


12/21/11

Please Note:

The Access way (Porter Way) Has been designed by an Engineer and Surveyed in place by A Licensed Surveyor. This Access way is from the end of Stratton Woods Ln to the Detention pond Area At the end of Porter Way. The Access way from the Detention pond to the "Foundation" has not Been layed out By an Engineer or Surveyor. This map is only to be used as a Reference Guide. The exact location of the Accessway can be moved At Anytime in the event of unforeseen Situations (Example Ledge, ect) This map is only a guide provided to the Town of Cumberland as to the Approximate location of the Access way to the Residence.

Heavy Black Line = Access way to Residence Approximate Location

Between orange lines = Grading Area Along Accessway

<div>SHEET DESCRIPTION</div> <div>COPP</div>		<div>JOB NO.</div> <div>0913</div>		<div>DATE</div> <div>10-12-2010</div>		<div>SCALE</div> <div>1"=100'</div>		<div>PREPARED FOR</div> <div>ELVIN COPP</div>		<div>CUMBERLAND, MAINE</div>		<div>NO.</div> <div>DATE</div>		<div>REVISIONS</div>		<div>IDA</div> <div>APPRO</div> <div>BY</div>	
<div><div></div><div><div>P.O. Box 339</div><div>111 Elderberry Lane</div><div>New Gloucester, ME 04260</div><div>Office: (207) 926-5117</div><div>Fax: (207) 221-1317</div><div>www.terradynconsultants.com</div></div></div>														<div>Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting</div>			



NOTES

- Owners of record are as shown by deeds recorded in the Cumberland County Registry of Deeds.
- All bearings are Magnetic of the year 1999 per the plan in reference 2 and calculated from angles of an actual on the ground survey.
- See deed recorded in the Cumberland County Registry of Deeds in book 16,180 page 73 for the Road Maintenance Agreement for Tinker Lane and Stratton Woods Lane.
- The Town of Cumberland shall not be responsible for the maintenance, repair, plowing, or similar services for the private way shown on this plan.
- This private way shall meet the following standards for a private way serving 6-10 dwelling units in accordance with section 421 of the Zoning Ordinance:

Minimum Roadway Width	20'
Minimum Base	15"
Wearing Surface	15"
Maximum Grade	10%
Minimum Grade	0.5%
Minimum Centerline Radius	100'
Minimum Tangent between curves	50'
Minimum Angle at intersections	75°
- Permanent Erosion/ Sediment control measures shall be implemented and maintained in accordance with the MEDEP "Erosion and Sediment Control - Best Management Practices", dated March 2003 or as currently revised.
- This private way shall be inspected by an Engineer or the Town Manager for compliance with Section 421 of the Zoning Ordinance prior to the issuance of a building permit on the lot served by this private way.



"Pointer Way"

Plan for a Private Way

off
Stratton Woods Lane
Cumberland, Maine

for
Elvin Copp

15 Mt Road ~ Cumberland, ME 04021

WAYNE



WOOD & CO.

Gray, Maine 04039

Drwn. By: WTW/KIW

Scale: 1" = 100'

Drwg. No. 1 of 2

Bk. No. 108

(207) 657-3330

Date

June 2009

Job No.

29028

LEGEND

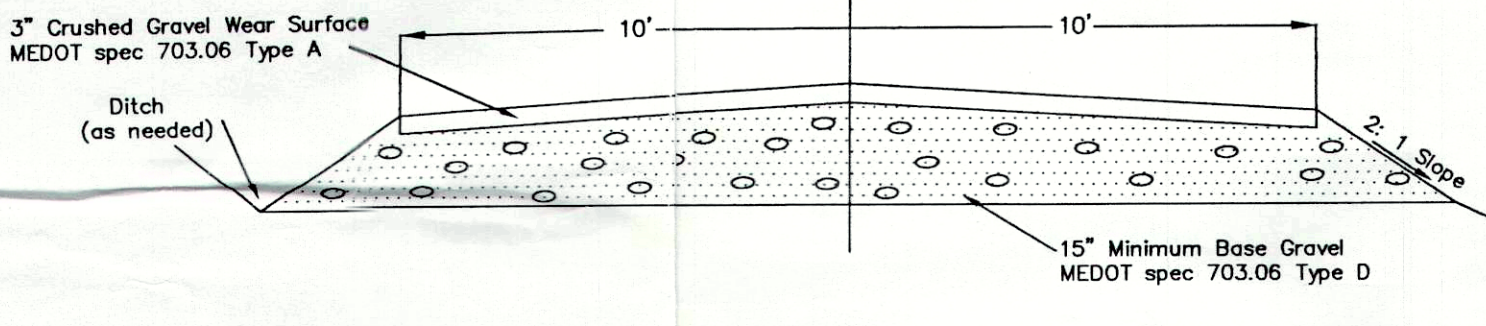
- Iron Pipe or Pin Found
- ⊙ 5/8" Capped Rebar to be set
- Utility Pole
- Well
- N/F Now or Formerly of
- CCRD Deed Reference

Private Way, Approved by the Town of
Cumberland Code enforcement Officer

Code Enforcement Officer

Date

TYPICAL ROAD SECTION



N.T.S.

PLAN REFERENCES

- "Location Survey for Gene Stratton ~ Plan for a private way, Cumberland, Maine" dated 01/08/01 by Bruce R. Bowman, Inc.
- "Standard Boundary Survey for Habitat for Humanity of Greater Portland, Inc. of Plan for a Private Way off Upper Methodist Road, Cumberland, Maine" dated January 23, 1999 by Boundary Points Professional Land surveying.
- "Standard Boundary Survey on Stratton Woods Lane & Tinker Lane, Cumberland, Maine for Gene R. Stratton" dated February 2006 by Wayne T. Wood & Co. recorded in the Cumberland County Registry of Deeds in plan book 207 page 563.

N 54°27' E 1066' ±

N/F
Maine Turnpike Authority

FALMOUTH

CUMBERLAND

N/F
Belinda M. Marston
(6264/49)

N/F
Joseph A. Maloney
(21,799/341)

N/F
Lorry C. Scherer
(16,118/142)

N/F
Mark M. Fuller
(11,922/91)

N/F
Gene Stratton
(21,813/241, 12,248/159)

N/F
Pamela J. Smart
(22,979/168)

N/F
Gene Stratton
(21,813/241, 12,248/159)

N/F
Leroy G. Stratton
(3218/267)

N/F
John A. Fenlason

N/F
Lawson D. Doughty
(3527/212)

N/F
Sharon A. Smith
(3463/2)

N/F
Edward Copp
(15,594/291)

N/F
Kathryn E. Lawrence
(10,063/1)

N/F
Elvin A. Copp
(25,316/74)
50 acres

N/F
Gene Stratton
(21,813/241, 12,248/159)

