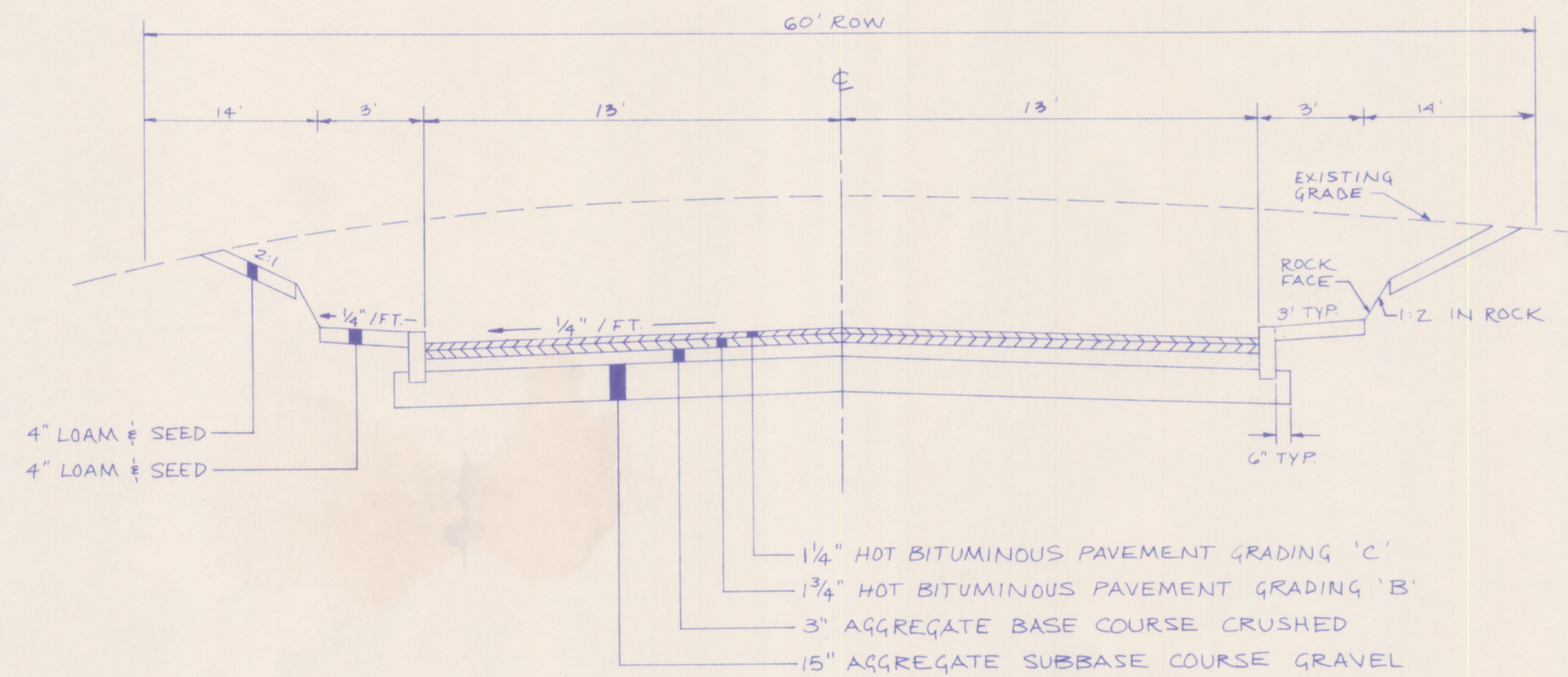
ORIGINAL SURVEY
DATE
BY
SURVEYED
PLOTTED
NOTE BOOK
NO
AREAS CHECKED





TYPICAL ROADWAY SECTION

RURAL LOCAL STANDARD




CUT SECTION

**MODIFIED
RURAL LOCAL STANDARD**

STA 15+25 TO STA 18+15

JUN 14 1985

 HUNTER-BALLEW ASSOCIATES FALMOUTH, MAINE ENGINEERING PLANNING SURVEYING		CLIENT HOUSING RESOURCES CORPORATION PROJECT SCHOONER RIDGE ROAD-SUBDIVISION
DESIGN	SURVEY	TYPICAL SECTIONS
DRAWN MD	PLOT	
CHECKED	FIELD BOOK	
APPROVED	SCALE NO SCALE	DATE 6/11/85 JOB NO. 850570 DRAWING NO.

SCHOONER RIDGE

CUMBERLAND ME

Housing Resources Corporation
SUBDIVIDER

Hunter Ballaw Associates
ENGINEERS

Mitchell DeWan Associates
LANDSCAPE ARCHITECTS

Owen Haskell Inc.
SURVEYORS

AUGUST 9, 1985

LEGEND

- PROPOSED ROADWAY CENTERLINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SEWER
- PROPOSED MANHOLE
- PROPOSED CULVERT
- TYPICAL GRINDER PUMP & FORCE MAIN
- EXISTING STONE WALL
- BUILDING SITES REQUIRING EFFLUENT GRINDER PUMPS
- BUILDING SITES SUBJECT TO LIMITED WATER SERVICE AGREEMENT HYDRAULIC SYSTEM REQUIRED

NOTES:

1. LOT LAYOUTS AND BUILDING LOCATIONS AS DEVELOPED BY MITCHELL DEWAN ASSOCIATES.

2. SURVEY - PHOTOGRAMMETRIC METHOD BY JAMES SEWALL COMPANY.

ENGINEERING PLAN

DRAWING NO. 1

1"=100'
Scale
0 100 200
feet

NOTE:
NET CABLE LOCATION
TO BE CONFIRMED
INSTALL 15"X110" RCP CULVERT
RIP-RAP OUTLET OF 15" RCP
& INLET OF EXISTING 12" CMP.

CURVE #2
R=650.62
D=92°-00'-00"
Δ=30°-55'-06"
L=345.17

CURVE #1
R=520.00
D=115°-01'-06"
Δ=241°-15'-00"
L=220.09

CURVE #3
R=1145.92
D=135°-00'-00"
Δ=18°-15'-22"
L=354.46

CURVE #4
R=744.00
D=121°-50'-18"
Δ=100°-34'-10"
L=224.55

SCHOONER RIDGE

CUMBERLAND ME

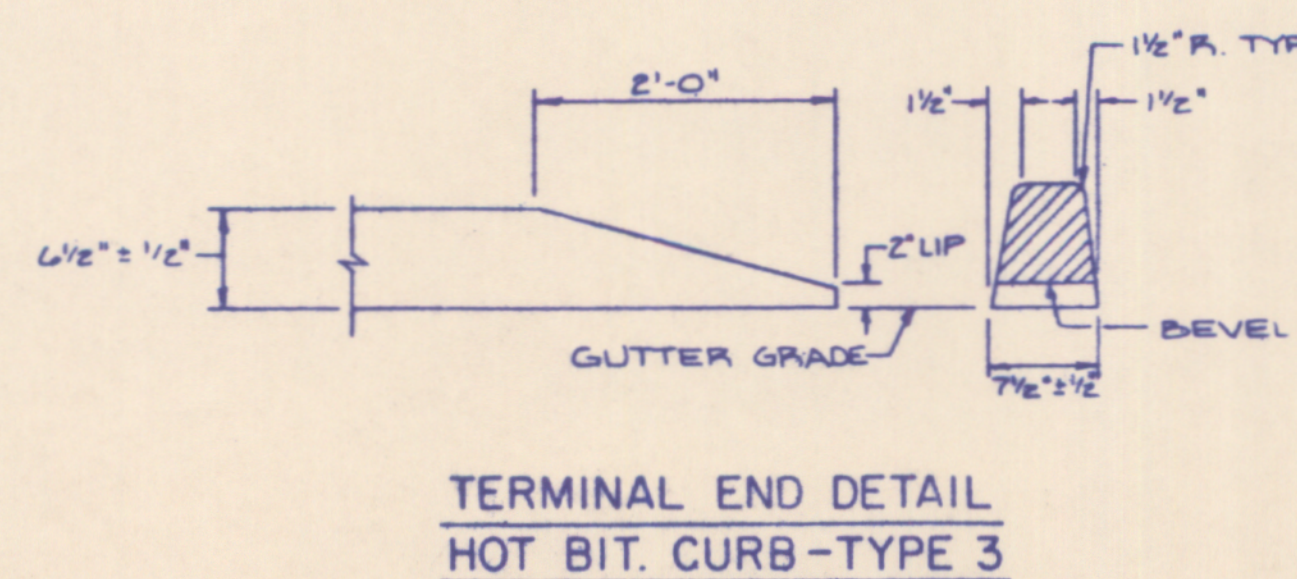
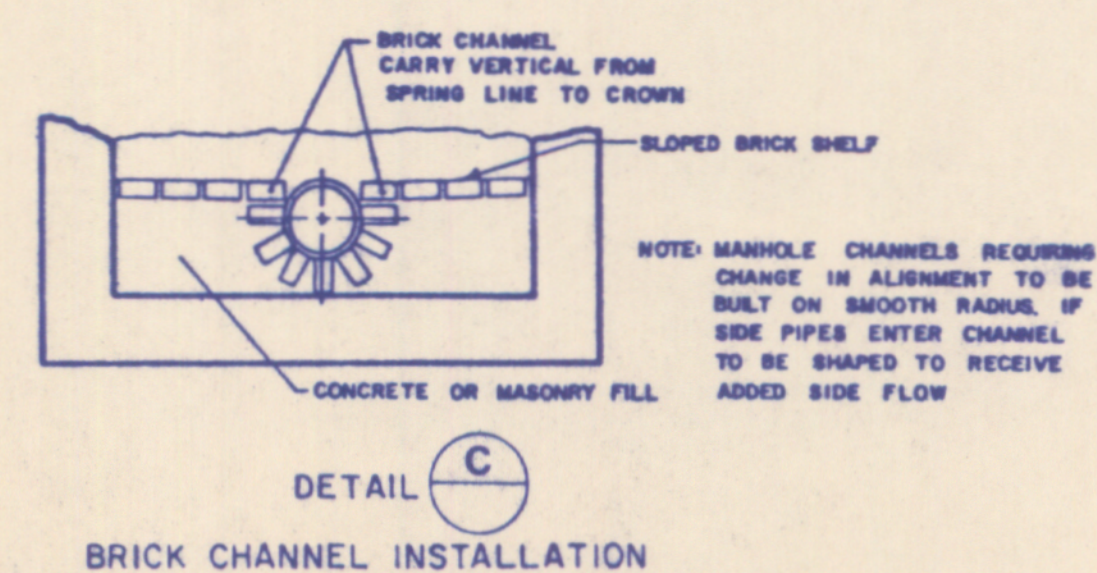
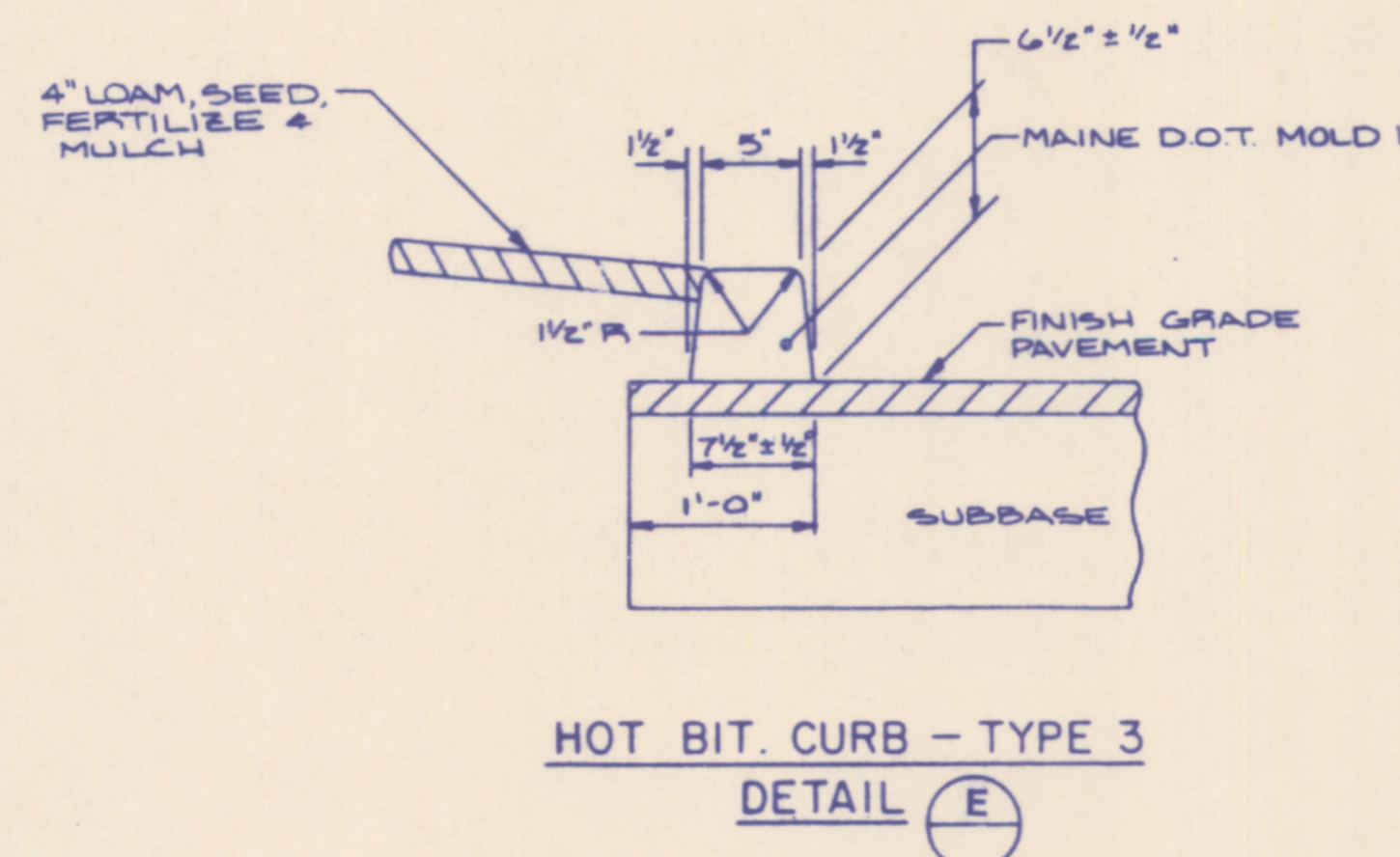
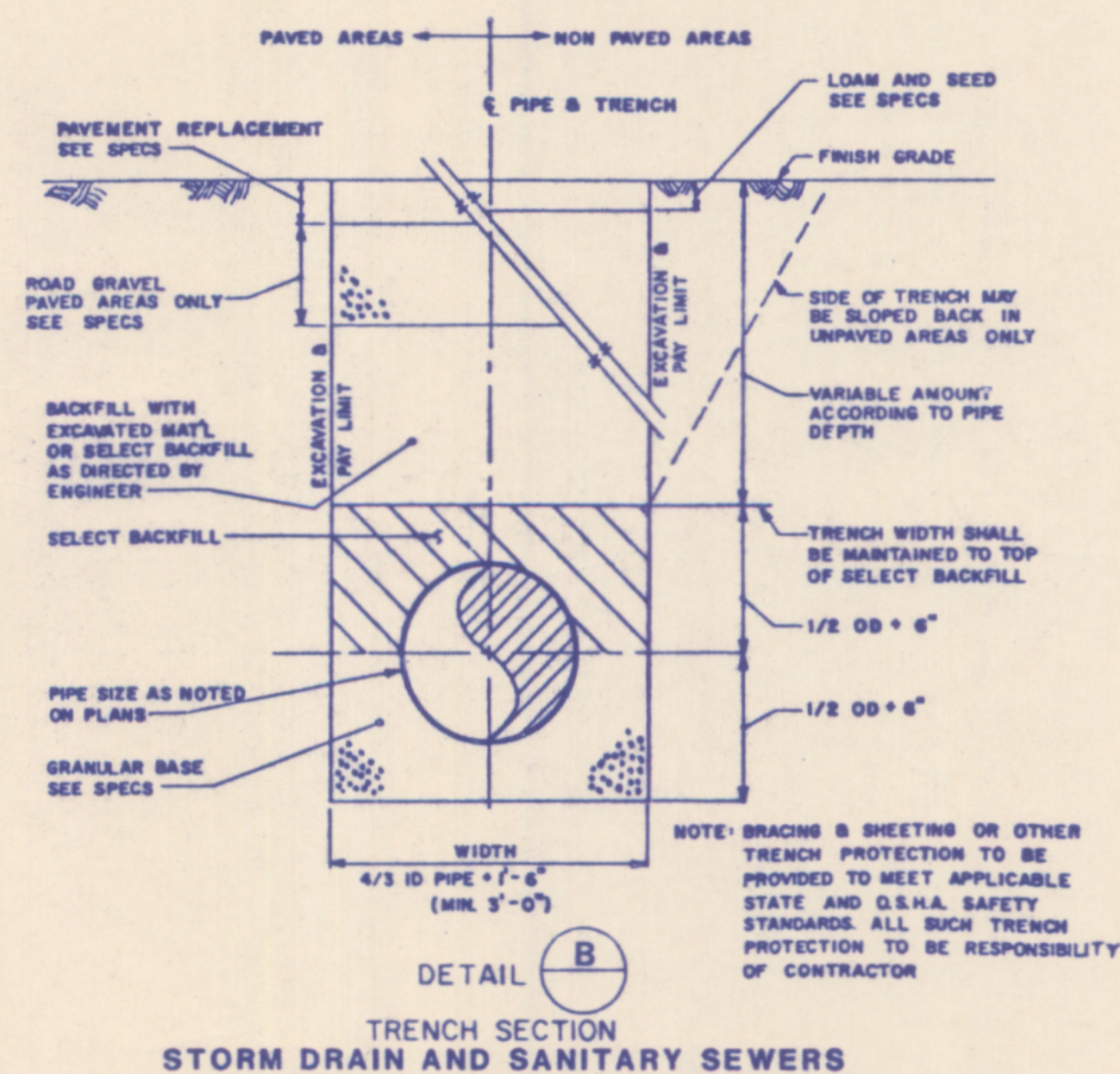
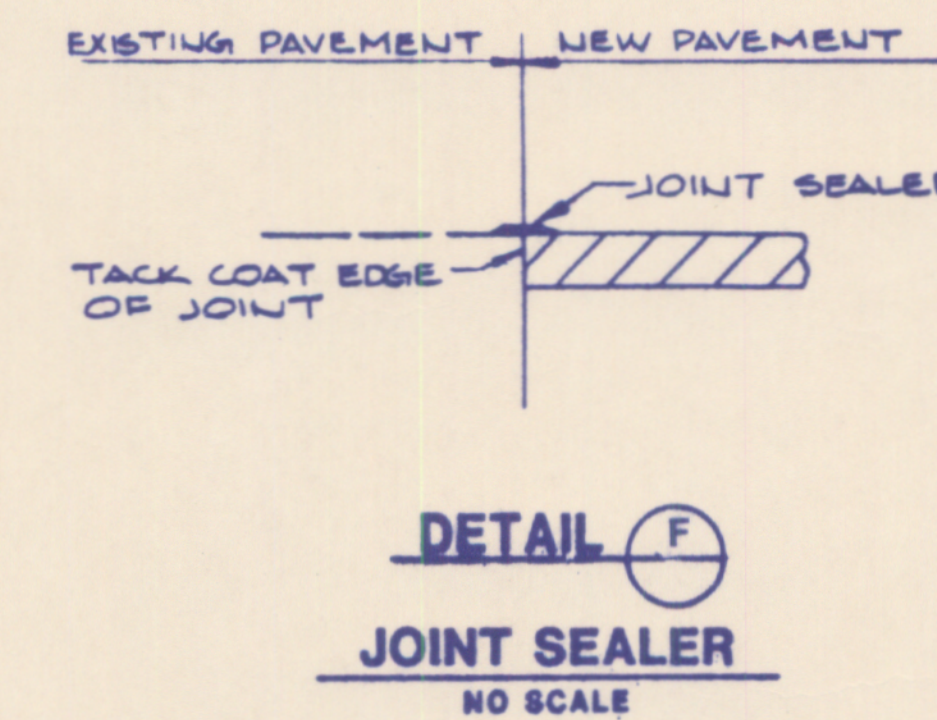
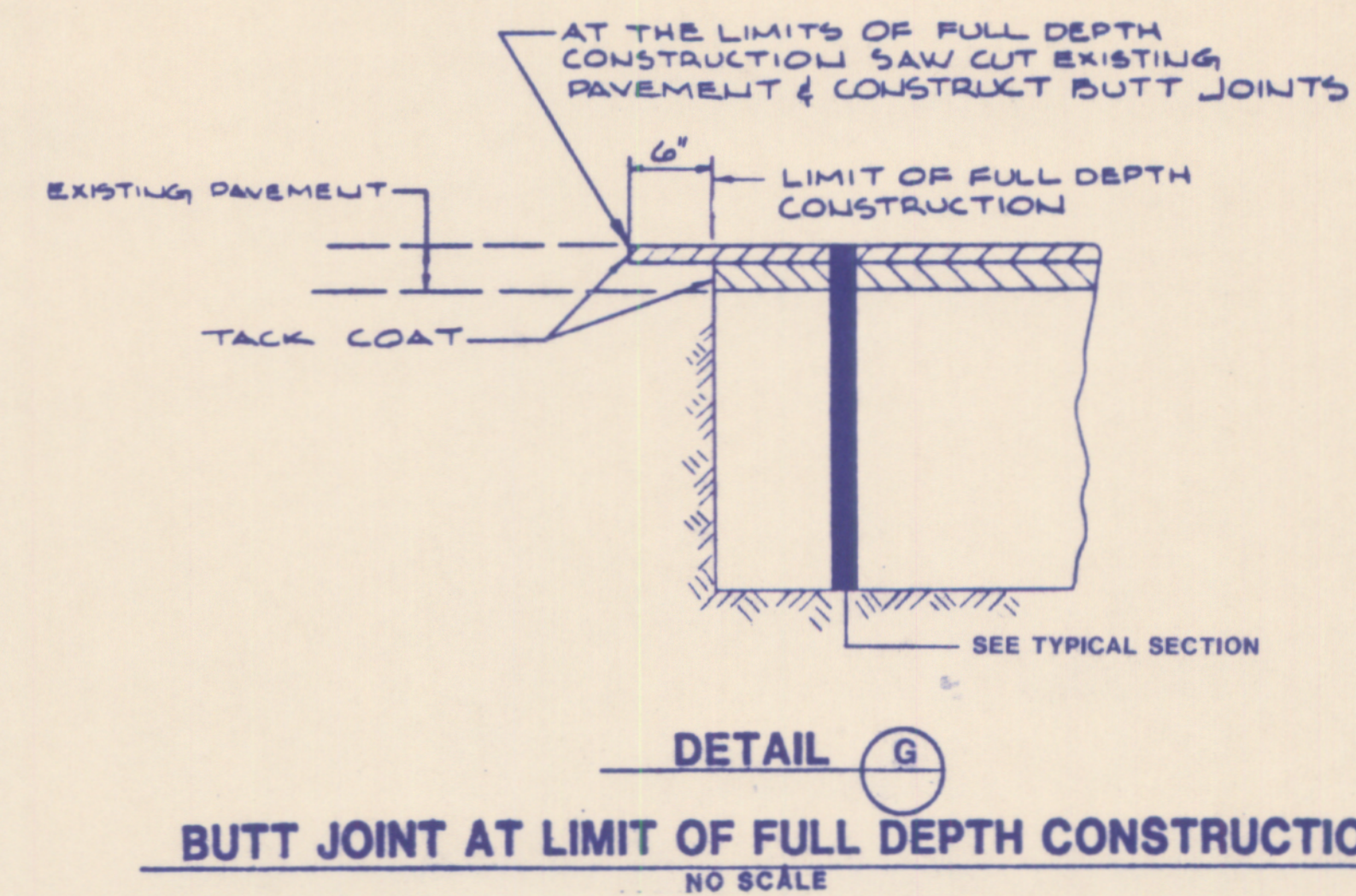
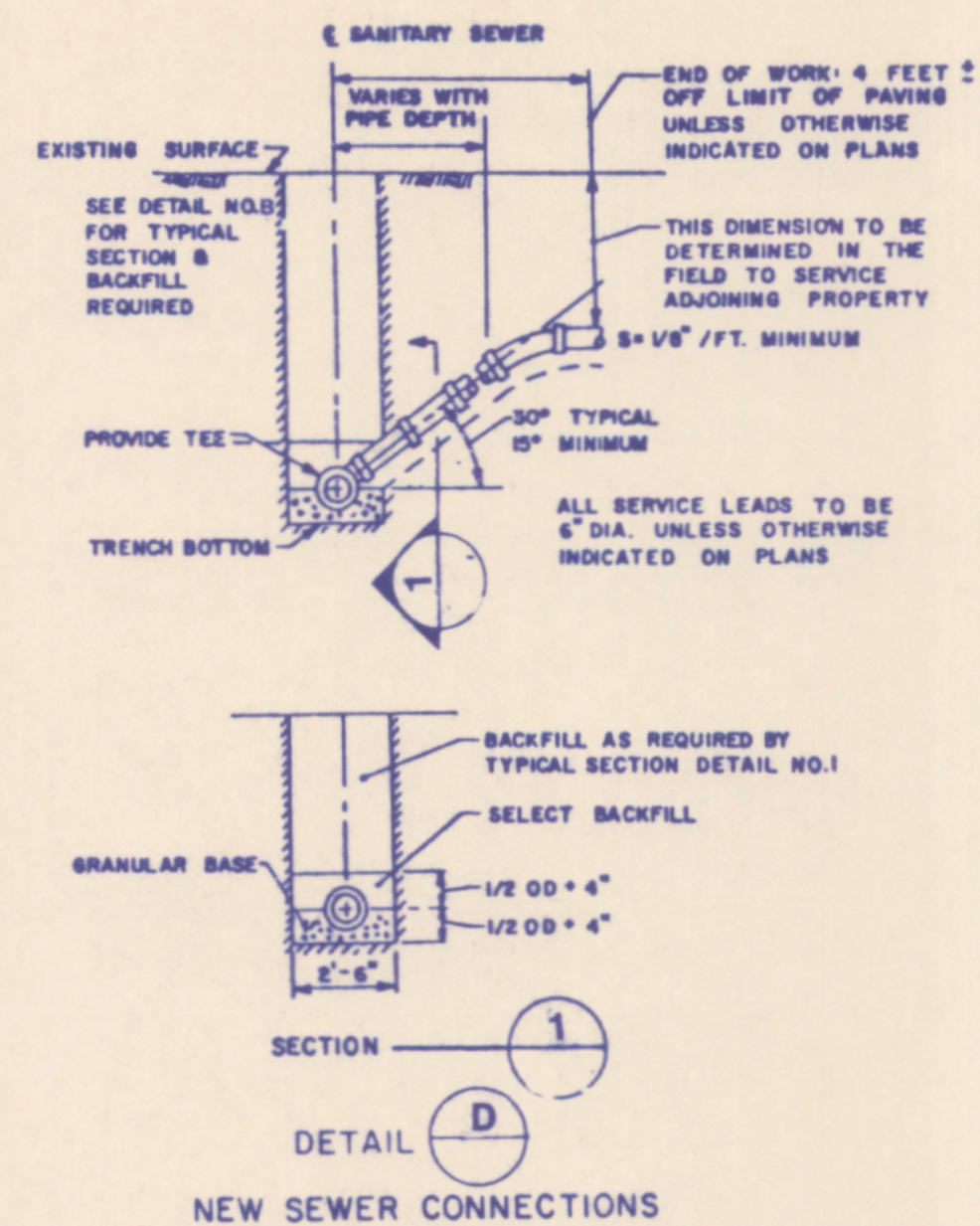
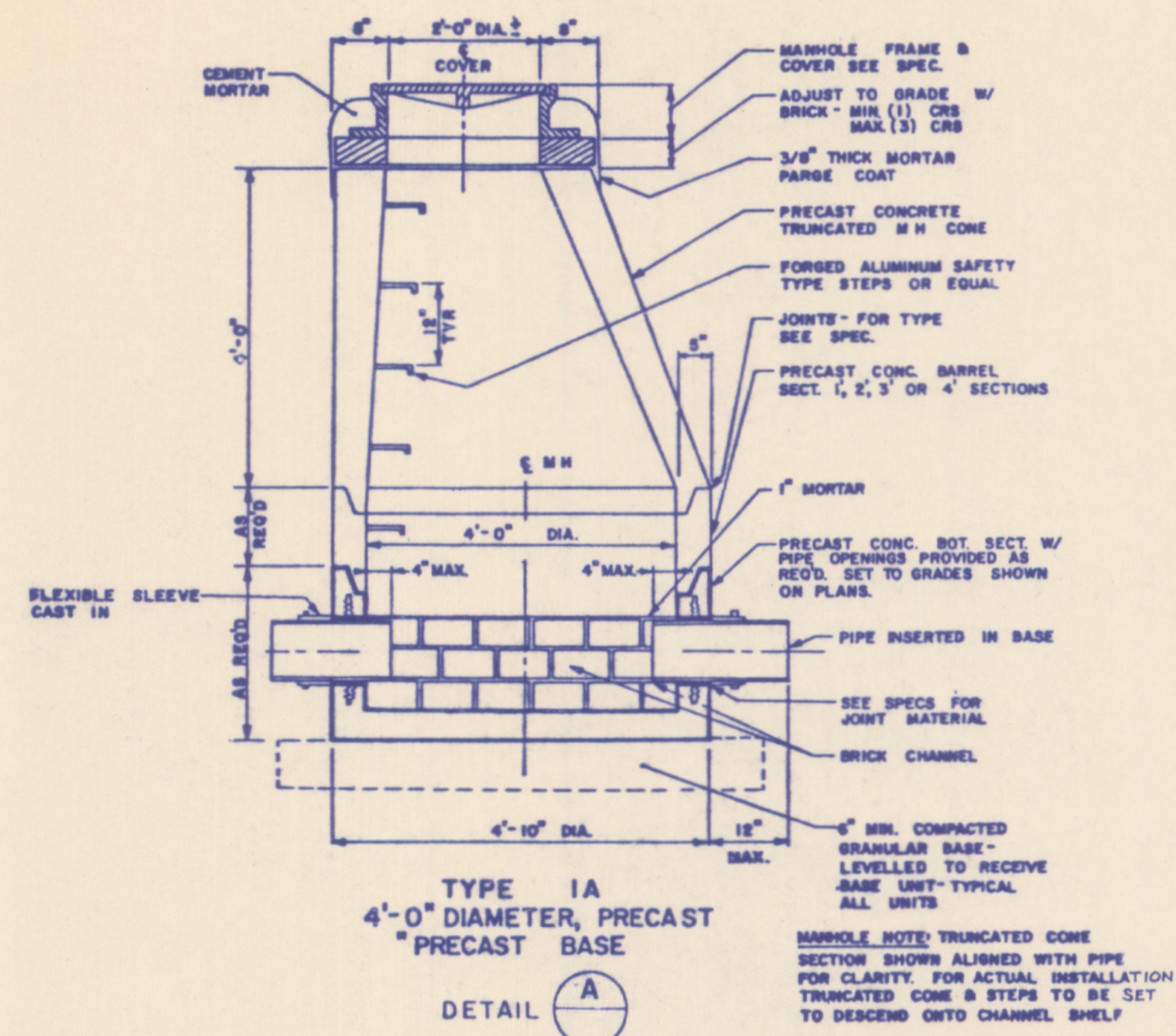
Housing Resources Corporation
SUBDIVIDER

Hunter Ballew Associates
ENGINEERS

Mitchell DeWan Associates
LANDSCAPE ARCHITECTS

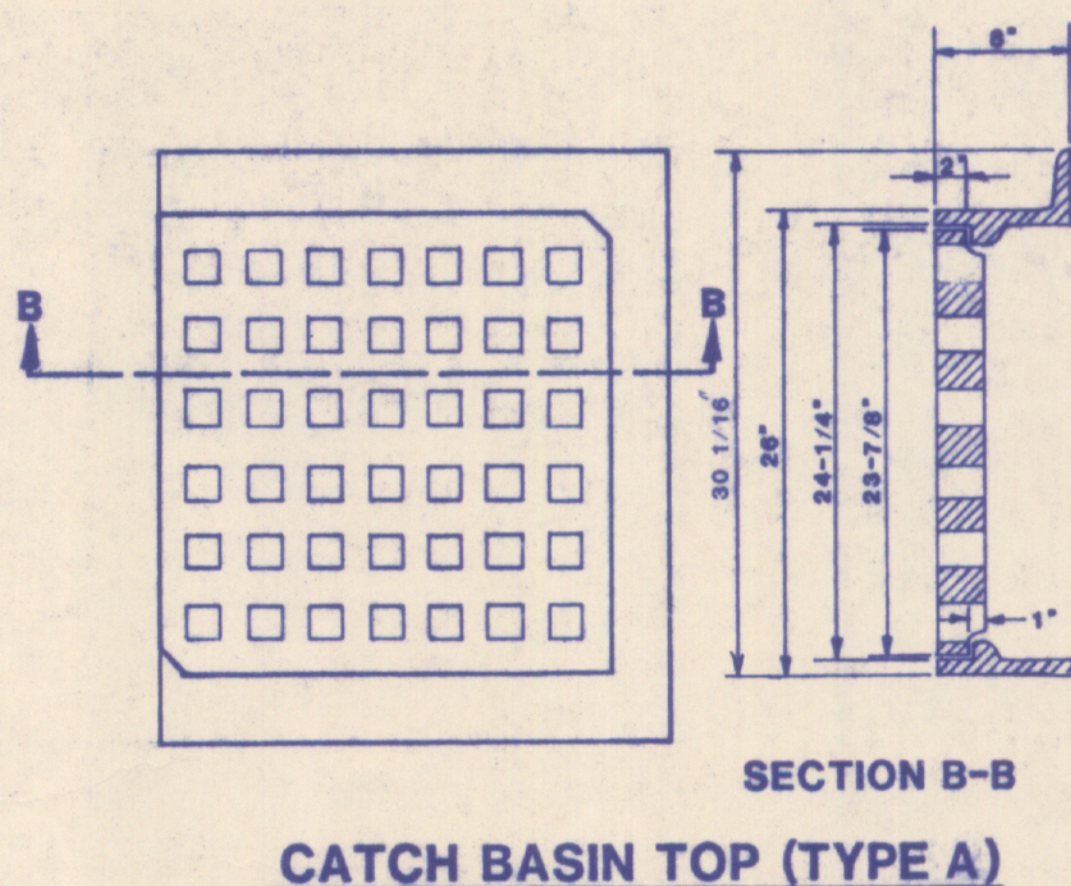
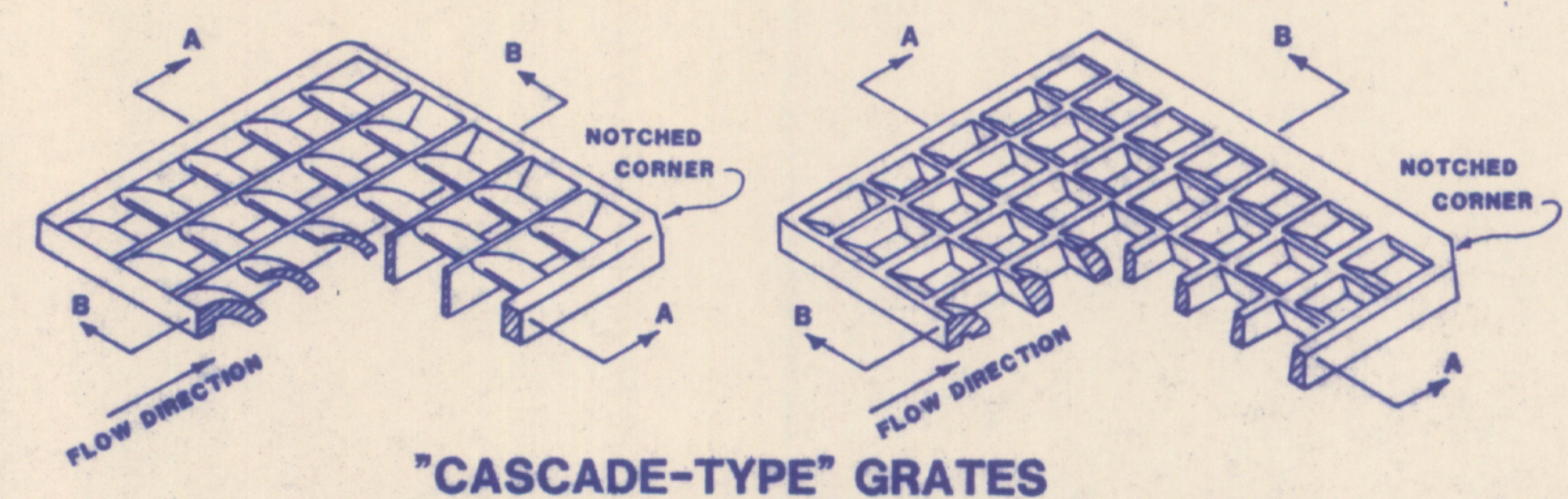
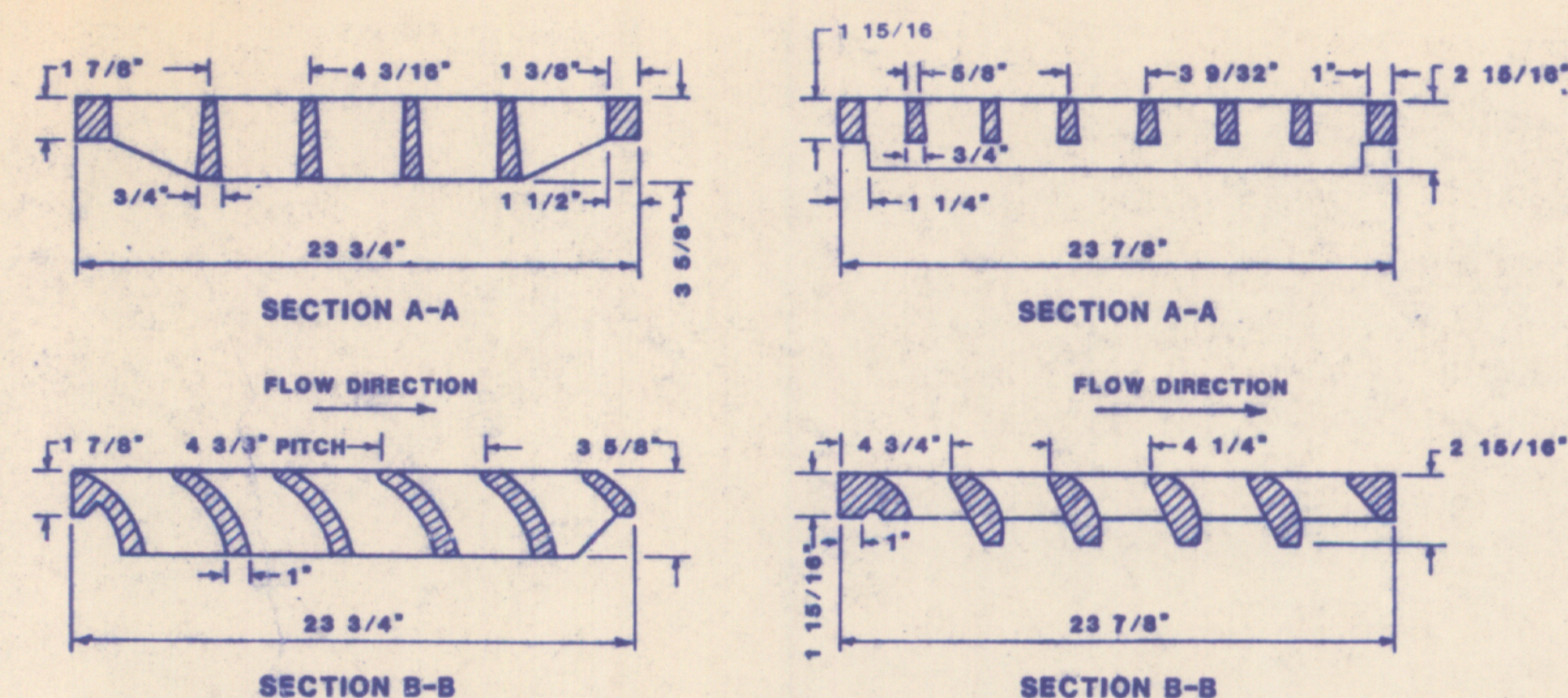
Owen Haskell Inc.
SURVEYORS

AUGUST 9, 1985

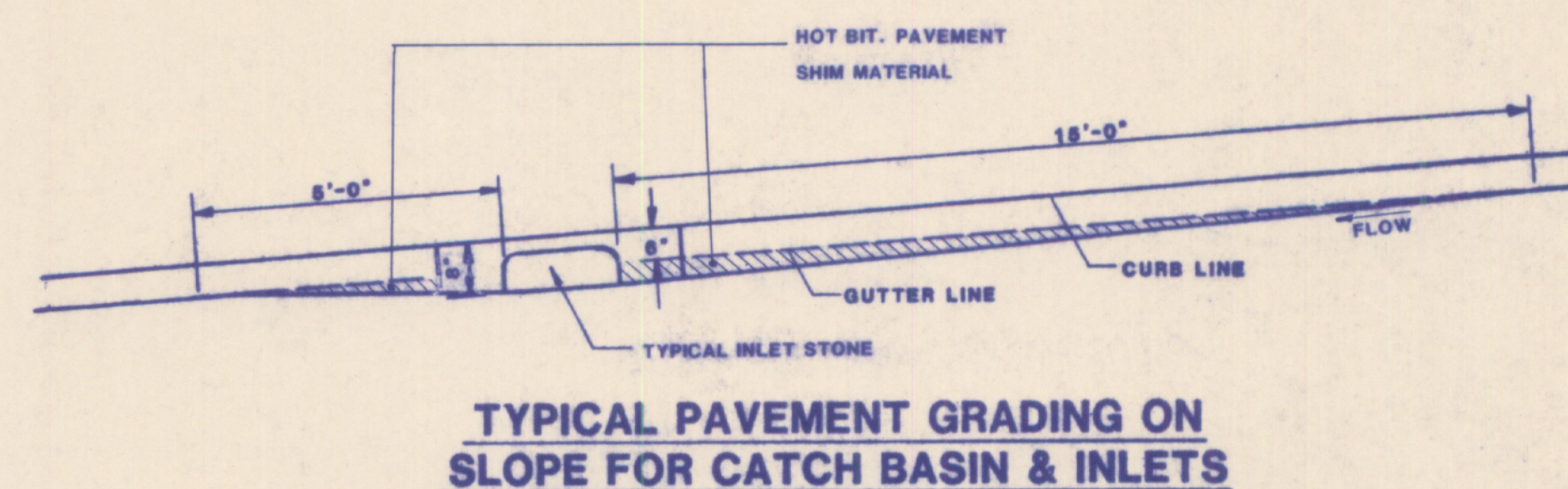
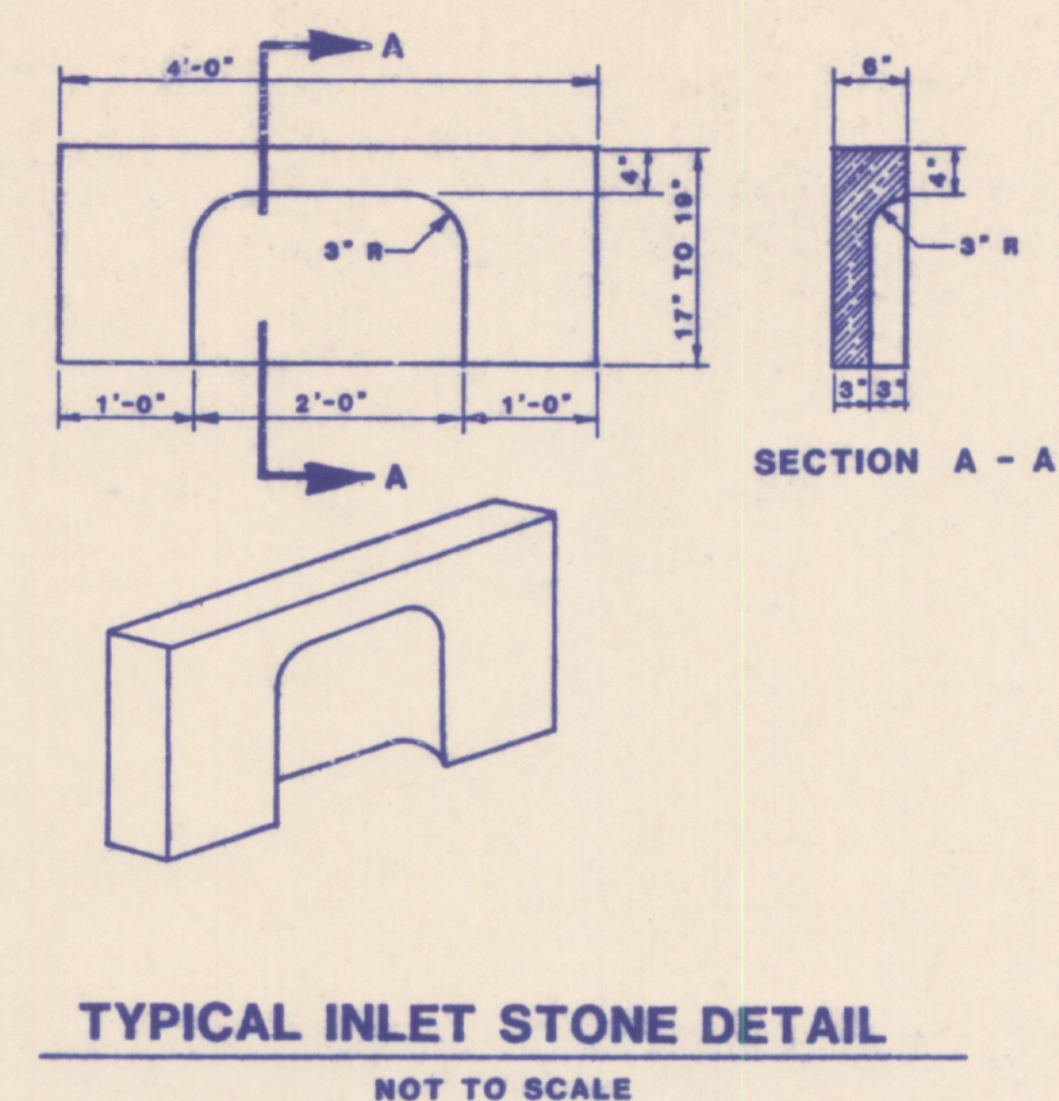
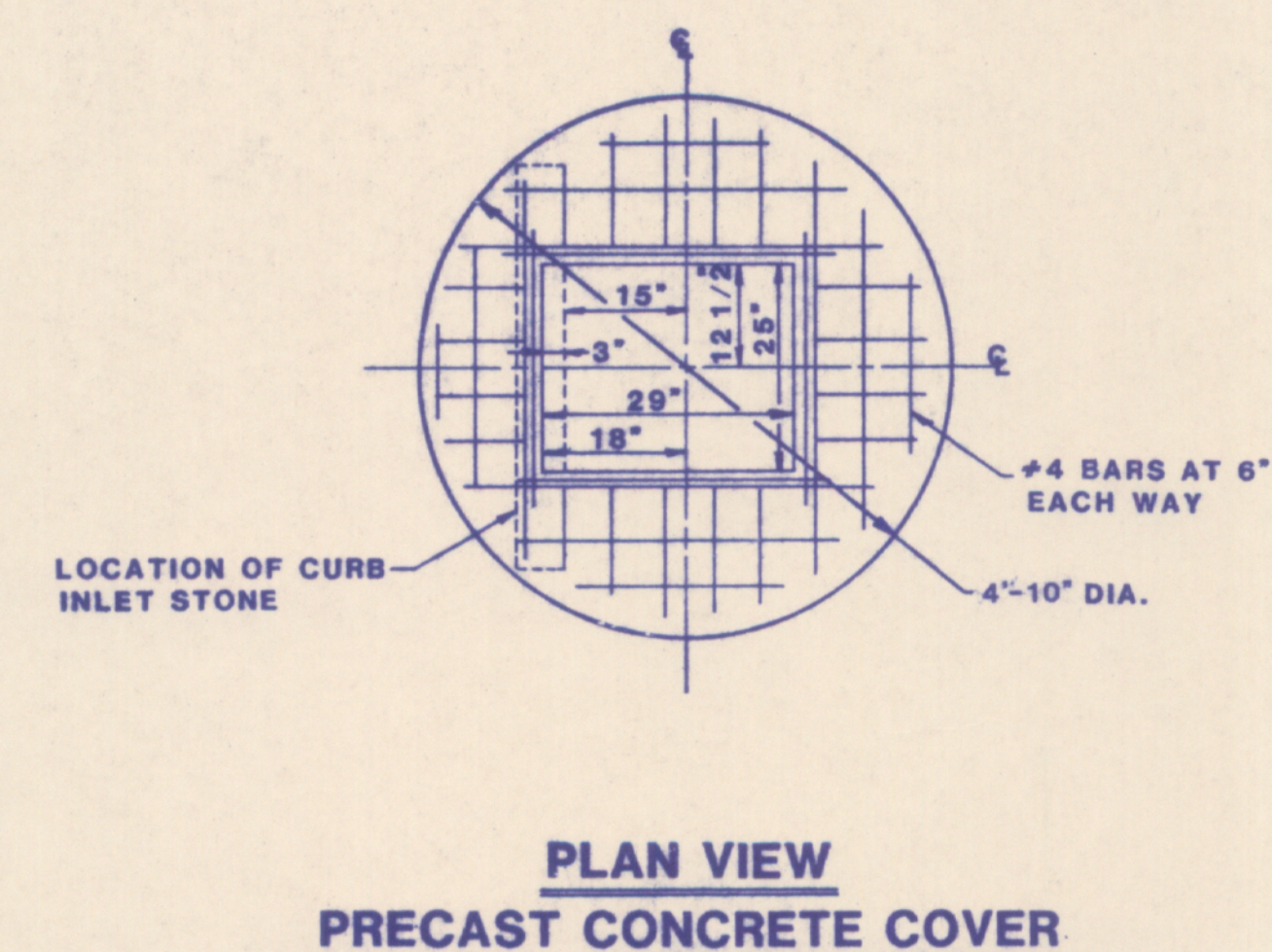
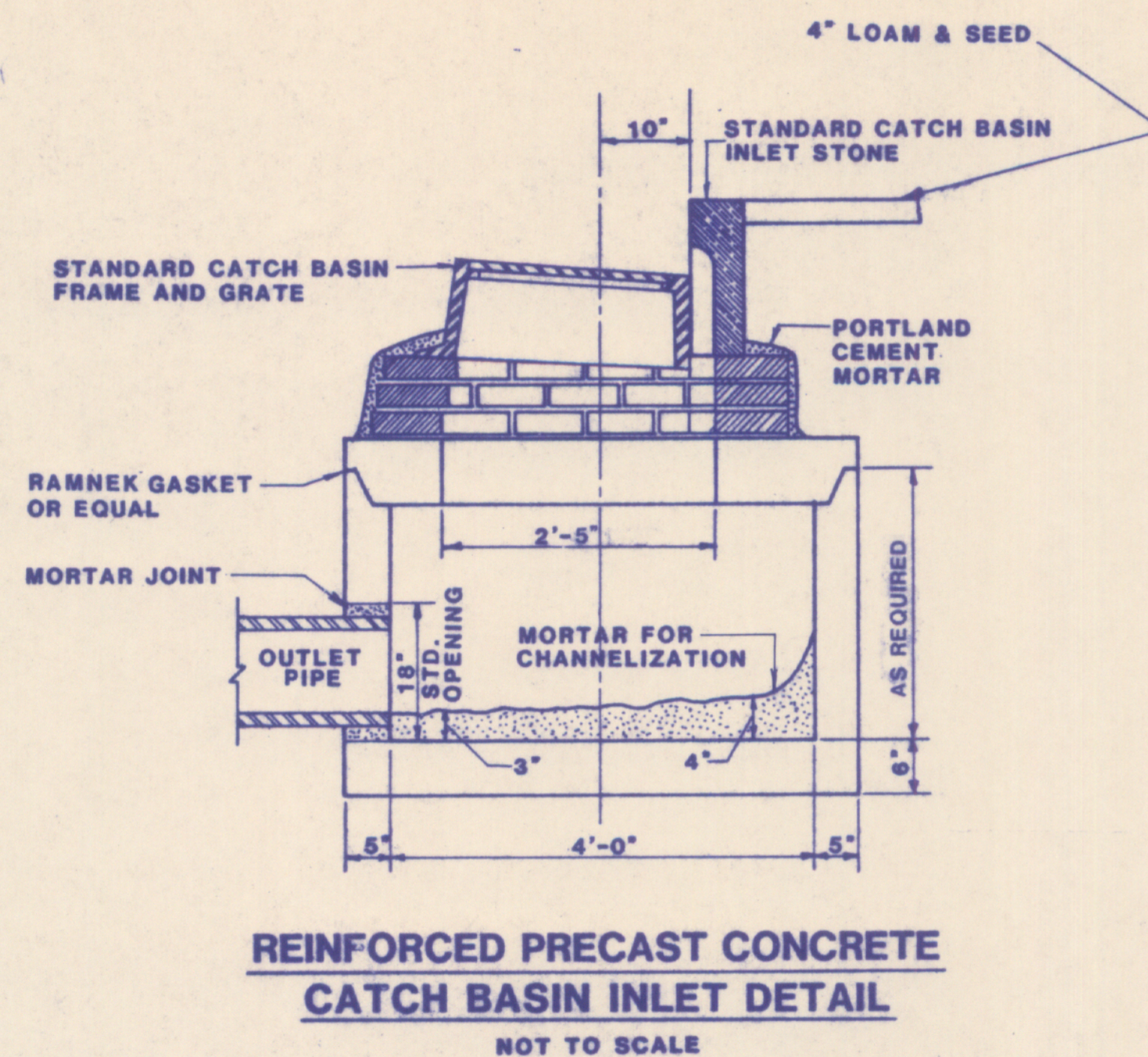


STANDARD DETAILS

DRAWING NO. 3



- NOTES:
- 1) FRAME & GRATE TO BE GRAY CAST IRON
 - 2) DIMENSIONS ARE INTENDED TO BE NOMINAL
 - 3) FRAME: ETHERIDGE FOUNDRY 324" X 8" (SQ) OR EQUAL
 - 4) GRATE: ETHERIDGE FOUNDRY 24" (SQ) GRATE "CASCADE TYPE" OR EQUAL



SCHOONER RIDGE

CUMBERLAND ME

Housing Resources Corporation
SUBDIVIDER

Hunter Ballew Associates
ENGINEERS

Mitchell DeWan Associates
LANDSCAPE ARCHITECTS

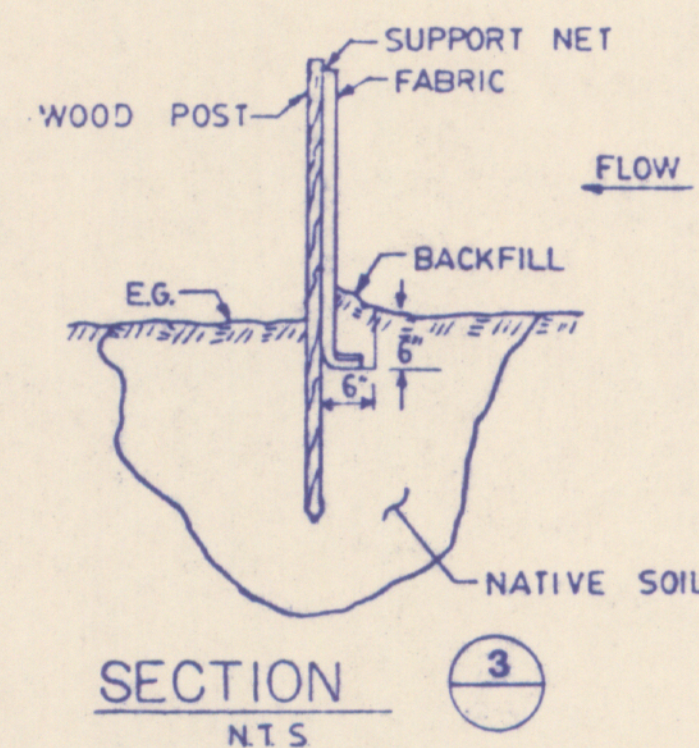
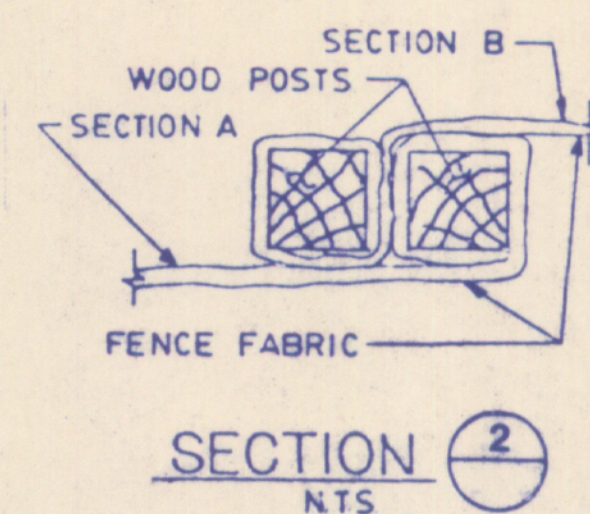
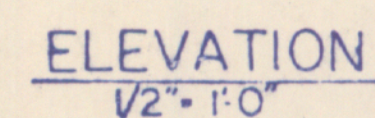
Owen Haskell Inc.
SURVEYORS

AUGUST 9, 1985

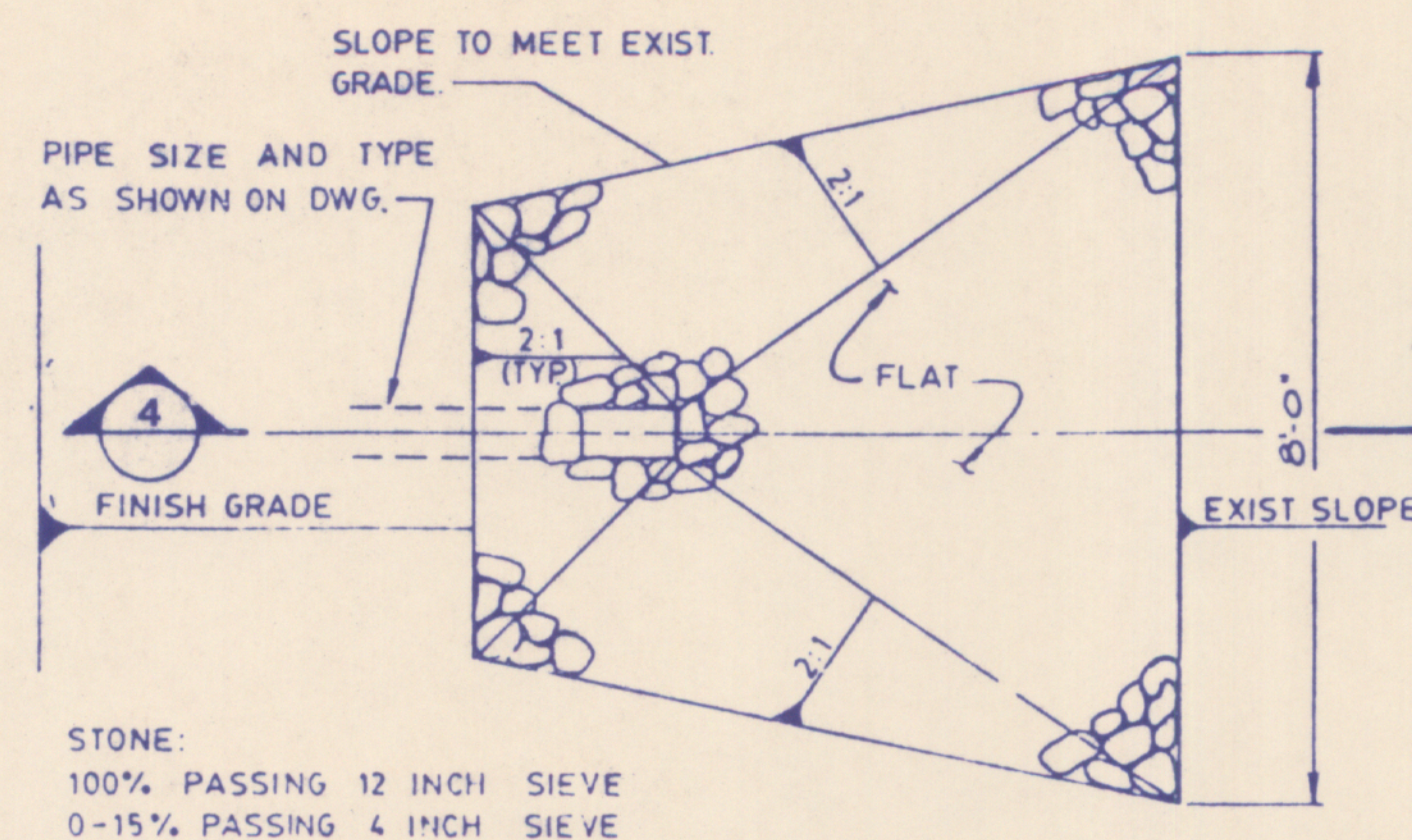
CATCH BASIN DETAILS

DRAWING NO. 4

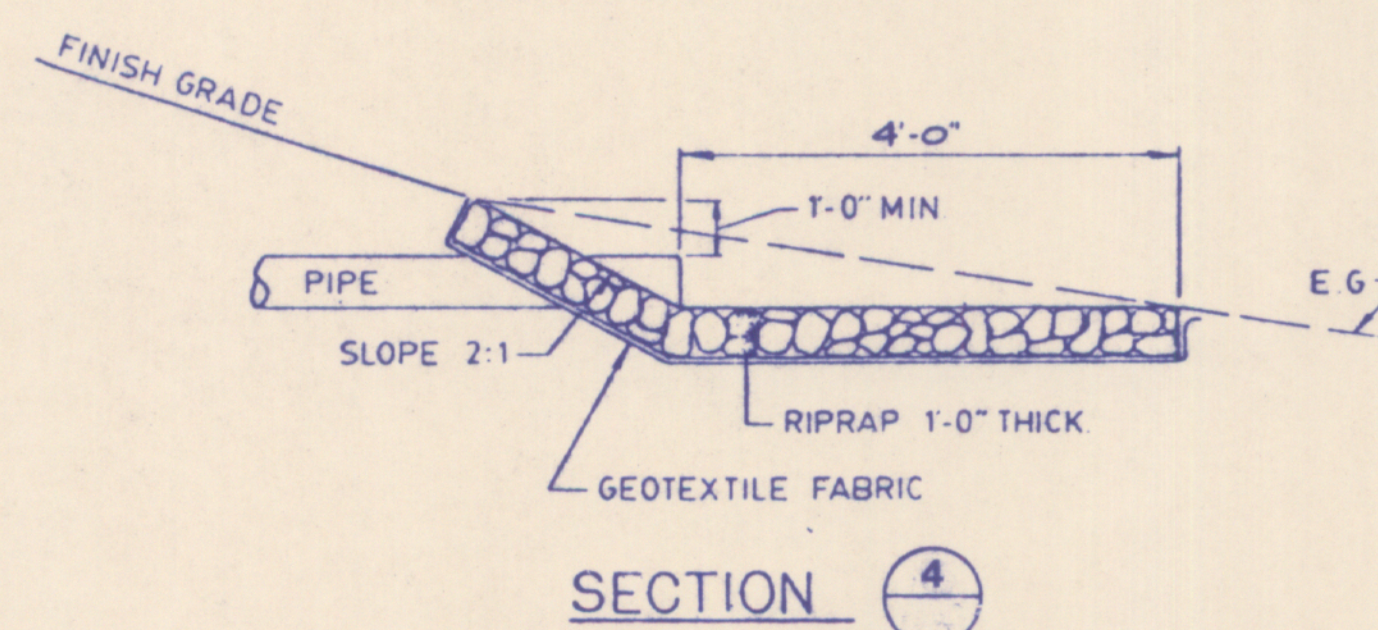
AUGUST 9, 1985



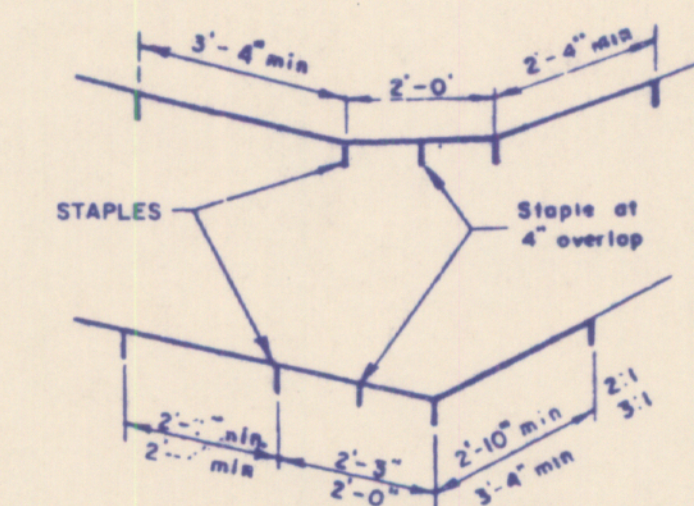
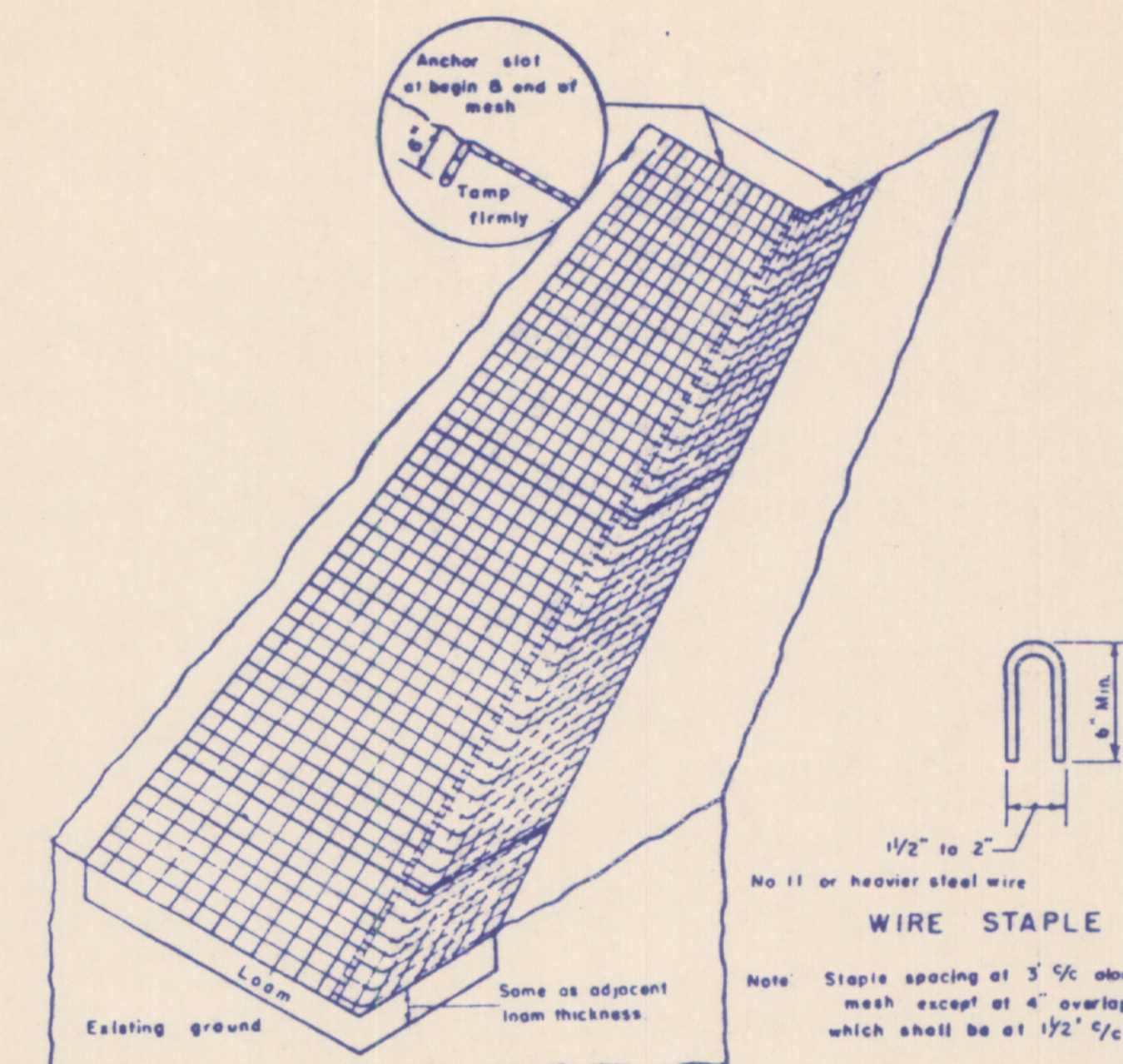
SILTATION FENCE



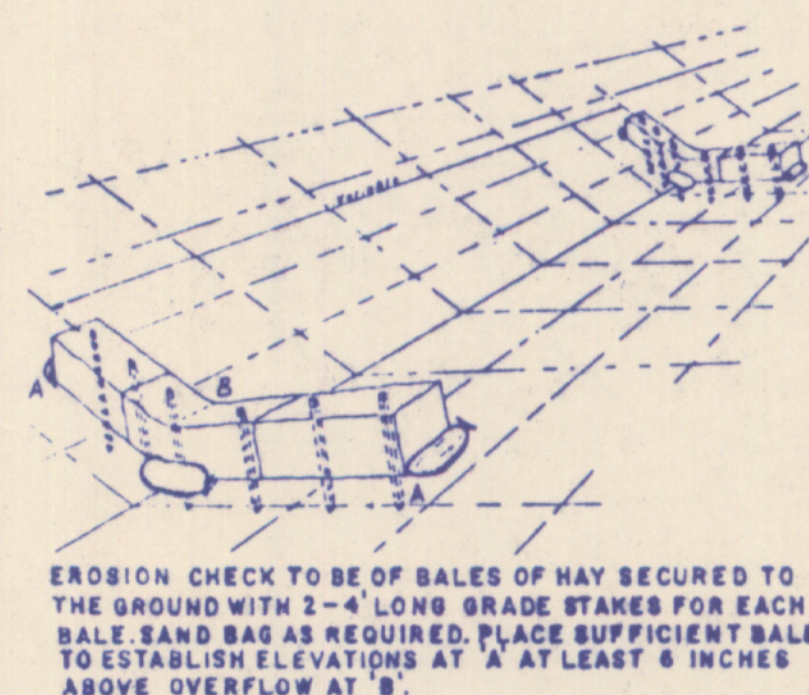
PLAN



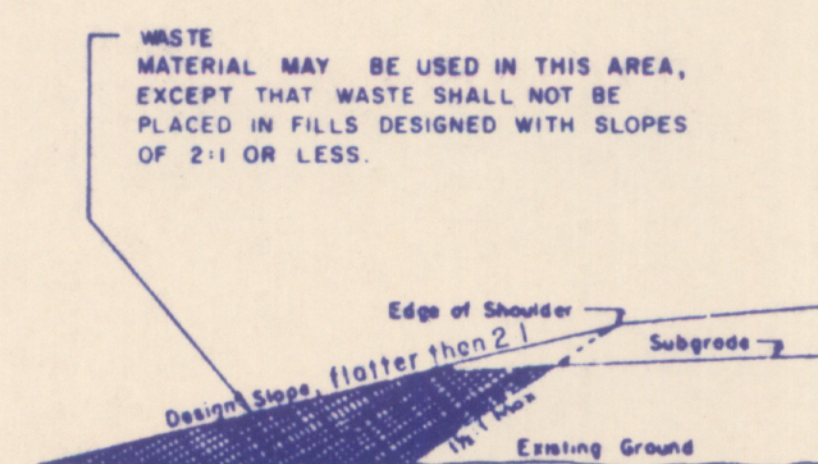
RIPRAP APRON AT OUTFALL



EROSION CONTROL MESH
FOR DITCHES WITH LONGITUDINAL SLOPE
OF 4% TO 6%



EROSION CHECK for DITCH
TEMPORARY EROSION CONTROL



DISPOSAL OF WASTE MATERIALS

SCHOONER RIDGE

CUMBERLAND ME

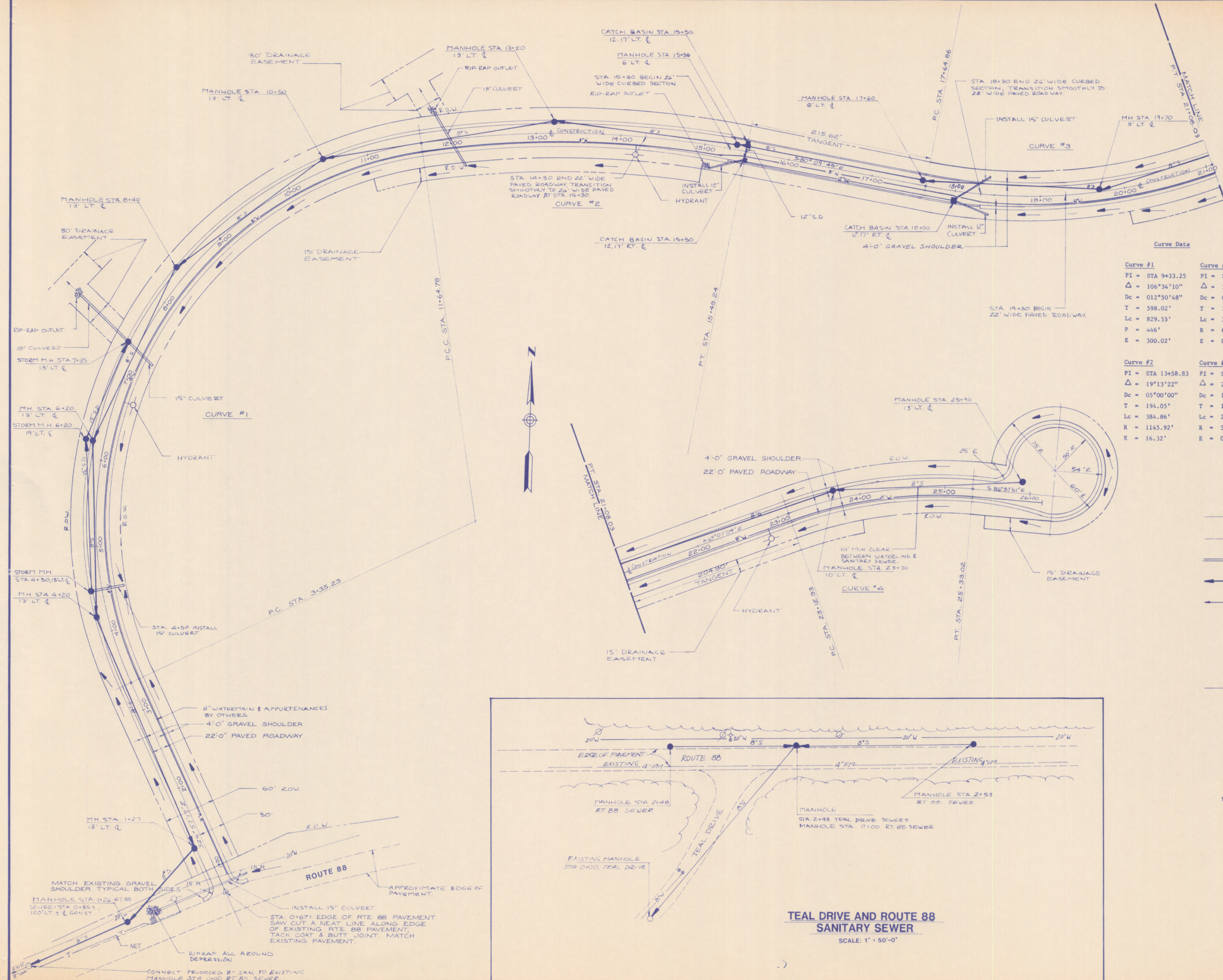
Housing Resources Corporation
SUBDIVIDER

Hunter Ballew Associates
ENGINEERS

Mitchell DeWan Associates
LANDSCAPE ARCHITECTS

Owen Haskell Inc.
SURVEYORS

AUGUST 9, 1985

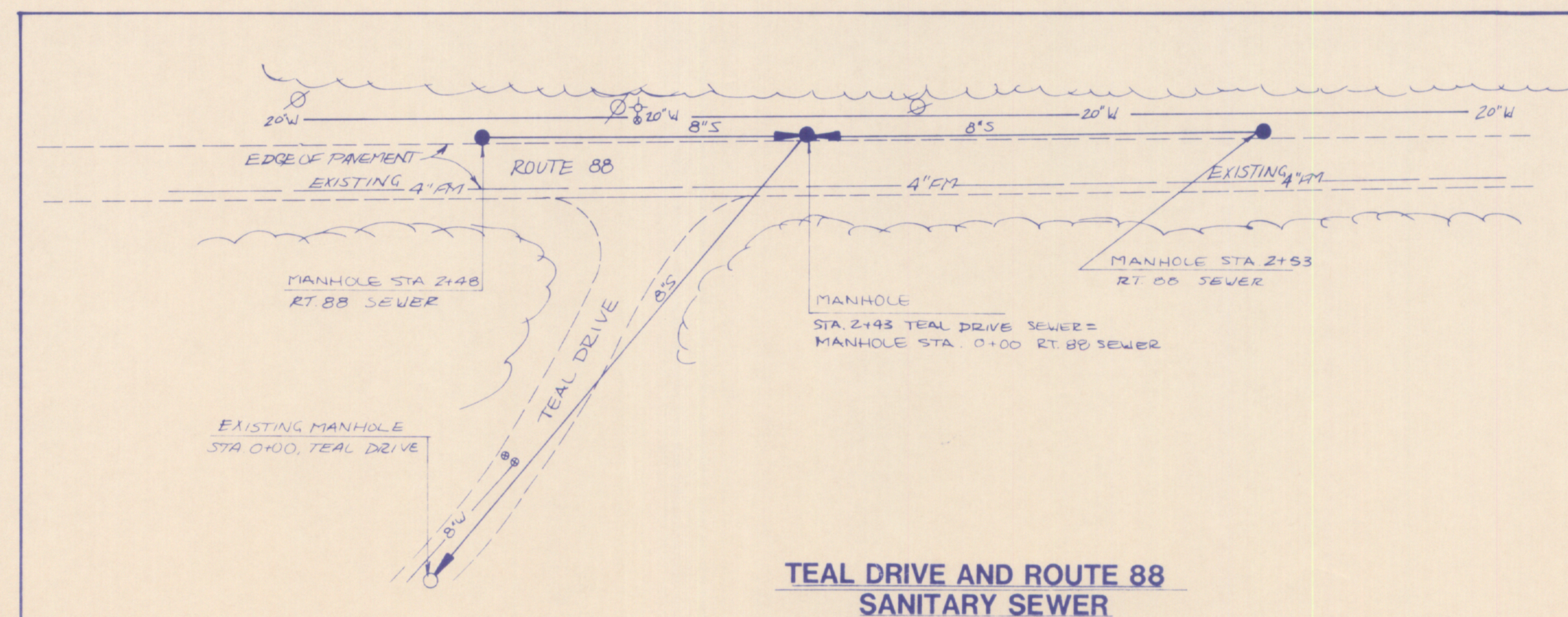


Curve Data	
Curve #1	Curve #3
PI = STA 9+33.25	PI = STA 19+40.72
$\Delta = 106^{\circ}34'10''$	$\Delta = 30^{\circ}53'06''$
Dc = 012°50'48"	Dc = 09°00'00"
T = 598.02'	T = 175.86'
Lc = 829.55'	Lc = 343.17'
P = 446'	R = 636.62'
E = 300.02'	E = 023.84'
Curve #2	Curve #4
PI = STA 13+58.83	PI = STA 24+24.65
$\Delta = 19^{\circ}13'22''$	$\Delta = 24^{\circ}15'00''$
Dc = 05°00'00"	Dc = 11°01'06"
T = 194.05'	T = 111.72'
Lc = 384.86'	Lc = 220.09'
R = 1145.92'	R = 520'
E = 16.32'	E = 011.87'

LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- PROPOSED CURB
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CULVERT
- PROPOSED WATER MAIN BY OTHERS
- PROPOSED FIRE HYDRANTS BY OTHERS
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN

1"=50'
scale
feet



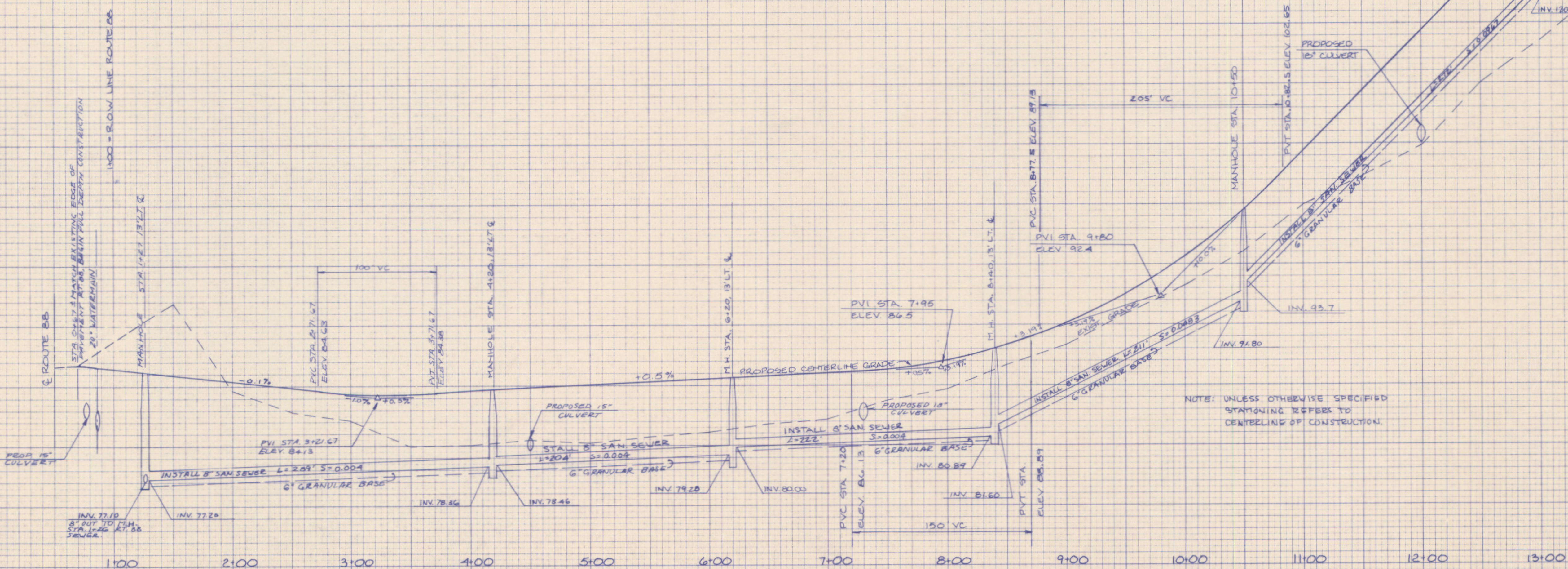
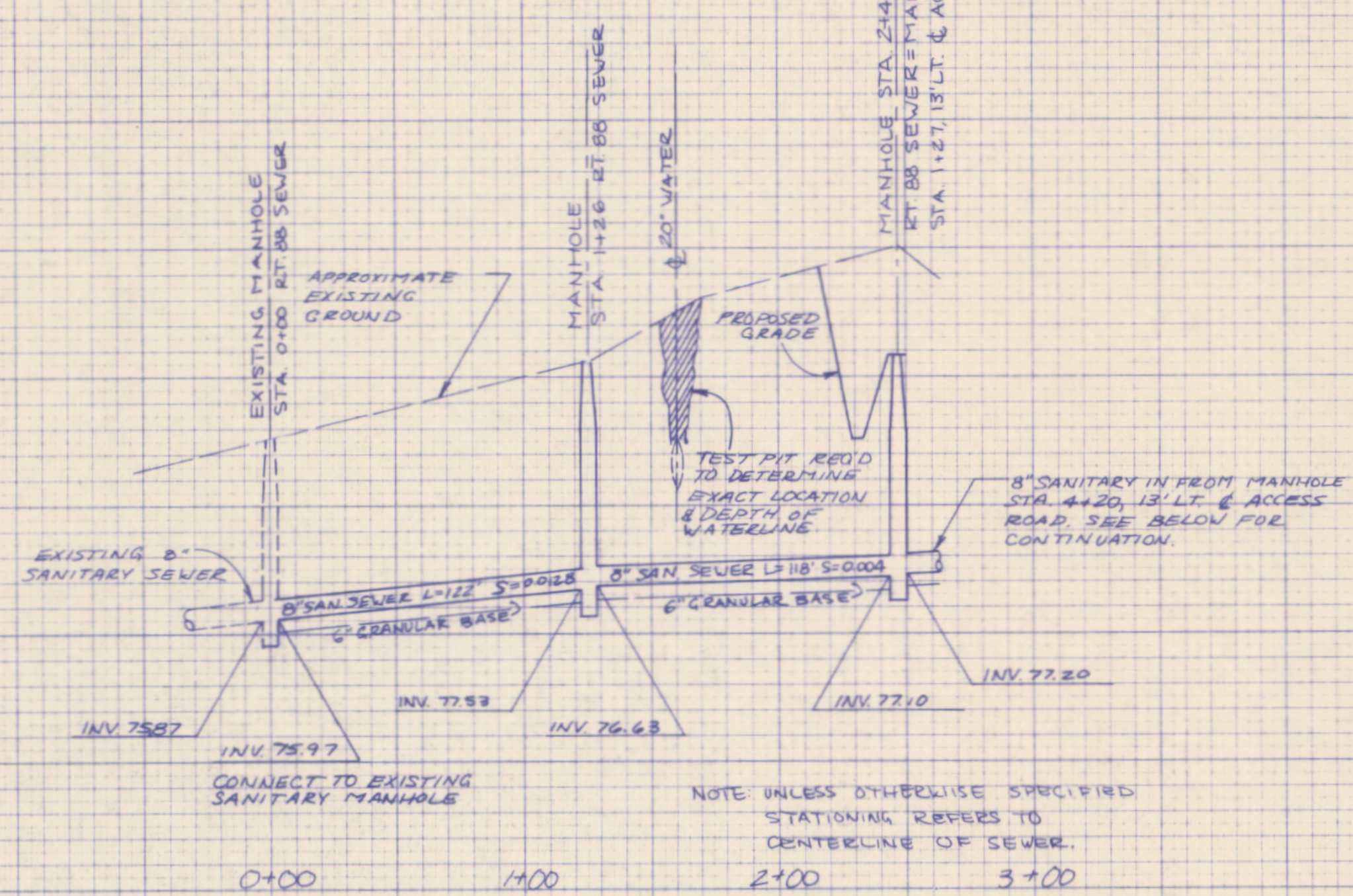
TEAL DRIVE AND ROUTE 88
SANITARY SEWER

SCALE: 1" = 50'-0"

LAYOUT PLAN
ROADWAY GEOMETRICS
AND UTILITIES

DRAWING NO. 6

SCHOONER RIDGE ROAD - SUBDIVISION



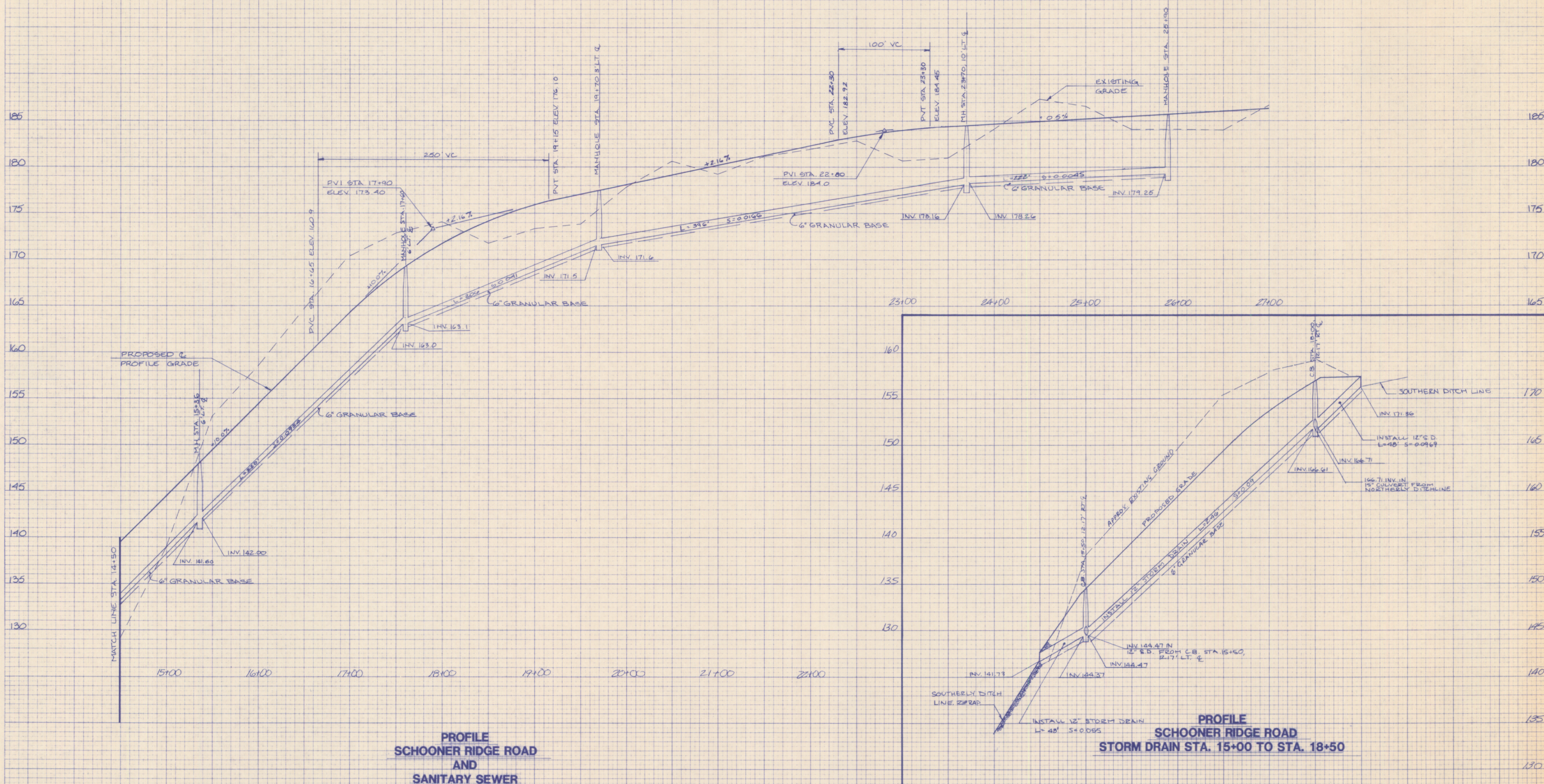
PROFILE
SCHOONER RIDGE ROAD
AND SANITARY SEWER

PROFILES
SCHOONER RIDGE ROAD
SANITARY SEWERS AND STORM DRAINS

SCHOONER RIDGE ROAD - SUBDIVISION

FINAL SURVEY
DATE: BY: NO. AREAS CHECKED

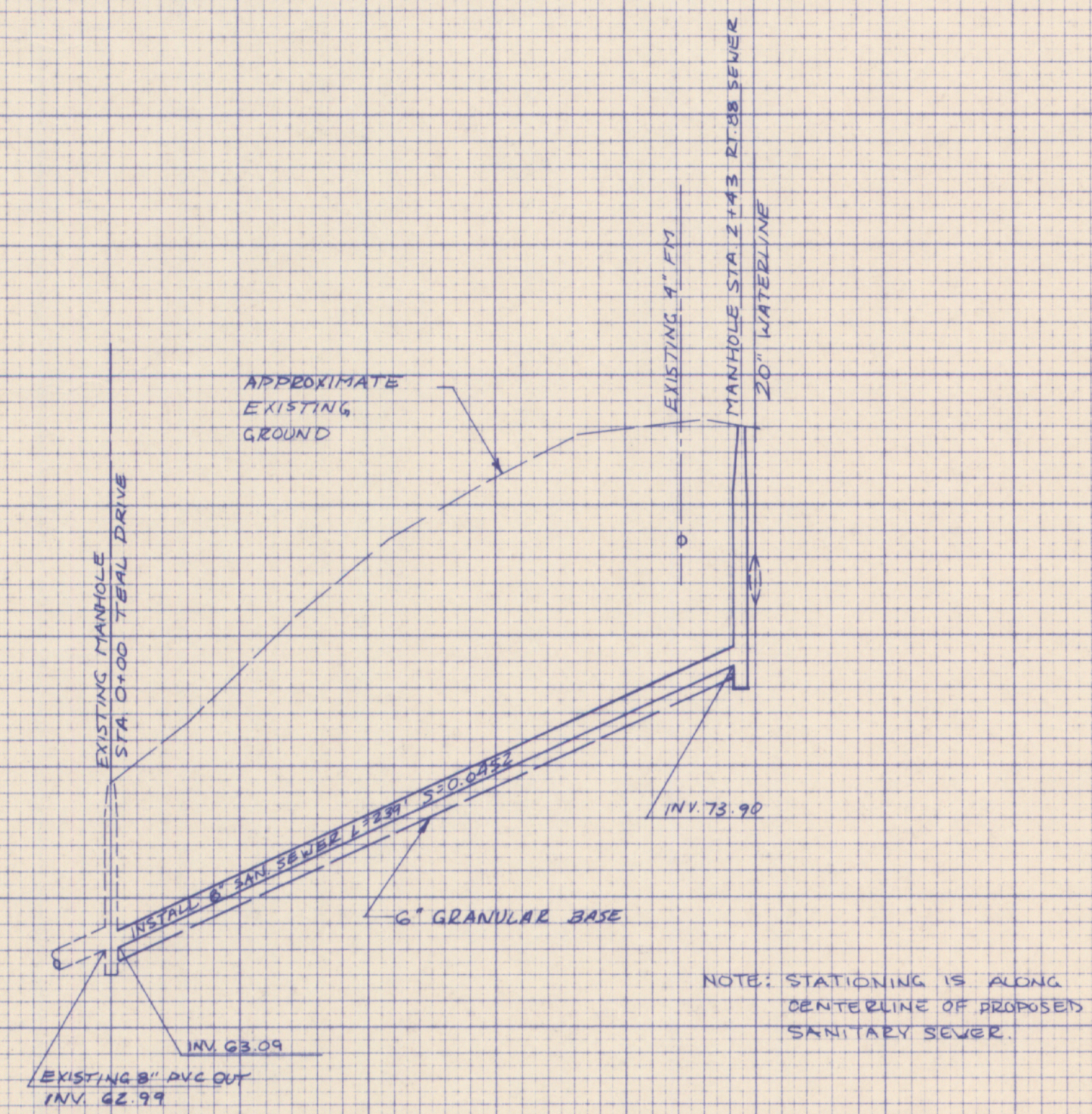
ORIGINAL SURVEY
DATE: BY: NO. AREAS CHECKED



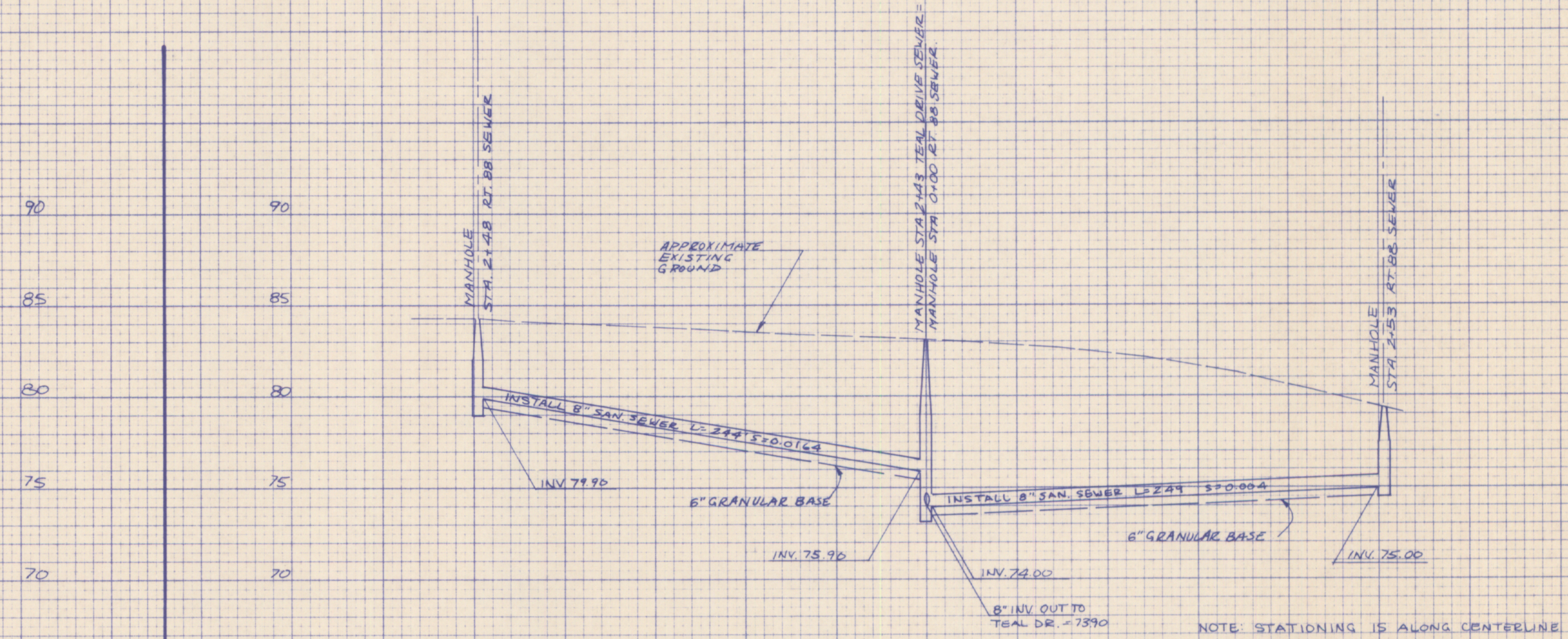
SCHOONER RIDGE ROAD - SUBDIVISION

FINAL SURVEY	DATE
SURVEYED	BY
PLOTTED	
NOTE BOOK	
NO.	AREAS CHECKED

ORIGINAL SURVEY	DATE
SURVEYED	BY
PLOTTED	
NOTE BOOK	
NO.	AREAS CHECKED



0+00 1+00 2+00 3+00
PROFILE
TEAL DRIVE SANITARY SEWER



PROFILE
ROUTE 88 SANITARY SEWER
AT LOTS 27, 28 & 29

PROFILES
SANITARY SEWERS
TEAL DRIVE AND ROUTE 88