

EASEMENT TABLE

LINE	LENGTH	BEARING
E-1	49.98	N84°10'10"E
E-2	27.06	S59°15'17"E
E-3	50.00	S30°44'43"W
E-4	37.57	S84°10'10"W
E-5	33.91	S84°10'10"W
E-6	32.03	S30°44'43"W
E-7	60.00	N31°42'16"W
E-8	60.00	S80°06'31"W
E-9	60.00	N58°40'48"W
E-10	40.00	N46°11'29"W
E-11	32.00	N08°03'52"W
E-12	30.00	N48°15'28"E
E-13	37.86	N44°53'07"E

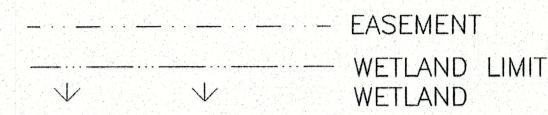
CURVE	LENGTH	RADIUS
E-C1	89.81'	1501.00
E-C2	44.89'	166.00
E-C3	99.96'	166.00
E-C4	120.04'	356.00
E-C5	39.62'	1691.00

LOT LINE TABLE

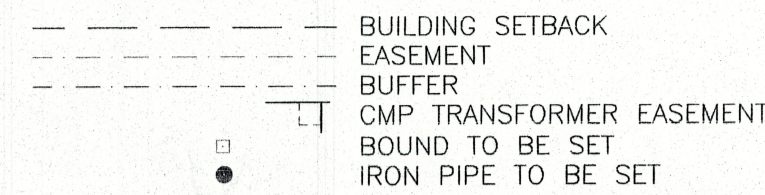
LINE	LENGTH	BEARING
L-1	50.00	N65°14'51"E
L-2	27.06	S59°15'17"E
L-3	27.06	S59°15'17"E
L-4	27.06	S59°15'17"E

LEGEND

EXISTING



PROPOSED



INTERSTATE 295 NORTH

LOT DETAILS

SCALE 1"=60'

LOCATION PLAN

N.T.S.

N/F
FALMOUTH LEDGES, LLC
25755/208N/F
DAVID CHASE
20840/96COMMERCIAL
LOT 1
N/F
CGM VENTURES LLC
29099/83LOT 107
25.67 AcresCOMMERCIAL
LOT 3
2.55 AcresCOMMERCIAL
LOT 4
2.95 AcresCOMMERCIAL
LOT 5
2.84 AcresN/F
BBW REAL ESTATE LLC
22708/287COMMERCIAL
LOT 6
N/F
68 ROUTE 1, LLC
31615/105TM R01 LOT 13
N/F
ELEANOR A.
RANDALL
4709/142TM R01 LOT 12A
N/F
FLORENCE
NIGHTINGALE CORP.
24098/215

CONDITIONS OF APPROVAL

- ALL FEES SHALL BE PAID PRIOR TO PRE-CONSTRUCTION CONFERENCE.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
- ALL CLEARING LIMITS ARE TO BE STAKED AND INSPECTED BY THE TOWN ENGINEER PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- A BLASTING PERMIT, IF NEEDED, SHALL BE OBTAINED FROM THE TOWN CODE ENFORCEMENT OFFICER PRIOR TO BLASTING.
- BEFORE FOUNDATIONS ARE CONSTRUCTED THE HOME SITES WILL BE PREPARED USING AN ENGINEERED FILL. THE APPLICANT WILL FUND AN INDEPENDENT REVIEW AND INSPECTION OF THE HOME SITES.
- IF RESIDENTIAL HOUSING IS DEVELOPED ON LAND TO THE SOUTH THEN THE ROADS WILL BE CONNECTED TO THAT DEVELOPMENT.
- WHEN LOT 100 IS PROPOSED FOR DEVELOPMENT, THE PLANNING BOARD EXPECTS THAT SECONDARY ACCESS WILL BE DEVELOPED FROM ROUTE 1 TO LOT 100.

WAIVERS GRANTED

- SCALE OF SUBDIVISION PLAT
- LOCATING TREES LARGER THAN 10 INCHES IN DIAMETER
- CLASSIFICATION OF STREETS; REDUCE PAVEMENT WIDTHS FROM 30' TO 28' (FOR THE TWO STREETS PARALLEL TO ROUTE ONE AND THE SMALL CONNECTOR STREET AT THE SOUTH END)
- REDUCE RIGHT OF WAY WIDTH FROM 60' TO 50'

NOTES

- OWNERS OF RECORD:
CUMBERLAND FORESIDE VILLAGE, LLC, 50 GRAY ROAD, FALMOUTH, MAINE
BOOK 23549, PAGE 231
BOOK 23628, PAGE 23
BOOK 29433, PAGE 72
BOOK 31615, PAGE 105

TOWN OF CUMBERLAND
BOOK 18114, PAGE 328
- MARKERS TO BE SET AT ALL CORNERS.
- THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.
- PROJECT HAS AN APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT. PERMIT NO. L-21578-39-L-A.
- PROJECT HAS AN APPROVED MAINE DEPARTMENT OF TRANSPORTATION PERMIT. PERMIT ID NO. 01-00070-A-M.

CERTIFICATION

OWEN HASKELL, 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 STANDARDS OF PRACTICE.

7-30-15
DATE

JOHN W. SWAN, PLS NO. 1038

THIS PLAN AMENDS THE PREVIOUSLY APPROVED AMENDED FINAL SUBDIVISION PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 183, MARCH 24, 2014

REV. 3	7/30/15	CHANGED ROAD NAME, REVISE NOTE 7
REV. 2	7/08/15	ADD WAIVERS AND CONDITIONS OF APPROVAL
REV. 1	5/19/15	ADD NOTE 3

**SECOND AMENDED
SUBDIVISION PLAN**
CUMBERLAND FORESIDE VILLAGE
U.S. ROUTE ONE, CUMBERLAND, MAINE
MADE FOR OWNER OF RECORD
CUMBERLAND FORESIDE VILLAGE, LLC
50 GRAY ROAD, FALMOUTH, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RWC	Date	Job No.
Trace By	RWC	MARCH 26, 2015	2001-219 C
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 120'	1-SD

AMENDED SUBDIVISION PLAN, APPROVED BY
THE TOWN OF CUMBERLAND PLANNING BOARD

Shawn Davis
John W. Swan
John W. Swan
7-30-15
DATE

PLAN REFERENCE

BOUNDARY INFORMATION TAKEN FROM "BOUNDARY PLAN, CUMBERLAND FORESIDE VILLAGE, U.S. ROUTE ONE, CUMBERLAND MAINE, MADE FOR CUMBERLAND FORESIDE VILLAGE, LLC 50 GRAY ROAD, FALMOUTH, MAINE" BY OWEN HASKELL, INC., 16 CASCO STREET, PORTLAND, ME 04101, JUNE 07, 2006, REV. 3 01-08-07.

ZONE INFORMATION

CUMBERLAND: CONTRACT ZONE	CONTRACT ZONE RESIDENTIAL	CONTRACT ZONE COMMERCIAL	CONTRACT ZONE ASSISTED LIVING	CONTRACT ZONE WAREHOUSE
SPACE STANDARDS:				
MINIMUM LOT SIZE:	5,000 S.F.	150 FEET	150 FEET	150 FEET
MINIMUM FRONTAGE:	50 FEET	25 FEET	50 FEET	25 FEET
MINIMUM FRONT SETBACK:	15 FEET	20 FEET	50 FEET	25 FEET
MINIMUM SIDE SETBACK:	9 FEET	20 FEET	50 FEET	25 FEET
MINIMUM REAR SETBACK:	15 FEET	40 FEET	50 FEET	25 FEET
DRIVEWAY SETBACK:	5 FEET	10 FEET		

NOTE:
REFER TO AMENDED AND RESTATED CONTRACT ZONING AGREEMENT BY AND BETWEEN THE TOWN OF CUMBERLAND AND CUMBERLAND FORESIDE VILLAGE, LLC TO BE RECORDED FOR FURTHER INFORMATION.

SCALE : 1" = 120'

0' 60' 120' 240'