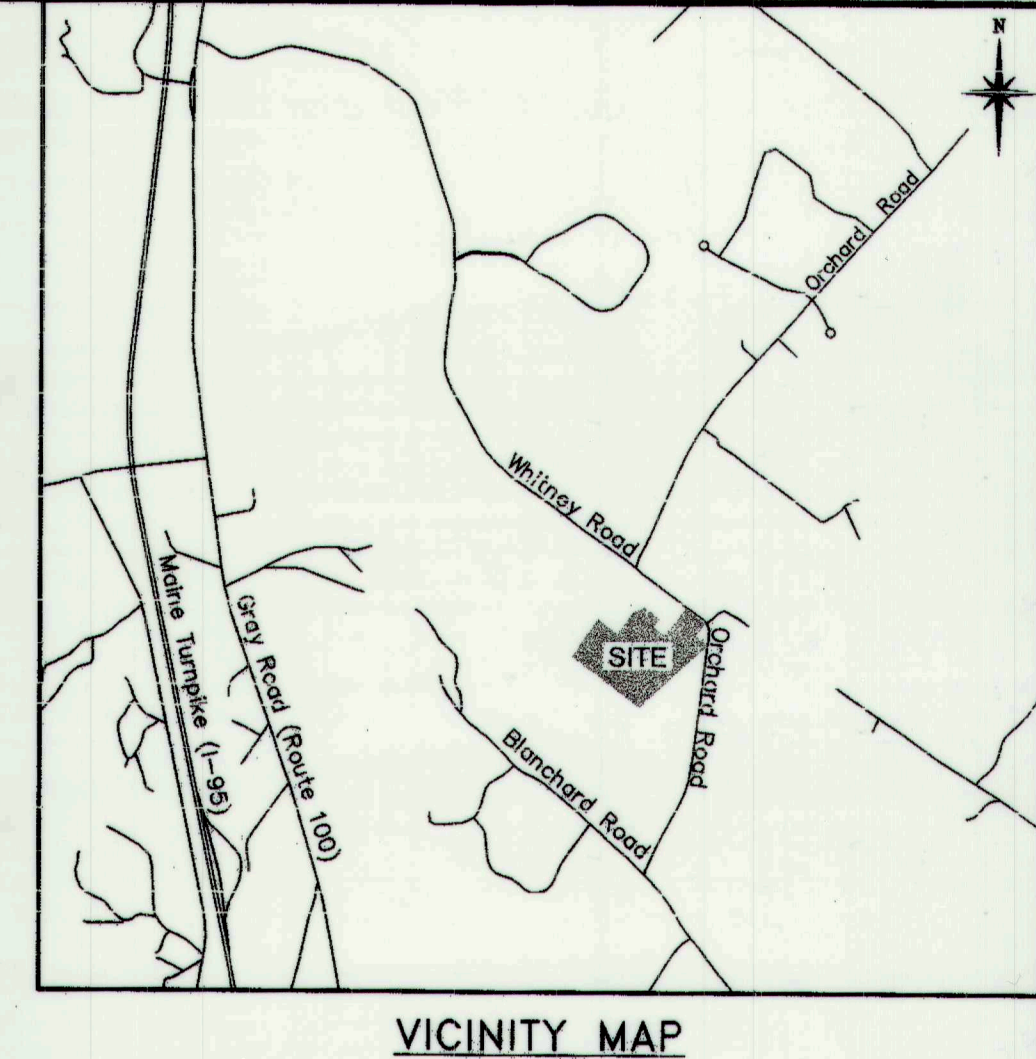


- LEGEND**
- Monument - found
 - Monument - set
 - Iron marker - found
 - Iron marker - set (#5 rebar)
 - Property line (abutter)
 - Right of way line
 - Stone wall
 - Edge of pavement
 - Edge of gravel
 - Utility pole
 - Guy wire
 - Overhead utility line
 - Now or formerly of
 - Deed reference (Book/Page)
 - Tree line
 - Wetlands
 - Coniferous tree w/ barbed wire remains

- SURVEY NOTES**
- Boundary Survey prepared by Titcomb Associates in September 2017.
 - Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
 - Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - Property lies within Zone C based on FIRM Community #230162 Panels #0010-B and #0015-B, dated May 19, 1981. It does not lie within a special flood hazard area.
 - Wetland, stream and vernal pool delineation was conducted by TRC Solutions in May 2017.
 - Orchard Road has a defined width of 4 rods (66 feet) as accepted by the Town of Cumberland on April 10, 1997. Apparent location shown.
 - Not all interior stone walls have been located on the property.
 - Owner of record is TZ Properties, LLC recorded in the Cumberland County Registry of Deeds in Book 34200 on Page 67.
 - The total lot area is 1,087,735 sq. ft. (24.98 Acres).
 - The site is shown on assessor's map R08, lot 59, and is located in the rural residential district (RR2).



- CONDITIONS OF APPROVAL**
- STANDARD CONDITIONS OF APPROVAL:** This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimis changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.
 - LIMITATION OF APPROVAL:** Construction of the improvements covered by any site plan approval must be substantially commenced within twelve (12) months of the date upon which the approval was granted. If construction has not been substantially commenced and substantially completed within the specified period, the approval shall be null and void. The applicant may request an extension of the approval deadline prior to expiration of the period, such request must be in writing and must be made to the Planning Board. The Planning Board may grant up to two (2) 1 year extensions to the period if the approved plan conforms to the ordinances in effect at the time the extension is granted and any all federal and state approvals and permits are current.
 - If significant modifications are necessary to accommodate future building plans on a lot, then a revised groundwater impact study should be prepared by a qualified Professional Engineer or Certified Geologist licensed in the State of Maine and submitted to the Town.
 - Clearing limits shall be flagged and approved by the peer review engineer prior to the preconstruction conference.

- WAIVERS**
- The following requirements from the subdivision submission checklist and from Appendix D of the subdivision ordinance have received waivers.
- Depiction of trees 10" diameter and larger on the plans.
 - Submission of a High Intensity Soil Survey.
 - Depiction of soil boundaries from the High Intensity Soil Survey on the plans.
 - Depiction of building locations on the plans.
 - Installation of temporary markers to outline the proposed development on-site.

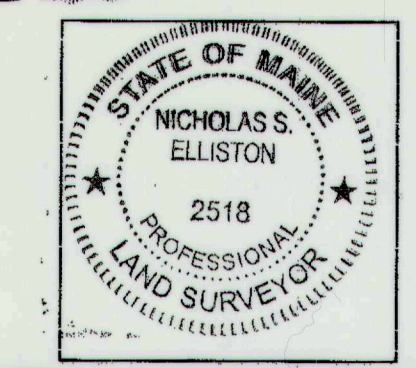
- PLAN REFERENCES**
- Plan of Boundary Survey - Remaining Land Now of Virginia H. Ward - Orchard Road - Made for Virginia H. Ward by Brian Smith at Stillness, PA dated January 18, 2017. Recorded in Plan Book 217, Page 39.
 - Plan of Settlement Worksheet of Chris S. Neagle & Virginia H. Ward - Common Boundary - Made for Chris S. Neagle by Brian Smith at Stillness, PA dated December 22, 2015. Recorded in Plan Book 216, Page 25.
 - Plan of Standard Boundary Survey of Land of Robert J. Piampiano and Brenda T. Piampiano made for Brenda T. Piampiano by Sebago Technics dated June 11, 1997 and revised through March 26, 1999. Recorded in Plan Book 199, page 177.
 - Plan of Land on Blanchard Road made for Robert Piampiano by Owen Haskell revised through February 2, 1992. Recorded in Plan Book 192, Page 44.
 - Plan of Standard Boundary Survey on Orchard Road made for Robert A. Milliken by Wayne T. Wood & Co. dated June 1990. Recorded in Plan Book 156, Page 24.

- SUBDIVISION NOTES:**
- Coordinate electric service with CMP.
 - Transformer and pull box final locations to be determined upon review from CMP.
 - Lots shall have individual subsurface wastewater disposal systems.
 - Lots shall have individual wells for water supply.
 - The parcel is not located within a 100-year flood plain.
 - All residential buildings constructed within this subdivision shall be equipped with automatic fire control sprinklers in accordance with chapter 96 article II of the Town of Cumberland ordinance.
 - Septic system test pits completed by Dave Chapman with Sebago Technics in December 2017. Subsurface disposal field sized for four bedroom homes.
 - All roadways are proposed to be Public Roads and shall be designed and constructed in accordance with the Town of Cumberland Residential Access Standards.
 - The roadways shall be designed in accordance with the Residential Access Roadway Standards:
-Right of way width = 50 feet
-Pavement width = 22 feet
 - The approval of this plan by the Planning Board shall not constitute acceptance by the Town of any street, easement, open space area, park, playground, or other recreation area thereon.
 - Dug wells or overburden wells are prohibited on site for drinking water supply.
 - Restrictions on 75' Buffer Area. The 75' Buffer Area must remain undeveloped in perpetuity. To maintain the ability of the Buffer Area to filter and absorb stormwater, the use of the 75' Buffer Area is hereinafter limited as follows:
 - a. No soil, loam, peat, sand, gravel, concrete, rock or other mineral substances, refuse, trash, vehicle bodies or parts, rubbish, debris, junk waste, pollutants or other fill material may be placed, stored or dumped on the 75' Buffer Area, nor may the topography of the area be altered or manipulated in any way.
 - b. The 75' Buffer Area is a no-cut area with the exception of dangerous trees.
 - c. No building or other temporary or permanent structure may be constructed, placed or permitted to remain on the 75' Buffer Area, except for a sign, utility pole or fence.
 - d. No trucks, cars, dirt bikes, ATVs, bulldozers, backhoes, or other motorized vehicles or mechanical equipment may be permitted on the 75' Buffer Area.
- Any activity on or use of the 75' Buffer Area inconsistent with the purpose of these Restrictions is prohibited.

U:\3236-01 TZ Properties Orchard Rd Cumberland\Z - CAD\DWG\3236-SUBDIV.dwg 8/1/2018 4:33 PM

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliott
Nicholas S. Elliott, P.L.S. #2518



State of Maine, Cumberland ss.
Registry of Deeds
Received August 27 2018
at 3 h 51m and recorded in
Plan Book 318 Page 386
Attest: *[Signature]* Register

[Signature]
Suzanna L. McCormack, Trustee
of the Suzanne L. McCormack
Estate dated
February 18, 2014
36142/44
Map R08, Lot 62-A

SPACE AND BULK STANDARDS

RR2 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE (CLUSTER)	60,000 S.F.	> 60,000 S.F.
MIN. FRONTAGE	100'	> 100'
BUILDING SETBACKS		
FRONT	50'	> 50'
SIDE	30' MIN.	> 30'
REAR	75' COMBINED	> 75'
OPEN SPACE	25%	33.3%

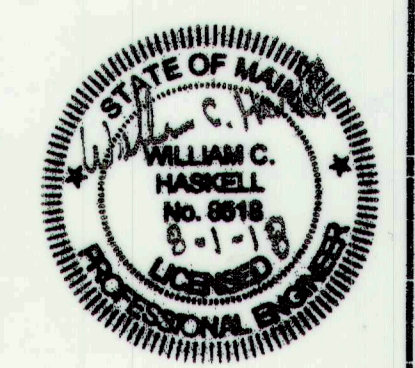
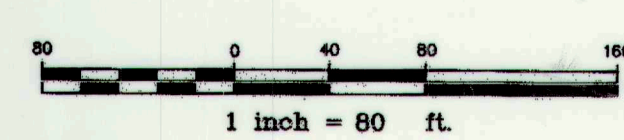
NET RESIDENTIAL DENSITY

GROSS ACREAGE	1,087,735 SF
ACTUAL AREA FOR ROADS AND PARKING	78,884 SF
LAND CUT OFF FROM MAIN PARCEL	0
OTHER AREAS DIFFICULT TO DEVELOP	0
WETLANDS	88,453 SF
FLOOD PLAIN	0
RIGHTS OF WAY OR EASEMENTS	0
RESOURCE PROTECTION DISTRICTS	0
NET RESIDENTIAL ACREAGE	920,398 SF
ALLOWABLE DENSITY	87,120 SF/LOT
ALLOWABLE # OF LOTS	10.6 LOTS

Approved by the Town of Cumberland Planning Board:

Conditions:

Signed: *[Signature]*
[Signature]
[Signature]
Date: 8-21-18



Rev.	Date	Revision

Planning Board Signature	8-1-18	WCH
Preliminary/Final Subdivision Application	5-22-18	WCH
MDEP/ACOE Permitting	12/22/17	WCH
Preliminary Subdivision Application	10-31-17	WCH
Issued For		
Date		
By		

Design: JWA Draft: LAN Date: DEC 2017
Checked: WCH Scale: Job No.: 3236.01
File Name: 3236-SUBDIV.dwg
This plan shall not be modified without written permission from GorrillPalmer(GP). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GP.



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207.772.2515

Drawing Name: Subdivision Plan
Project: Orchard Road Subdivision
Cumberland, Maine
Client: TZ Properties
Falmouth, Me 04105 23 Stormy Brook Road

Drawing No. 4