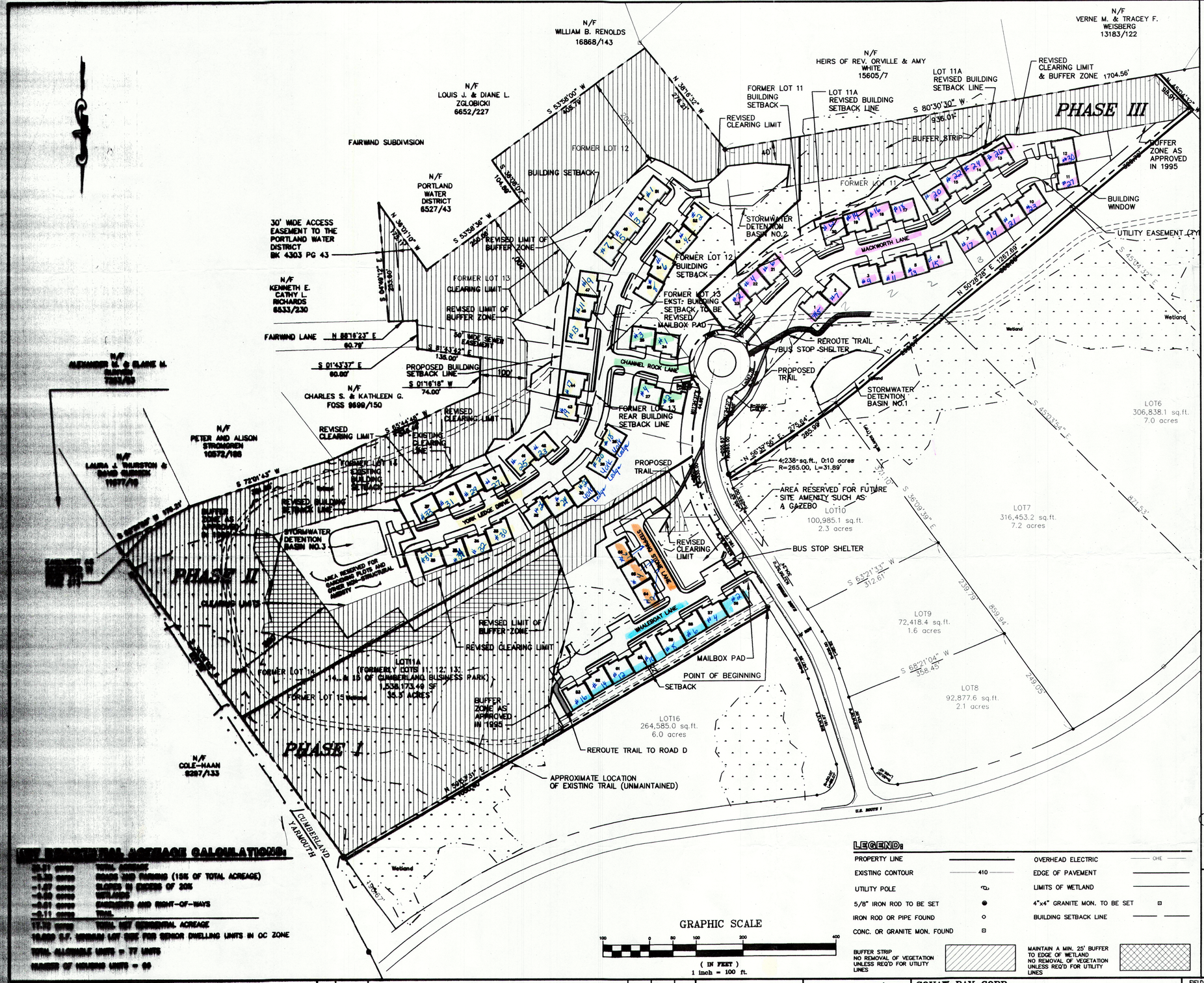

N/F
WILLIAM B. RENOLDS
16868/143
N/F
LOUIS J. & DIANE L.
ZGLOBICKI
6652/227
FAIRWIND SUBDIVISION
N/F
PORTLAND
WATER
DISTRICT
6527/43
30' WIDE ACCESS EASEMENT TO THE PORTLAND WATER DISTRICT BK 4303 PG 43
N/F
KENNETH E.
CATHY L.
RICHARDS
6533/230
N/F
ALEXANDER M. & ELAINE M.
GLAZIER
7224/93
N/F
PETER AND ALISON
STROMGREN
10572/188
N/F
LAURA J. THURSTON &
DAVID GURNEY
11977/19
N/F
CHARLES S. & KATHLEEN G.
FOSS
9699/150
N/F
COLE-HAAN
8287/133
N/F
VERNE M. & TRACEY F.
WEISBERG
13183/122
N/F
HEIRS OF REV. ORVILLE & AMY
WHITE
15605/7
FORMER LOT 12
FORMER LOT 13
FORMER LOT 11
BUILDING SETBACK
REVISED CLEARING LIMIT
REVISED LIMIT OF BUFFER ZONE
FORMER LOT 11 BUILDING SETBACK
LOT 11A REVISED BUILDING SETBACK LINE
LOT 11A REVISED BUILDING SETBACK LINE
REVISED CLEARING LIMIT & BUFFER ZONE
BUFFER STRIP
BUFFER ZONE AS APPROVED IN 1995
BUILDING WINDOW
UTILITY EASEMENT (TYP.)
PHASE III
PHASE II
PHASE I
STORMWATER DETENTION BASIN NO.2
STORMWATER DETENTION BASIN NO.3
STORMWATER DETENTION BASIN NO.1
MACKWORTH LANE
CHANNEL ROCK LANE
YORKSHIRE LANE
YORK LEDGE DRIVE
WHALEBOAT LANE
STEPPING STONE LANE
FAIRWIND LANE
50' WIDE SEWER EASEMENT
PROPOSED BUILDING SETBACK LINE
FORMER LOT 13 REAR BUILDING SETBACK LINE
FORMER LOT 13 EXST. BUILDING SETBACK TO BE REVISED
MAILBOX PAD
REROUTE TRAIL
BUS STOP SHELTER
PROPOSED TRAIL
AREA RESERVED FOR FUTURE SITE AMENITY SUCH AS A GAZEBO
BUS STOP SHELTER
REVISED CLEARING LIMIT
REVISED LIMIT OF BUFFER ZONE
REVISED CLEARING LIMIT
MAILBOX PAD
POINT OF BEGINNING
SETBACK
REROUTE TRAIL TO ROAD D
APPROXIMATE LOCATION OF EXISTING TRAIL (UNMAINTAINED)
LOT10
100,985.1 sq.ft.
2.3 acres
LOT7
316,453.2 sq.ft.
7.2 acres
LOT6
306,838.1 sq.ft.
7.0 acres
LOT9
72,418.4 sq.ft.
1.6 acres
LOT8
92,877.6 sq.ft.
2.1 acres
LOT16
264,585.0 sq.ft.
6.0 acres
LOT11A
(FORMERLY LOTS 11, 12, 13, & 14 IN 15 OF CUMBERLAND BUSINESS PARK)
1,539,173.48 SF
35.3 ACRES
Wetland
U.S. ROUTE 1
CUMBERLAND
YARMOUTH
N 36°16'32" W 272.21'
S 53°58'00" W 428.79'
N 36°01'10" W 129.37'
S 53°58'36" W 248.66'
S 36°01'07" E 104.98'
S 36°01'10" E 99.25'
N 88°16'23" E 60.79'
S 01°43'37" E 60.00'
S 01°16'18" W 74.00'
S 81°43'42" E 136.00'
S 65°44'48" W 98.42'
S 72°01'43" W 198.20'
N 56°32'55" E 275.64'
285.99'
R=265.00, L=31.89'
4,238 sq.ft., 0.10 acres
S 36°09'39" E 239.79'
S 63°21'32" W 312.61'
S 68°21'04" W 358.45'
S 36°09'39" E 859.94'
S 45°03'42" E 271.93'
N 50°28'28" E 1257.65'
S 45°03'42" E 99.01'
S 80°30'30" W 936.01'
N 45°03'42" W 99.01'
N 36°09'39" W 1295.27'
N 36°09'39" W 1295.27'
N 36°09'39" W 1295.27

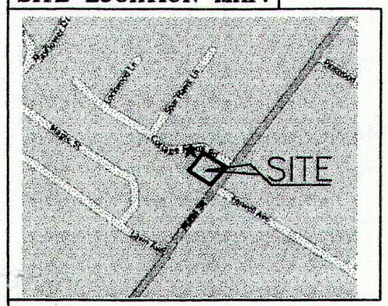
U13/ 12/A U3/ /
COTTAGE FARMS DEVELOPMENT LLC
14 HEDGEROW DRIVE
CUMBERLAND, ME 04021

U13/A 12/A U4/ /
WILSON DOROTHY W
330 MAIN STREET
UNIT 4
CUMBERLAND, ME 04021

U13/A 12/A U2/ /
GUIDI JAMES
14 HEDGEROW DRIVE
CUMBERLAND, ME 04021

U13/A 12/A U1/ /
WILSON DORIS
330 MAIN STREET
UNIT 1
CUMBERLAND, ME 04021

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: COTTAGE FARM DEVELOPMENT LLC, BOOK 24496 PAGE 278 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON PLAN REFERENCE 4a, ADDITIOINAL SURVEY DATA OBTAINED UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. REFERENCE IS MADE TO THE FOLLOWING DOCUMENT: CONTRACT ZONING AGREEMENT BETWEEN TOWN OF CUMBERLAND AND COTTAGE FARM DEVELOPMENT, LLC, RECORDED IN C.C.R.D. BOOK 24507 PAGE 291.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) "COTTAGE FARM CONDOMINIUMS, ROUTE 9, CUMBERLAND, MAINE, SUBDIVISION PLAN," BY SYTDESIGN CONSULTANTS, PO BOX 86A, 160 LONGWOODS ROAD, CUMBERLAND, MAINE, DATED DEC. 1, 2005, RECORDED IN C.C.R.D. PLAN BOOK 206 PAGE 673.

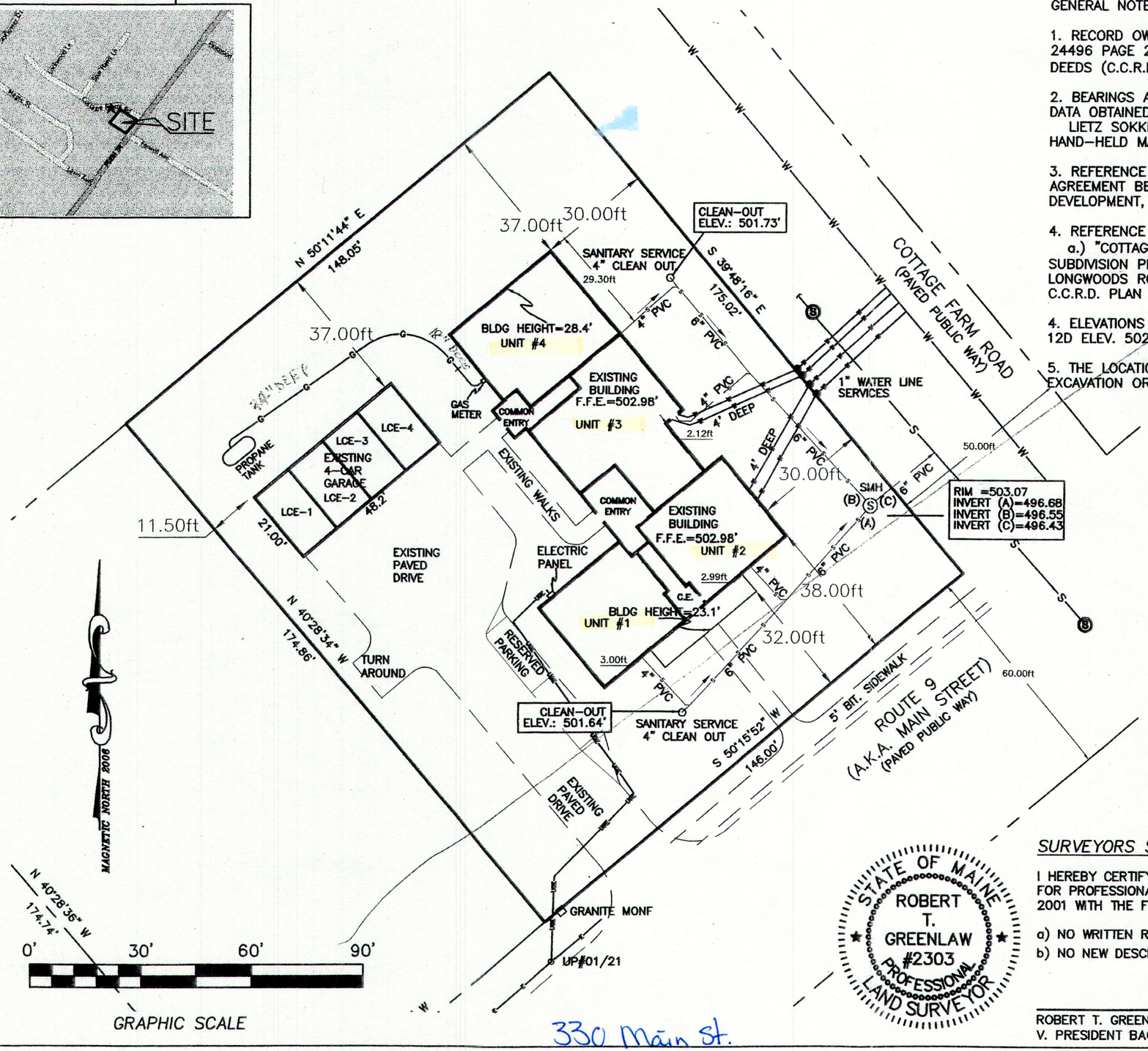
4. ELEVATIONS ARE BASE UPON PROJECT BENCHMARK PK NAIL SET IN POLE 12D ELEV. 502.32.

5. THE LOCATION OF UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY EXCAVATION OR CONSTRUCTION IS UNDERTAKEN.

REVISION 1: 05/11/2007- UPDATED AS-BUILT INFORMATION, ADDE SHEET 2

CONDOMINIUM PLAT AND AS-BUILT SURVEY PLAN
COTTAGE FARM ROAD & ROUTE 9 CUMBERLAND, MAINE

FOR: COTTAGE FARM DEVELOPEMENT LLC.



330 Main St.

LEGEND

- Property line
- UGE — Undeground Electric
- Street line
- Sanitary line
- S — Sewer Line On Site
- W — Water Line
- Unit Delimiter
- (W) Water Shut Off
- (S) Sewer Manhole
- A.K.A. Also Known As

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

REVISED: MAY 11, 2007
DATE: DECEMBER 4, 2006

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DRAWN BY: DMD
CHECKED BY: RTG
SCALE: 1"=30'
DATE OF SURVEY: 12/04/2006
JOB NUMBER: 2006106
REVISION 1
SHEET: 1 OF 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 106

LEGEND:

EXISTING

- IRON PIPE/ PIN FOUND (FND)
- GRANITE MONUMENT FOUND
- 5/8" REBAR TO BE SET WITH SURVEY CAP MARKED 204
- WATER VALVE BOX
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- SIGN
- TREE LINE
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- BITUMINOUS CURB
- PROPERTY LINE
- ABUTTING PROPERTY
- TREE OR GROUP
- EXISTING STRUCTURE
- SANITARY SEWER
- WATER LINE

PROPOSED

- UGU — UNDERGROUND UTILITY
- BUILDING
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- STREET LIGHT
- WALL MOUNTED LIGHT
- SANITARY CLEAN-OUT
- SS — SANITARY SEWER
- WATER VALVE
- W — WATER LINE
- MAIL BOXES

RESTRICTIONS WITHIN THE CONTRACT ZONE

(A) THE SETBACKS WITHIN THE CONTRACT ZONE SHALL BE AS FOLLOWS:

(1) THE SETBACKS FOR THE MULTIPLEX CONDOMINIUM BUILDING SHALL BE:

(i) REAR: THE YEAR YARD SETBACK SHALL BE 35'
(ii) FRONT FROM COTTAGE FARMS ROAD: THE SETBACK SHALL BE 25'.
(iii) FRONT FROM MAIN STREET: THE SETBACKS SHALL BE 30'.

(2) THE SETBACKS FOR THE GARAGE STRUCTURE SHALL BE:

(i) REAR: THE REAR YARD SETBACK SHALL BE 35'.
(ii) SIDE: THE SIDE YARD SETBACK SHALL BE 10'.
(iii) FRONT: THE FRONT YARD SETBACK SHALL BE 30'.

(3) THE SIDE YARD SETBACK FOR THE DRIVEWAY SHALL BE 10'.

(4) THE SETBACK FOR THE DRIVEWAY TURNAROUND SHALL BE 1'.

(B) NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE MDR ZONING DISTRICT ORDINACE OR OTHERWISE PROVIDED BY THE ZONING ORDINANCE, THE PROPERTY SHALL SATISFY ALL UNIT DENSITY AND MINIMUM LOT SIZE REQUIREMENTS FOR THE PROJECT WITHIN THE CONTRACT ZONE.

(C) THE BUILDINGS AND IMPROVEMENTS COMPRISING THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

(1) GARAGE STRUCTURE. THERE SHALL BE ONE, FOUR (4)-CAR GARAGE AS A DETACHED STRUCTURE, APPROXIMATELY 1008 SQUARE FEET IN SIZE, WITH EACH GARAGE BAY BEING APPROXIMATELY 252 SQUARE FEET IN SIZE;

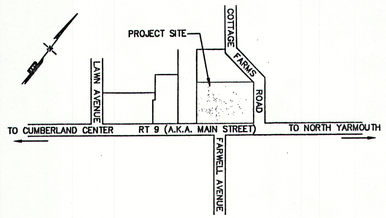
(2) CONDOMINIUM BUILDING. THERE SHALL BE ONE (4)-UNIT MULTIPLEX CONDOMINIUM BUILDING WITH APPROXIMATELY 4,000 SQUARE FEET OF LIVING SPACES; TWO (2) OF THE FOUR (4) DWELLING UNITS SHALL BE APPROXIMATELY 900 SQUARE FEET IN SIZE AND TWO (2) OF THE FOUR (4) DWELLING UNITS SHALL BE APPROXIMATELY 1,100 SQUARE FEET IN SIZE;

(3) HEIGHT, LIGHTING, AND LANDSCAPING. THE BUILDINGS AND IMPROVEMENTS ON THE PROPERTY SHALL COMPLY WITH ALL APPLICABLE HEIGHT RESTRICTIONS, LIGHTING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS UNDER THE TOWN'S SITE PLAN ORDINANCE AND ZONING ORDINANCE.

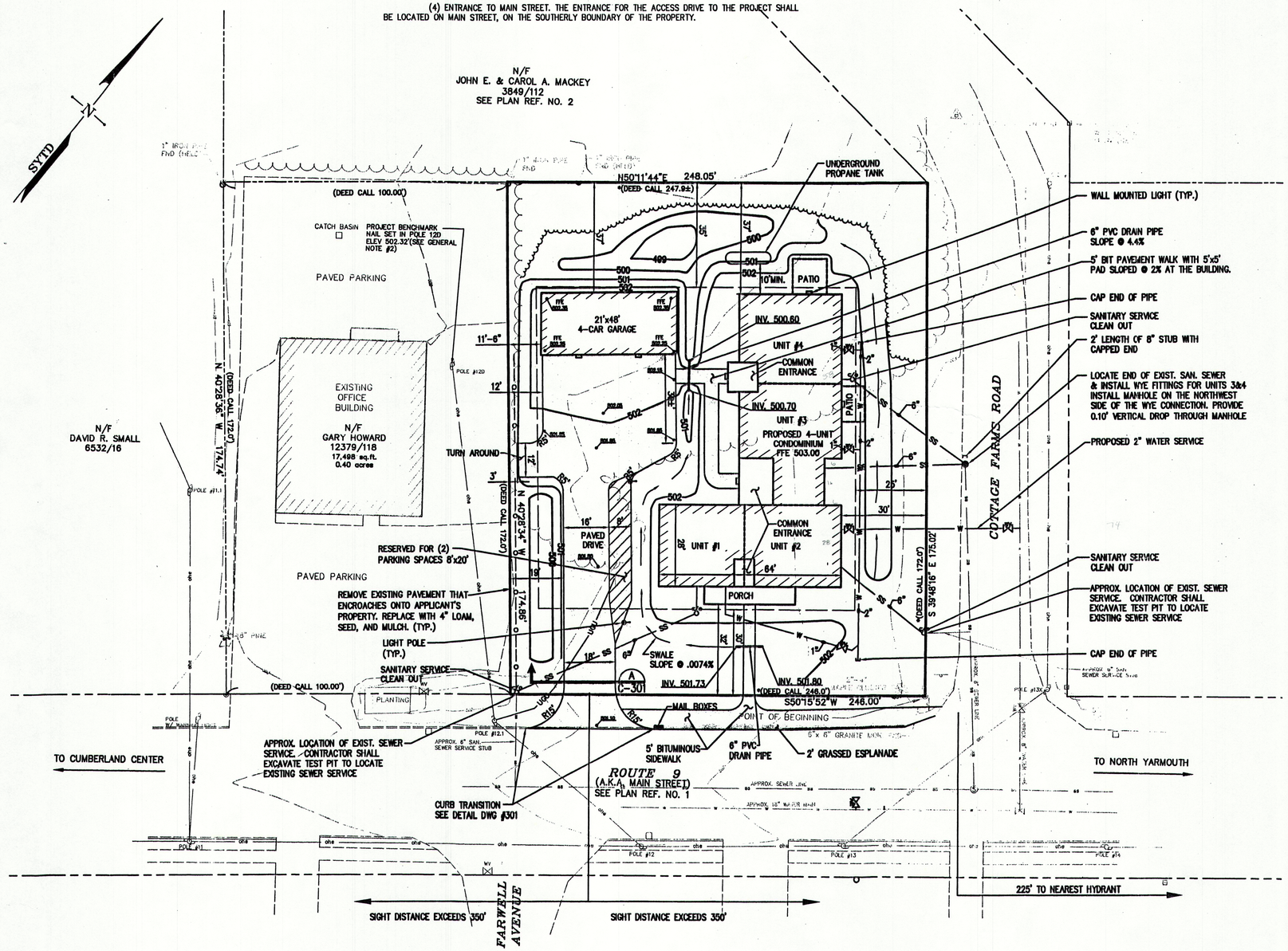
(4) ENTRANCE TO MAIN STREET. THE ENTRANCE FOR THE ACCESS DRIVE TO THE PROJECT SHALL BE LOCATED ON MAIN STREET, ON THE SOUTHERLY BOUNDARY OF THE PROPERTY.

SPACE AND BULK STANDARDS
MEDIUM DENSITY RESIDENTIAL DISTRICT

DESCRIPTION	MULTI-PLEX DEVELOPMENT REQUIRED/MDR ZONE	PROVIDED
MIN. LOT AREA PER DWELLING UNIT (SERVED BY SEWER)	0.50 AC.	0.12 AC.
MIN. ROAD FRONTAGE	150 FT.	246 FT. (ROUTE 9)
MIN. FRONT SETBACK	35 FT.	30 FT.
MIN. REAR SETBACK	50 FT.	
MIN. SIDE SETBACK	20 FT. / COMBINED 50 FT.	11.5 FT. / COMBINED 48.5 F.T
MIN. DWELLING UNIT AREA	600 S.F.	850 S.F.
MIN. OPEN SPACE	50% OF PARCEL	
MIN. DISTANCE FROM DRIVEWAY TO UNSIGNALIZED INTERSECTION	50 FT.	109 FT. ±
PARKING AREA: MIN. DISTANCE FROM SIDE OR REAR LOT LINES	15 FT.	SIDE = 3 FT.
MIN. PARKING REQUIRED PER DWELLING UNIT	2.5 SPACES	2.5 SPACES



N.T.S.



PLAN REFERENCES:

1. A PLAN ENTITLED "DR. GARY HOWARD PROPERTY, 326 MAINE STREET, CUMBERLAND, MAINE 04021, STANDARD BOUNDARY SURVEY WITH EXCEPTIONS" DRAWING NO. S-100, PREPARED FOR DR. GARY HOWARD, PREPARED BY SQUAW BAY CORP. DATED FEB., 2000

2. PLAN ENTITLED "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE HIGHWAY 138 CUMBERLAND. FEDERAL AID PROJECT NO. RS-STP-138S" D.O.T FILE #3-397, DATED APRIL 1992

GENERAL NOTES:

1. DATUMS
   HORIZONTAL - BASED UPON PLAN REFERENCE #2
   VERTICAL - ASSUMED SEE PROJECT BENCHMARK, POLE #12D, ELEV. 502.32

2. MINIMUM SLOPE ON 6" SEWER SERVICES SHALL BE 4 PERCENT.

3. SEWER PIPE SHALL BE PVC-SDR-35

FIRE PROTECTION NOTES:

1) The building shall be equipped with a fire alarm system that is monitored by an approved fire alarm company. The system shall have a remote annunciator panel located in the garage that can be silenced with the push of one button from this location. The strobe or other visual alarm signaling devices shall remain active when the system is silenced. The alarm system shall identify the exact location of each individual initiation device with plain text at the fire alarm panel. Monitoring and maintenance of the system shall be identified in the Homeowner's Association Document.

2) The building shall be equipped with a hinged key box approved by the fire department. The key box shall be located on the garage and shall be electronically connected to the fire alarm system to show a trouble signal whenever the box is in the open position. Keys to each individual unit shall be required to be in the box.

3) The building shall meet the requirements of the National Fire Protection Association Life Safety Code. These requirements cannot be determined until a complete set of building drawings are reviewed.

4) Any fuel storage shall meet the appropriate standard of the National Fire Protection Association. Attention to building and property line set back requirements should be included as part of the site plan review.

5) A fire protection sprinkler system shall be installed and shall meet the requirements of the National Fire Protection Association. The fire department connection shall be equipped with a 4" locking coupling that is located in an area that is approved by the fire department. The sprinkler system shall send a water flow signal to the fire alarm panel whenever water is moving throughout the system. The detached garage shall be exempt from this requirement.

PLANNING BOARD APPROVAL:

MEMBER _____ DATE _____

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

State of Maine, Cumberland SS.
Registry of Deeds
Received October 25, 2006
at 1 h. 42 m. P M and recorded in
Plan Book 206 Page 473
Attest: _____ Register
John B. O'Brien

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

G	10/16/06	GENERAL REVISIONS	JSD	WSD	WSD
F	9/27/06	REVISED SANITARY SEWER SERVICES	JJC	WSD	WSD
E	9/22/06	RAISED BUILDING ELEVATION - REVISED GRADING & WALK	JJC	WSD	WSD
D	9/21/06	MISCELLANEOUS REVISION'S	JJC	WSD	WSD
C	9/15/06	MISCELLANEOUS REVISION'S	JSD	WSD	WSD
B	9/11/06	REVISED PER RALPH OULTON'S REVIEW COMMENTS	JSD	WSD	WSD
A	8/29/06	SUBMITTED TO TOWN WITH SUBDIVISION APPLICATION	JSD	WSD	WSD

STATUS — BY | CHKD | APPD

STATE OF MAINE · W. SCOTT DECKER · 13994 · REGISTERED PROFESSIONAL ENGINEER · 10/17/06

SYTDesign CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel.207.829.6994 fax.207.829.2231

CLIENT: + Record Owner
COTTAGE FARM DEVELOPMENT, LLC
P.O. BOX 10715, PORTLAND, MAINE 04104

DESIGN: WSD
DRAWN: JJC
CHKD: WSD
DATE: DEC. 1, 2005
SCALE: 1" = 20'

COTTAGE FARM CONDOMINIUMS
ROUTE 9, CUMBERLAND, MAINE

SUBDIVISION PLAN

PROJ. NO. 05-261.00 REV. G
DWG. C-102

Survey Name: P:\2005-PROJECTS\05-261\00\dwg\05-261\05_Site | Plot Date / Time: Oct. 17, 06 / 3:52 PM

U13/ 111/ U1/ /
CUMBERLAND CENTER GROUP LLC
16 HILLCREST DRIVE
CUMBERLAND, ME 04021

U13/ 111/ U5/ /
CUMBERLAND CENTER GROUP LLC
16 HILLCREST DRIVE
CUMBERLAND, ME 04021

U13/ 111/ U3/ /
CUMBERLAND CENTER GROUP LLC
16 HILLCREST DRIVE
CUMBERLAND, ME 04021

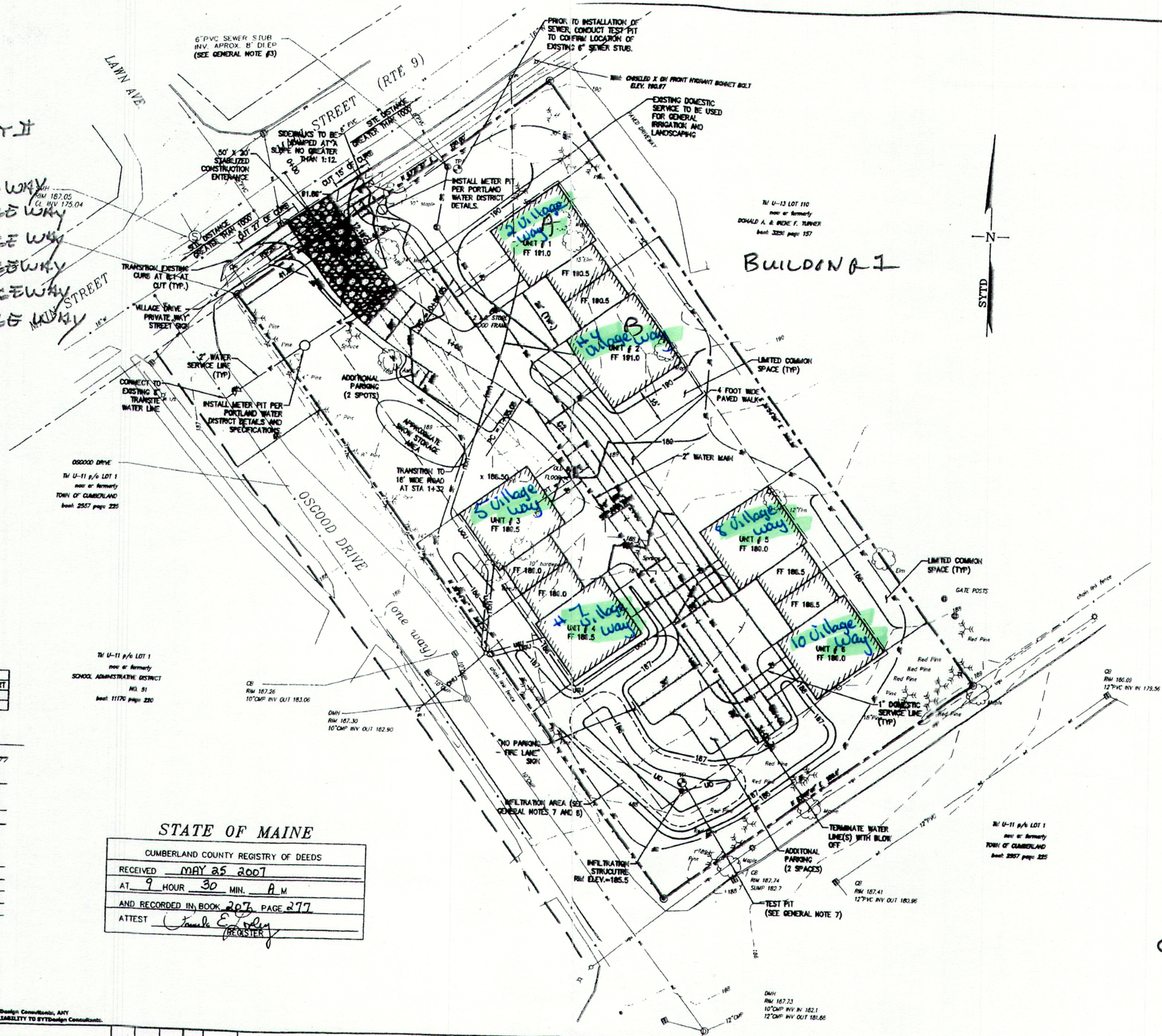
U13/ 111/ U4/ /
CUMBERLAND CENTER GROUP LLC
16 HILLCREST DRIVE
CUMBERLAND, ME 04021

U13/ 111/ U2/ /
CARR PRISCILLA A
27 PARK STREET
FARMINGDALE, ME 04344

U13/ 111/ U6/ /
JOYCE MARY ELLEN
10 VILLAGE WAY
CUMBERLAND CTR, ME 04021

MAP/LOT
WILL BE
U13/111/ UNIT #

UNIT 1 = 2 VILLAGE WAY
UNIT 2 = 4 VILLAGE WAY
UNIT 3 = 5 VILLAGE WAY
UNIT 4 = 7 VILLAGE WAY
UNIT 5 = 8 VILLAGE WAY
UNIT 6 = 10 VILLAGE WAY



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT
C1	42.75	100.00	24°28'44"	21.71
C2	36.74	100.00	22°11'46"	18.62

PROPOSED LEGEND

- BUILDING
- STORM DRAIN STRUCTURE
- UNDERDRAIN — UD —
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE — SS —
- WATERLINE — W —
- WATER LINE GATE VALVE
- WATER LINE SHUT-OFF VALVE
- UNDERGROUND UTILITY — UGU —
- SILT FENCE — SF —
- EDGE OF PAVEMENT
- LIMITED COMMON USE
- PROPERTY SETBACK
- TEST PIT TP

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED MAY 25 2007
AT 9 HOUR 30 MIN. A M.
AND RECORDED IN BOOK 207 PAGE 277
ATTEST _____ REGISTER

ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT

ZONE REQUIREMENTS FOR THE CONTRACT ZONE:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITH SEWER	0.5 ACRES (43,560 s.f.) PER DWELLING UNIT	1.03 ACRES (44,866 s.f.)
MINIMUM ROAD FRONTAGE:	150 FEET	150 FEET
MINIMUM SETBACKS:		
FRONT SETBACK:	35 FEET	35 FEET
SIDE SETBACK:	20 FEET	20 FEET
REAR SETBACK:	30 FEET	30 FEET

GENERAL NOTES:

1. WATER LINE SIZES APPROXIMATE, TO BE DETERMINED BY MECHANICAL AND FIRE SUPPRESSION ENGINEERS.
2. BUILDING FOOTPRINTS REPRESENT EDGE OF FOUNDATION.
3. CONTRACTOR SHALL EXCAVATE TEST PIT AT THE END OF THE EXISTING 6" SEWER STUB TO CONFIRM IT'S EXISTANCE, SLOPE OF INSTALLED PIPE & INVERT ELEVATION.
4. PROVIDE SHEDULE 40 PVC CONDUIT FOR ALL UNDERGROUND ELECTRICAL AND COMMUNICATION LINES UNDER PAVED AREAS.
5. THE SEWER EXTENSION IS TO REMAIN PRIVATE AND AS SUCH THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
6. THE TOWN'S REPRESENTATIVE SHALL BE PRESENT DURING THE INSTALLATION OF THE SANITARY SEWER EXTENSION AND THE BUILDING HOUSE SERVICE PIPELINE. THE TOWN'S REPRESENTATIVE SHALL BE PRESENT DURING THE TESTING OF THE SEWER EXTENSION PIPELINE AND MANHOLES.
7. THE SUITABILITY OF THE INSITU SITE SOILS FOR STORMWATER INFILTRATION WAS DETERMINED BY SUMMIT GEOENGINEERING SERVICES, BY TEST PIT LOCATED WITHIN THE INFILTRATION AREA ON MARCH 23, 2007. SUBSEQUENT TESTING AND ANALYSIS INDICATES A SATISFACTORY INFILTRATION RATE FOR STORMWATER DISPOSAL IN EXCESS OF THE 8" INCHES/ HOUR USED IN THE DESIGN OF THE BASIN. LOAM WITHIN THE INFILTRATION AREA SHALL BE HAND PLACED, SPREAD AND GRADED WITHOUT THE BENEFIT OF EQUIPMENT WORKING WITHIN THE INFILTRATION AREA. APPLY SEED AND MULCH TO THE AREA IMMEDIATELY TO ESTABLISH A SATISFACTORY GROWTH OF GRASS PRIOR TO PAVING. BARRICADE AND PROTECT THE INFILTRATION AREA LOAM FROM COMPACTION BY EQUIPMENT, PEDESTRIAN TRAFFIC, OR STOCKPILED MATERIAL. REFER TO SHEET C-300 FOR FURTHER EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS AND DETAILS.
8. THE INFILTRATION AREA SHALL NOT BE USED AS A SNOW DUMP AREA.
9. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A PLAN BY ROYAL RIVER SURVEY CO. TITLED "PLAN OF BOUNDARY + TOPOGRAPHY 317 MAIN STREET, CUMBERLAND, MAINE" DATED FEBURARY 5, 2007.

FIRE PROTECTION NOTES:

1) THE BUILDINGS SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM THAT IS MONITORED BY AN APPROVED FIRE ALARM COMPANY. THE SYSTEM SHALL HAVE A REMOTE ANNUNCIATOR PANEL LOCATED IN THE GARAGES THAT CAN BE SILENCED WITH THE PUSH OF ONE BUTTON FROM THIS LOCATION. THE STROBE OR OTHER VISUAL ALARM SIGNALING DEVICES SHALL REMAIN ACTIVE WHEN THE SYSTEM IS SILENCED. THE ALARM SYSTEM SHALL IDENTIFY THE EXACT LOCATION OF EACH INDIVIDUAL INITIATION DEVICE WITH PLAIN TEXT AT THE FIRE ALARM PANEL MONITORING AND MAINTENANCE OF THE SYSTEM SHALL BE IDENTIFIED IN THE HOMEOWNER'S ASSOCIATION DOCUMENT.

2) THE BUILDINGS SHALL BE EQUIPPED WITH A HINGED KEY BOX APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE LOCATED ON THE GARAGE AND SHALL BE ELECTRONICALLY CONNECTED TO THE FIRE ALARM SYSTEM TO SHOW A TROUBLE SIGNAL WHENEVER THE BOX IS IN THE OPEN POSITION. KEYS TO EACH INDIVIDUAL UNIT SHALL BE REQUIRED TO BE IN THE BOX.

3) THE BUILDINGS SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE. THESE REQUIREMENTS CANNOT BE DETERMINED UNTIL A COMPLETE SET OF BUILDING DRAWINGS ARE REVIEWED.

4) ANY FUEL STORAGE SHALL MEET THE APPROPRIATE STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION. ATTENTION TO BUILDING AND PROPERTY LINE SET BACK REQUIREMENTS SHOULD BE INCLUDED AS PART OF THE SITE PLAN REVIEW.

5) A FIRE PROTECTION SPRINKLER SYSTEM SHALL BE INSTALLED AND SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE FIRE DEPARTMENT CONNECTION SHALL BE EQUIPPED WITH A 4" LOCKING COUPLING THAT IS LOCATED IN AN AREA THAT IS APPROVED BY THE FIRE DEPARTMENT. THE SPRINKLER SYSTEM SHALL SEND A WATER FLOW SIGNAL TO THE FIRE ALARM PANEL WHENEVER WATER IS MOVING THROUGHOUT THE SYSTEM.

PLANNING BOARD APPROVAL

MEMBER	DATE
	5/1/07
	5/1/07
	5/1/07
	5-9-07
	5-9-07

GRAPHIC SCALE

30 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

REV.	DATE	STATUS	BY	CHKD.	APPD.
D	5/08/07	DRAWINGS SUBMITTED FOR FINAL APPROVAL	CRM	CRM	PBT
C	4/05/07	EDITS BASED ON REVIEW COMMENTS AND RESUBMITTED TO TOWN	CRM	CRM	PBT
B	3/12/07	ADDED GENERAL NOTE #3 AND RESUBMITTED TO TOWN	JSD	WSD	WSD
A	2/26/07	SUBMITTED TO TOWN WITH SUBDIVISION APPLICATION	CRM	WSD	WSD

STATE OF MAINE — PETER B. [illegible] — 10879 — REGISTERED PROFESSIONAL ENGINEER — 5/8/07

SYTDesign CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. Box 86A
180 Longwoods Road
Cumberland, Maine 04021
tel.207.829.6604 fax.207.829.2231

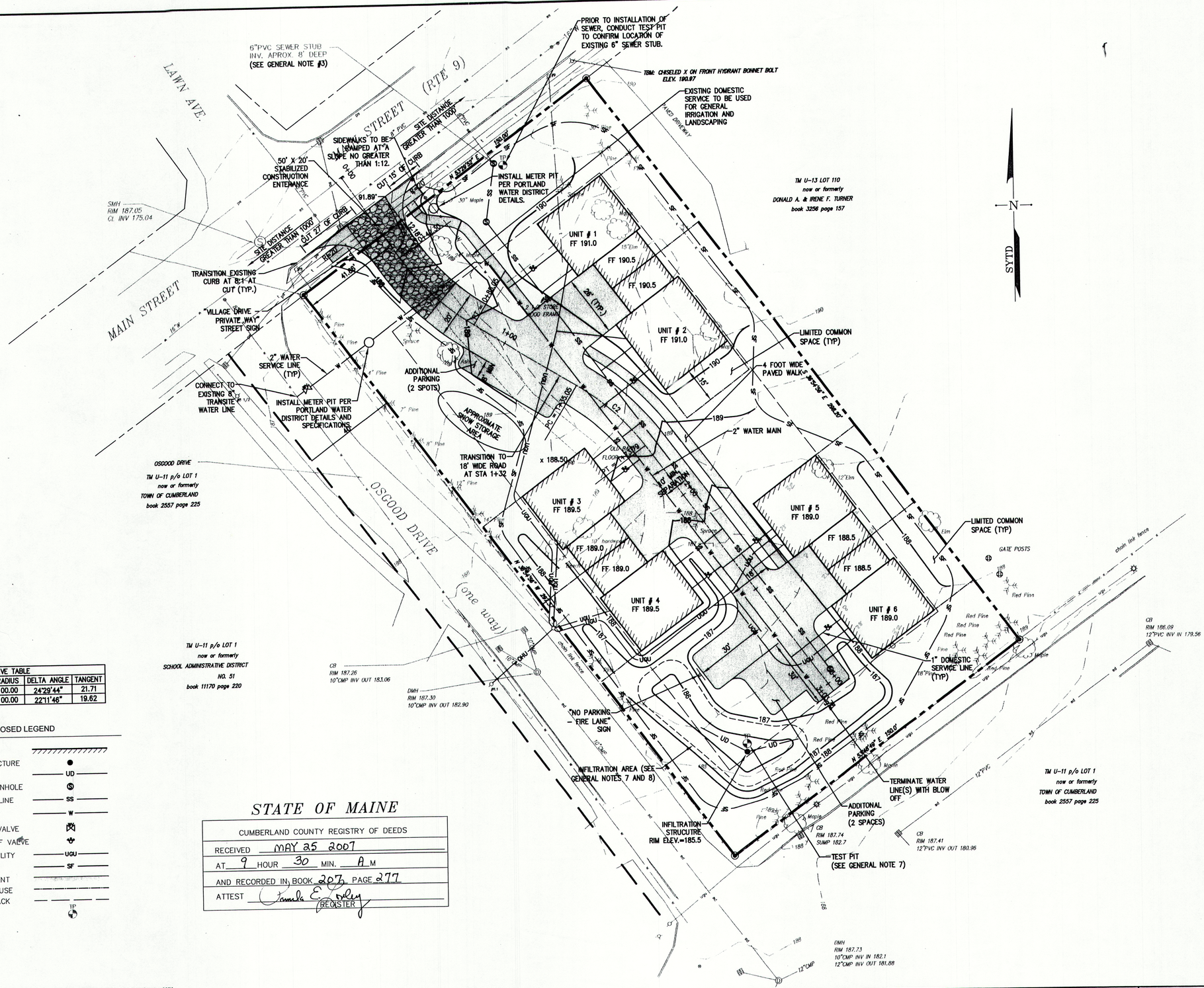
CLIENT:
CUMBERLAND CENTER GROUP, LLC
16 HILLCREST DRIVE
CUMBERLAND, MAINE

DESIGN: CRM
DRAWN: CRM
CHKD: WSD
DATE: FEBRUARY 2007
SCALE: 1" = 20'

PROJECT: OSGOOD VILLAGE CONDOMINIUMS
317 MAIN STREET
CUMBERLAND, MAINE

SUBDIVISION PLAN

PROJ. NO.
DWG. NO.



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT
C1	42.75	100.00	24°29'44"	21.71
C2	38.74	100.00	22°11'46"	19.62

PROPOSED LEGEND

- BUILDING
- STORM DRAIN STRUCTURE
- UNDERDRAIN — UD —
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE — SS —
- WATERLINE — W —
- WATER LINE GATE VALVE
- WATER LINE SHUT-OFF VALVE
- UNDERGROUND UTILITY — UGU —
- SILT FENCE — SF —
- EDGE OF PAVEMENT
- LIMITED COMMON USE
- PROPERTY SETBACK
- TEST PIT — TP

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED MAY 25 2007
AT 9 HOUR 30 MIN. A M
AND RECORDED IN BOOK 207 PAGE 277
ATTEST Pamela E. Lovley REGISTER

ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT

ZONE REQUIREMENTS FOR THE CONTRACT ZONE:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITH SEWER	0.5 ACRES (43,560 s.f.) PER DWELLING UNIT	1.03 ACRES (44,866 s.f.)
MINIMUM ROAD FRONTAGE:	150 FEET	150 FEET
MINIMUM SETBACKS:		
FRONT SETBACK :	35 FEET	35 FEET
SIDE SETBACK:	20 FEET	20 FEET
REAR SETBACK:	30 FEET	30 FEET

GENERAL NOTES:

1. WATER LINE SIZES APPROXIMATE, TO BE DETERMINED BY MECHANICAL AND FIRE SUPPRESSION ENGINEERS.
2. BUILDING FOOTPRINTS REPRESENT EDGE OF FOUNDATION.
3. CONTRACTOR SHALL EXCAVATE TEST PIT AT THE END OF THE EXISTING 6" SEWER STUB TO CONFIRM IT'S EXISTANCE, SLOPE OF INSTALLED PIPE & INVERT ELEVATION.
4. PROVIDE SHEDULE 40 PVC CONDUIT FOR ALL UNDERGROUND ELECTRICAL AND COMMUNICATION LINES UNDER PAVED AREAS.
5. THE SEWER EXTENSION IS TO REMAIN PRIVATE AND AS SUCH THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
6. THE TOWN'S REPRESENTATIVE SHALL BE PRESENT DURING THE INSTALLATION OF THE SANITARY SEWER EXTENSION AND THE BUILDING HOUSE SERVICE PIPELINE. THE TOWN'S REPRESENTATIVE SHALL BE PRESENT DURING THE TESTING OF THE SEWER EXTENSION PIPELINE AND MANHOLES.
7. THE SUITABILITY OF THE INSITU SITE SOILS FOR STORMWATER INFILTRATION WAS DETERMINED BY SUMMIT GEOENGINEERING SERVICES, BY TEST PIT LOCATED WITHIN THE INFILTRATION AREA ON MARCH 23, 2007. SUBSEQUENT TESTING AND ANALYSIS INDICATES A SATISFACTORY INFILTRATION RATE FOR STORMWATER DISPOSAL IN EXCESS OF THE 8" INCHES/ HOUR USED IN THE DESIGN OF THE BASIN. LOAM WITHIN THE INFILTRATION AREA SHALL BE HAND PLACED, SPREAD AND GRADED WITHOUT THE BENEFIT OF EQUIPMENT WORKING WITHIN THE INFILTRATION AREA. APPLY SEED AND MULCH TO THE AREA IMMEDIATELY TO ESTABLISH A SATISFACTORY GROWTH OF GRASS PRIOR TO PAVING. BARRICADE AND PROTECT THE INFILTRATION AREA LOAM FROM COMPACTION BY EQUIPMENT, PEDESTRIAN TRAFFIC, OR STOCKPILED MATERIAL. REFER TO SHEET C-300 FOR FURTHER EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS AND DETAILS.
8. THE INFILTRATION AREA SHALL NOT BE USED AS A SNOW DUMP AREA.
9. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM A PLAN BY ROYAL RIVER SURVEY CO. TITLED "PLAN OF BOUNDARY + TOPOGRAPHY 317 MAIN STREET. CUMBERLAND. MAINE" DATED FEBURARY 5, 2007.

FIRE PROTECTION NOTES:

1) THE BUILDINGS SHALL BE EQUIPPED WITH A FIRE ALARM SYSTEM THAT IS MONITORED BY AN APPROVED FIRE ALARM COMPANY. THE SYSTEM SHALL HAVE A REMOTE ANNUNCIATOR PANEL LOCATED IN THE GARAGES THAT CAN BE SILENCED WITH THE PUSH OF ONE BUTTON FROM THIS LOCATION. THE STROBE OR OTHER VISUAL ALARM SIGNALING DEVICES SHALL REMAIN ACTIVE WHEN THE SYSTEM IS SILENCED. THE ALARM SYSTEM SHALL IDENTIFY THE EXACT LOCATION OF EACH INDIVIDUAL INITIATION DEVICE WITH PLAIN TEXT AT THE FIRE ALARM PANEL. MONITORING AND MAINTENANCE OF THE SYSTEM SHALL BE IDENTIFIED IN THE HOMEOWNER'S ASSOCIATION DOCUMENT.

2) THE BUILDINGS SHALL BE EQUIPPED WITH A HINGED KEY BOX APPROVED BY THE FIRE DEPARTMENT. THE KEY BOX SHALL BE LOCATED ON THE GARAGE AND SHALL BE ELECTRONICALLY CONNECTED TO THE FIRE ALARM SYSTEM TO SHOW A TROUBLE SIGNAL WHENEVER THE BOX IS IN THE OPEN POSITION. KEYS TO EACH INDIVIDUAL UNIT SHALL BE REQUIRED TO BE IN THE BOX.

3) THE BUILDINGS SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE. THESE REQUIREMENTS CANNOT BE DETERMINED UNTIL A COMPLETE SET OF BUILDING DRAWINGS ARE REVIEWED.

4) ANY FUEL STORAGE SHALL MEET THE APPROPRIATE STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION. ATTENTION TO BUILDING AND PROPERTY LINE SET BACK REQUIREMENTS SHOULD BE INCLUDED AS PART OF THE SITE PLAN REVIEW.

5) A FIRE PROTECTION SPRINKLER SYSTEM SHALL BE INSTALLED AND SHALL MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION. THE FIRE DEPARTMENT CONNECTION SHALL BE EQUIPPED WITH A 4" LOCKING COUPLING THAT IS LOCATED IN AN AREA THAT IS APPROVED BY THE FIRE DEPARTMENT. THE SPRINKLER SYSTEM SHALL SEND A WATER FLOW SIGNAL TO THE FIRE ALARM PANEL WHENEVER WATER IS MOVING THROUGHOUT THE SYSTEM.

PLANNING BOARD APPROVAL

MEMBER	DATE
	5/8/07
	5/8/07
	5-8-07
	5-9-07
	5-9-07

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

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

REV.	DATE	STATUS	BY	CHKD.	APPD.
D	5/08/07	DRAWINGS SUBMITTED FOR FINAL APPROVAL	CRM	CRM	PBT
C	4/05/07	EDITS BASED ON REVIEW COMMENTS AND RESUBMITTED TO TOWN	CRM	CRM	PBT
B	3/12/07	ADDED GENERAL NOTE #3 AND RESUBMITTED TO TOWN	JSD	WSD	WSD
A	2/28/07	SUBMITTED TO TOWN WITH SUBDIVISION APPLICATION	CRM	WSD	WSD

STATE OF MAINE — PETER B. RUBBO 5678 LICENSED PROFESSIONAL ENGINEER — 5/8/07

SYTDesign CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel.207.829.6994 fax.207.829.2231

CLIENT:
CUMBERLAND CENTER GROUP, LLC
16 HILLCREST DRIVE
CUMBERLAND, MAINE

DESIGN: CRM
DRAWN: CRM
CHKD: WSD
DATE: FEBRUARY 2007
SCALE: 1" = 20'

PROJECT: OSGOOD VILLAGE CONDOMINIUMS
317 MAIN STREET
CUMBERLAND, MAINE

SUBDIVISION PLAN

PROJ. NO. 07-204.00
DWG. NO. C-101
REV. D

Drawing Name: P:\2007-PROJECTS\07-204\07-204D_Site | Plot Date / Time: May 8, 07 - 11:41 AM

R02/D 2/ U36/ /
COOK LESLIE E
36 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U42/ /
BAUER JUDITH S
1 GIDEONS WAY
FREEPORT, ME 04032

R02/D 2/ U58/ /
MITTON KATHERINE M
6 WHALEBOAT LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U57/ /
CHUNG HAN CHANG
CHUNG SHU MIN
4 WHALEBOAT LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U52/ /
PATE JIMMY L
PATE JANE W
2 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U50/ /
NOYES EARLE W JR
NOYES SHIRLEY E
3 YORK LEDGE DRIVE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U54/ /
MCEACHARN JANET B - TRUSTEE*
MCEACHARN ROSCOE & JOSEPH -
63 SHIPYARD DRIVE #303
HILTON HEAD ISL, SC 29928-4914

R02/D 2/ U49/ /
BICKFORD WILLIAM L
BICKFORD CHARLOTTE L
5 YORK LEDGE DRIVE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U25/ /
CALDWELL NANCY W
3 CHANNEL ROCK LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U62/ /
STOREY JAMES M
STOREY KIMBERLY BROWN
42 MIDDLE ROAD
CUMBERLAND, ME 04021

R02/D 2/ U65/ /
STEVENS GREGORY C
STEVENS JUDITH F
13 BURBANK LANE
YARMOUTH, ME 04096

R02/D 2/ U29/ /
KNIGHT GILES MORGAN
KNIGHT MARY JANE
20 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U39/ /
LAFLEUR MARTYN H
LAFLEUR PATRICIA H
PO BOX 308
COCOA, FL 32923-0308

R02/D 2/ U59/ /
CYGAN SUSAN B
8 WHALEBOAT LANE
CUMBERLAND FSDE, ME 04110

R02/ 2/ U64/ 7/
,

R02/ 2/ U1/ 8/
,

R02/D 2/ U26/ /
CHANDLER PHOEBE S
2 CHANNEL ROCK LANE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U48/ /
PELLETIER PRISCILLA T
7 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U28/ /
BABBITT WILLIAM C
BABBITT LENORA L
18 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U38/ /
BOUTON DALE
BOUTON CAROL
31 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U46/ /
WHITE JOYCE S
11 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U20/ /
BAKER BEVERLY C
12 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U1/ /
DIX DAVID H
DIX DENISE K
5 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U51/ /
SHARP THEODORE GEORGE
SHARP SHARON LIBBY
1 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U30/ /
ALLEGRETTA JOSEPH V
ALLEGRETTA ELIZABETH M
22 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U6/ /
HARRISON MARIA S
15 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/ 2/ U28/ 5/
,

R02/ 2/ U56/ 6/
,

R02/ 2/ U24/ 9/
,

R02/D 2/ U18/ /
WALTERS RONALD W
WALTERS JUDITH A
16 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U14/ /
SMITH NANCY E
SMITH JAMES K
24 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U21/ /
SHAW JANET Y
SHAW BRUCE H
6 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U41/ /
MILLS KAREN A
25 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U61/ /
FREND PETER J
FREND BONITA
2 TEAL DRIVE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U66/ /
BAMEL JOAN DESCHLER
6 STEPPING STONE LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U37/ /
FISCHER DONALD S
FISCHER LEA C
33 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U5/ /
LARSON JUDY E
REYNOLDS SUSAN M
13 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U55/ /
SODEN MARJORIE S
8 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U12/ /
THE EDWARD G KIRSTEIN TRUST
30 MACKWORTH LANE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U4/ /
QUINN KATHRYN
11 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U9/ /
ZAMBELLO KATHLEEN C
21 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U27/ /
STORRIE ELIZABETH A - TRUSTEE*
4 CHANNEL ROCK LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U31/ /
GOGGINS JOHN J
24 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U32/ /
PASSMORE FAMILY LIVING TRUST
26 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U34/ /
BERNARDY JOHN E - TRUSTEE*
BERNARDY JEANNE T - TRUSTEE
32 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U16/ /
DRUCKER BARBARA S - TRUSTEE*
20 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U44/ /
FLYNN ROBERT A
FLYNN ANITA C
17 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U56/ /
STEVENS ROBERT P
STEVENS SUSAN D
2 WHALEBOAT LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U8/ /
JONES WAYNE M & JULIA N
JONES BARBARA G & TIMOTHY W
19 MACKWORTH LANE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U13/ /
MILLER SARA W
26 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U2/ /
SNOW ISLAND PROPERTIES I LLC
C/O BERNSTEIN SHUR
100 MIDDLE STREET
PORTLAND, ME 04101

R02/D 2/ U3/ /
NOONAN WILLIAM M JR
NOONAN SHERRIE B
9 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U33/ /
HUGHES SHARON S
30 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U43/ /
LINSCOTT LOUISE S
19 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U35/ /
HERMANN BRUCE C
HERMANN BETSY F
PO BOX 1116
RANGELEY, ME 04970

R02/D 2/ U64/ /
KETCHUM DALE L
18 ISLAND POND ROAD
CUMBERLAND FSDE, ME 04110

R02/D 2/ U47/ /
JAMESON MARGARET R
9 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U60/ /
KENNY CHARLES L
KENNY KATHRYN A
156 DURHAM ROAD
FREEPORT, ME 04032

R02/D 2/ U63/ /
IRVING LOIS L
16 WHALEBOAT LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U11/ /
PARKIN C INGRID
FRENCH JUDINE
5 ASH STREET
EXETER, NH 03833

R02/D 2/ U15/ /
MOORE GLENIS C
MOORE TERENCE
159 OAKWOOD DRIVE
YARMOUTH, ME 04096

R02/D 2/ U23/ /
DONOVAN MARY M
DONOVAN DONALD P
2 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U7/ /
RITTER DOLORES D
17 MACKWORTH LANE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U22/ /
LARGAY GRACIA H
4 MACKWORTH LANE
CUMBERLAND FORESID, ME 04110

R02/D 2/ U17/ /
GROVER CAROL A
18 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

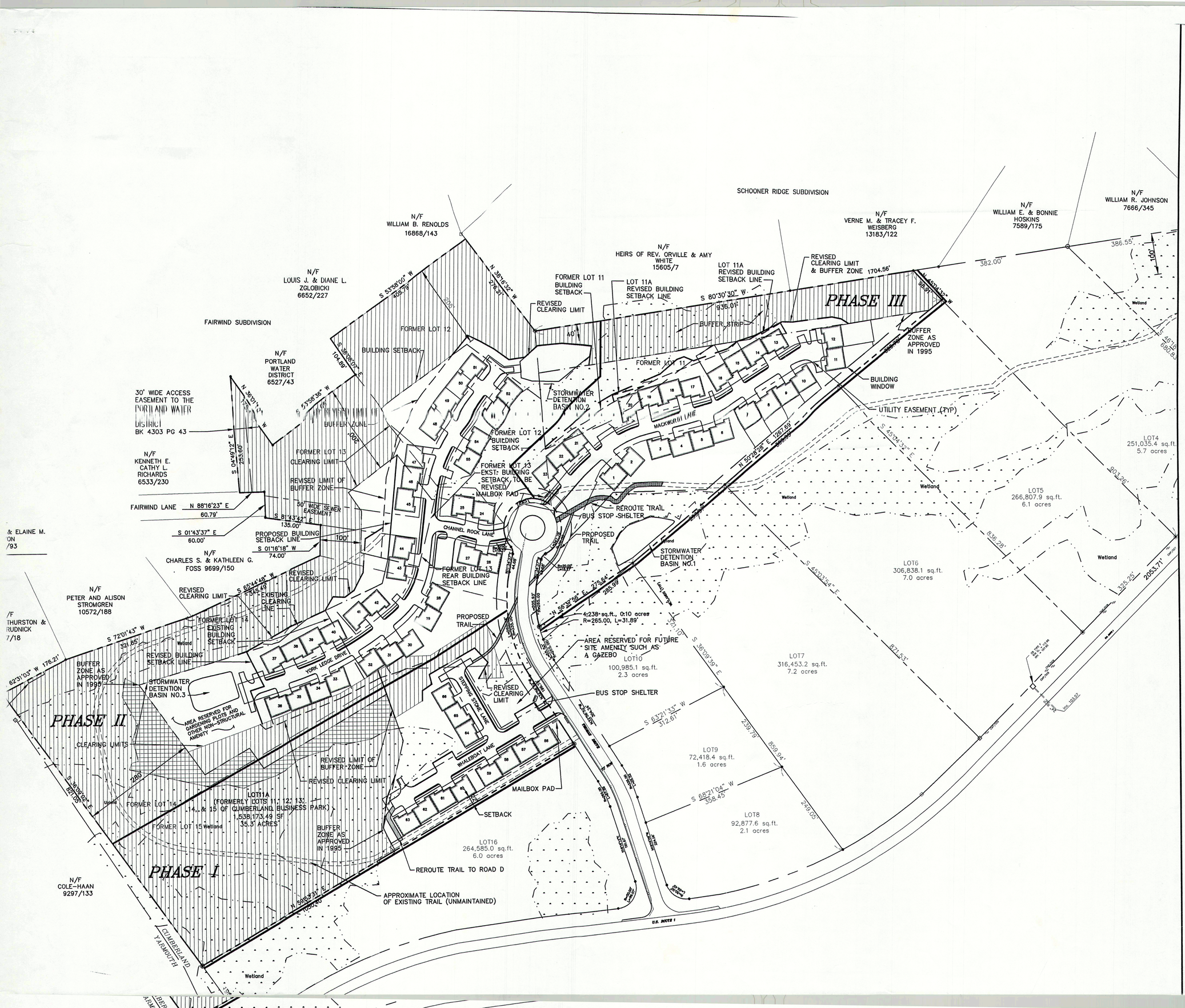
R02/D 2/ U19/ /
COOK TOBY M
COOK JOANNE E
14 MACKWORTH LANE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U53/ /
RAY JOANN
4 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U45/ /
MACOMBER PETER - TRUSTEE*
88 FESSENDEN STREET
PORTLAND, ME 04103

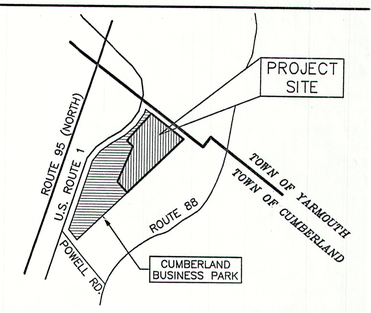
R02/D 2/ U40/ /
FORD BEATRICE
27 YORK LEDGE DRIVE
CUMBERLAND FSDE, ME 04110

R02/D 2/ U24/ /
AYER TERESA G
6 AYER DRIVE
STANDISH, ME 04084



LOCUS:

NOT TO SCALE



GENERAL NOTES:

1. BEARINGS BASED ON PLAN REFERENCE NO. 1 BELOW.
2. DESIGN PLANS ON FILE AT THE TOWN OFFICE AND AT THE OFFICE OF SYTDesign C
3. LOT NO. 11A SUBJECT TO PORTLAND WATER DISTRICT ACCESS EASEMENT.
4. SEE PLAN REFERENCE NO. 1 BELOW FOR OTHER MONUMENTS FOUND.
5. REFER TO DECLARATION OF PROTECTIVE COVENANTS OF CUMBERLAND BUSINESS PA

SUBDIVISION NOTES:

1. ZONING:

OC – OFFICE COMMERCIAL DISTRICT

SETBACKS:

FRONT: 25 FT.
REAR: 65 FT.
SIDE: 20 FT.

2. WAIVERS GRANTED:

A. ROADWAY WIDTH REDUCED TO 22 FT. TRAVEL WAY WITH 4 FT. PAVED SHOULDER O
B. OVERHEAD UTILITY LINES ARE ALLOWED ON THOMAS DRIVE.

3. REFERENCE IS MADE TO THE CUMBERLAND BUSINESS PARK SUBDIVISION SUBMISSIC TOWN OF CUMBERLAND AND DEP PERMIT #L-18881-39-A-N FOR GENERAL NOTES A

4. NO DISTURBANCE OF WETLANDS BEYOND THAT SHOWN ON THE PLAN IS ALLOWED WRITTEN APPROVAL OF THE TOWN OF CUMBERLAND, THE DEP. AND THE CORP OF EN

5. NO DISTURBANCE OF THE TRAIL WILL BE PERMITTED BEYOND THAT WHICH IS SHOW

6. AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS OF CUMBERLAND B REALTY, LLC, A MAINE LIMITED LIABILITY COMPANY WITH A PLACE OF BUSINESS IN P THE OWNER OF LOTS 8 THROUGH 16 OF THE CUMBERLAND BUSINESS PARK, PURSUA MARCH 12, 1999, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PAGE 282. CUMBERLAND BUSINESS PARK, A MAINE CORPORATION WITH A PLACE OF YARMOUTH, MAINE IS THE OWNER OF LOTS 1 THROUGH 7, PURSUANT TO DEED DATE RECORDED IN BOOK 12432, PAGE 84. THE PLAN OF CUMBERLAND BUSINESS PARK IS CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 195, PAGE 178 AND THE DECLA PROTECTIVE COVENANTS DATED MARCH 12, 1999 IS RECORDED IN SAID REGISTRY OF 14612, PAGE 278.
DST REALTY, LLC IS PLANNING TO DEVELOP LOTS 11 THROUGH 15 AS AN AGE RES PROJECT. IN SO DOING, DST REALTY, LLC WILL BE ENTITLED TO FAVORABLE TREATME OF CUMBERLAND CONCERNING LIMITS ON DENSITY, ISSUANCE OF GROWTH PERMITS A IN ORDER TO DEVELOP THE PROJECT AND ASSURE COMPLIANCE WITH APPROVALS, T COVENANTS ARE HEREBY AMENDED AS FOLLOWS:

A. LOT 8 AND 16 ARE HEREBY EXEMPTED FROM THE RESTRICTION UNDER PARAGRAF DECLARATION WHICH REQUIRES CONSTRUCTION OF BUILDING SHELLS TO BE COMPLET (18) MONTHS FROM THE START OF CLEARING OF THE LOT.

B. THE FOOTPRINT SIZE RESTRICTION ON LOTS 13 AND 14, AS SET FORTH IN PARAG DECLARATION ARE HEREBY ELIMINATED.

C. LOTS 11 THROUGH 15 WILL BE USED EXCLUSIVELY FOR RESIDENTIAL HOUSING UNI SPECIFICALLY FOR PERSONS AGED 55 OR OLDER. THIS RESTRICTION SHALL RUN WIT EFFECT FUTURE OWNERS AND OCCUPANTS.

D. THE AGE RESTRICTION IN THE ABOVE PARAGRAPH MAY BE AMENDED SOLELY SU CONSENT OF THE CUMBERLAND PLANNING BOARD. ADDITIONAL GROWTH PERMITS AN AND/OR AN UPGRADED SEWER SYSTEM MAY THEN BE REQUIRED FOR OCCUPANCY OF OTHER LOT OWNERS OF THE CUMBERLAND BUSINESS PARK SHALL NOT BE REQU ELIMINATE THE AGE RESTRICTION ON LOTS 11 THROUGH 15 BY THIS DECLARATION.

7. THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR SIMILAR SERVICES FOR THE PRIVATE WAYS SHOWN ON THIS PLAN.

LEGEND:

PROPERTY LINE	———	OVERHEAD ELECTRIC	———
EXISTING CONTOUR	——410——	EDGE OF PAVEMENT	———
UTILITY POLE	○	LIMITS OF WETLAND	———
5/8" IRON ROD TO BE SET	◉	4"x4" GRANITE MON. TO BE SET	
IRON ROD OR PIPE FOUND	○	BUILDING SETBACK LINE	———
CONC. OR GRANITE MON. FOUND	⊡		

BUFFER STRIP
NO REMOVAL OF VEGETATION UNLESS REQ'D FOR UTILITY LINES

MAINTAIN A MIN. 25' BUFFER TO EDGE OF WETLAND
NO REMOVAL OF VEGETATION UNLESS REQ'D FOR UTILITY LINES

NET RESIDENTIAL ACREAGE CALCULATIONS:

35.21 acres	TOTAL ACREAGE
−5.30 acres	ROADS AND PARKING (15% OF TOTAL ACREAGE)
−1.87 acres	SLOPES IN EXCESS OF 20%
−9.60 acres	WETLANDS
−0.61 acres	EASEMENTS AND RIGHT-OF-WAYS
−0.11 acres	TRAIL
17.72 acres	TOTAL NET RESIDENTIAL ACREAGE

10,000 S.F. MINIMUM LOT SIZE FOR SENIOR DWELLING UNITS IN OC ZONE

TOTAL ALLOWABLE UNITS = 77 UNITS

NUMBER OF HOUSING UNITS = 66

APPROVAL:

TOWN OF CUMBERLAND PLANNING BOARD DATE: _

U04/ 8/A U17/ /
FOLEY THOMAS A
FOLEY JANET L
29 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U18/ /
SHANLEY EDWARD S - TRUSTEE*
SHANLEY EILEEN F - TRUSTEE
31 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U19/ /
SCHNEIT FRANCINE E
35 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U15/ /
PARISIEN VICTOR M
PARISIEN JILLIAN E
23 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U2/ /
BUCKLEY ANITA L
10 AMY LANE
CUMBERLAND FSDE, ME 04110

U04/ 8/A U20/ /
CIMINO ELIZABETH K
37 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U5/ /
WATERS MARGARET FRANCES
C/O J MURPHY TAX PARTNERS
306 BRIDGTON ROAD
WESTBROOK, ME 04092

U04/ 8/A U9/ /
BONVILLE STEVEN E
BONVILLE JANE S
5310 WHITE IBIS DRIVE
NORTH PORT, FL 34287

U04/ 8/A U7/ /
CORBIN GAIL M
1 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U11/ /
MATULONIS ROBERT
MATULONIS MARIANNE
7 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U14/ /
ROUX CONSTANCE L
17 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U4/ /
QUIJANO CARLOS J
QUIJANO JEAN M
4 AMY LANE
CUMBERLAND FSDE, ME 04110

U04/ 8/A U8/ /
PLETTE SANDRA L
PLETTE ANDRE F
2 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/ U1/ 4/
,

U04/ 8/A U3/ /
CHIASSON ANTHONY R
21 E 96TH STREET
UNIT 5
NEW YORK, NY 10128

U04/ 8/A U1/ /
RODSTROM WESLEY L
RODSTROM JANET S
1102 SE MITCHELL AVE #308
PORT ST LUCIE, FL 34952

U04/ 8/A U13/ /
THOMAS WILLIAM O
THOMAS ANN MARIE
15 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U12/ /
ADAMS JOSEPH W
ADAMS JULIE A
2401 S ATLANTIC AVENUE
UNIT E203
NEW SMYRNA BEACH, FL 32169

U04/ 8/A U16/ /
DILWORTH SUSAN J
25 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

U04/ 8/A U6/ /
CARTER JUDITH C
7 TRUE SPRING DRIVE
CUMBERLAND FORESID, ME 04110

U04/ 8/A U10/ /
CHAPIN GARY L
CHAPIN ALICE M
5 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

GENERAL NOTES

1. A/ RECORD OWNER: DEAN BLANCHARD JR. ET. ALS. 4 COLUMBIA DRIVE BRISTOL, RI 02809
   B/ APPLICANT: TERRY BRAGG, INC. 44 OLD MILL ROAD FALMOUTH, MAINE 04105
   C/ DEED REFERENCE: BOOK 10714, PAGE 56 CUMBERLAND COUNTY REGISTRY OF DEEDS
2. PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP U-4 SHOWN AS LOT 8.
3. THE PROPERTY IS LOCATED IN THE LOW DENSITY RESIDENTIAL ZONE (LDR) AND IS PROPOSED AS A CLUSTERED DEVELOPMENT.
4. SPACE AND BULK REQUIREMENTS:

MINIMUM LOT SIZE (DUPLEX ON SEWER)	32,670 S.F. (0.75 AC/UNIT)
MINIMUM LOT FRONTAGE	75 FEET
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	30 FEET
MINIMUM SIDE YARD (CUMULATIVE)	65 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM GREEN SPACE	25%
BUFFERING FROM ABUTTING LOTS & STREETS	75 FEET

5. UNITS ARE TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE SERVICES.
6. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE BASED ON THE F.E.M.A. MAPS FOR THE TOWN OF CUMBERLAND.
7. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON A PLAN OF LAND ENTITLED "OVERALL SUBDIVISION PLAN OF TRUE SPRING FARM ON ROUTE 88 AND U.S. ROUTE ONE IN CUMBERLAND, MAINE" DATED AUGUST 3, 1999 PREPARED BY SEBAGO TECHNICS, INC. (SEE SHEET 2 OF 12)
8. SITE BENCH MARK IS A PAINT MARK ON EXPOSED LEDGE ON THE NORTHERLY SIDE OF U.S. ROUTE ONE AS SHOWN HEREON. ELEVATION WAS DETERMINED BY USING DUAL FREQUENCY G.P.S. RECEIVERS AND IS BASED ON N.G.V.D. 1929 DATUM.
9. DEVELOPMENT SUMMARY / DENSITY CALCULATIONS:

TOTAL PARCEL AREA	48.43 AC.
LESS LAND RETAINED BY OWNER	8.02 AC.
LESS LAND RETAINED BY DEVELOPER	17.39 AC.
TOTAL AREA OF DEVELOPMENT	23.02 AC.
NET DENSITY SUMMARY:	
DEVELOPMENT PARCEL SIZE	23.02 AC.
LESS 15% FOR R.O.W.	3.45 AC.
LESS LAND CUT-OFF FROM MAIN PARCEL	0.0 AC.
LESS AREAS DIFFICULT TO DEVELOP: SLOPES IN EXCESS OF 20% SUSTAINED FOR 30,000 S.F. OR MORE	0.0 AC.
WETLANDS	3.41 AC.
100 YEAR FLOOD PLAIN	0.0 AC.
LESS LAND IN R.O.W. OR EASEMENTS	0.0 AC.
TOTAL LAND AREA	16.16 AC.
TOTAL PROPOSED UNITS	20 UNITS

10. REFERENCE CONDOMINIUM DECLARATION DOCUMENTS FOR COMMON AND LIMITED COMMON ELEMENTS, RESTRICTIONS AND COVENANTS.
11. WETLAND AREAS SHOWN HEREON WERE FIELD DELINEATED BY DAVID ST. CLAIR, JR. WETLAND DELINEATOR FOR SEBAGO TECHNICS, INC., USING ARMY CORPS OF ENGINEERS 1987 MANUAL. WETLANDS WERE FIELD LOCATED BY CONTROLLED SURVEY TOGETHER WITH A G.P.S. BACKPACK UNIT.
12. THE OPEN AREA SHALL BE OWNED IN COMMON BY ALL 20 UNIT OWNERS BY DEEDED 1/20 INTEREST. NO CLEARING, BUILDING OR DISTURBANCE SHALL BE PERMITTED WITHIN THE COMMON OPEN SPACE WITH THE EXCEPTION OF REMOVAL OF DEAD, DAMAGED OR DISEASED VEGETATION.
13. ROADWAYS ARE TO REMAIN PRIVATE AND MAINTAINED BY A CONDOMINIUM ASSOCIATION.
14. 10' WIDE PUBLIC TRAIL EASEMENT TO BE DEDICATED TO THE TOWN OF CUMBERLAND

PROPERTY LINE CURVE DATA

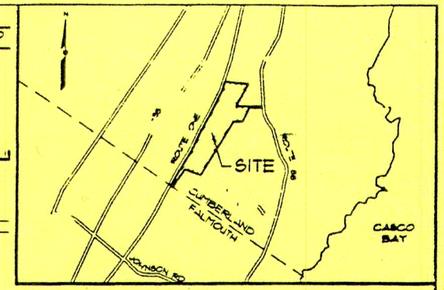
CURVE	LENGTH	RADIUS	DELTA
C1	165.82'	7232.03'	01°18'49"
C2	707.21'	7242.03'	05°35'49"
C3	501.86'	7232.03'	03°58'34"

CENTERLINE CURVE DATA

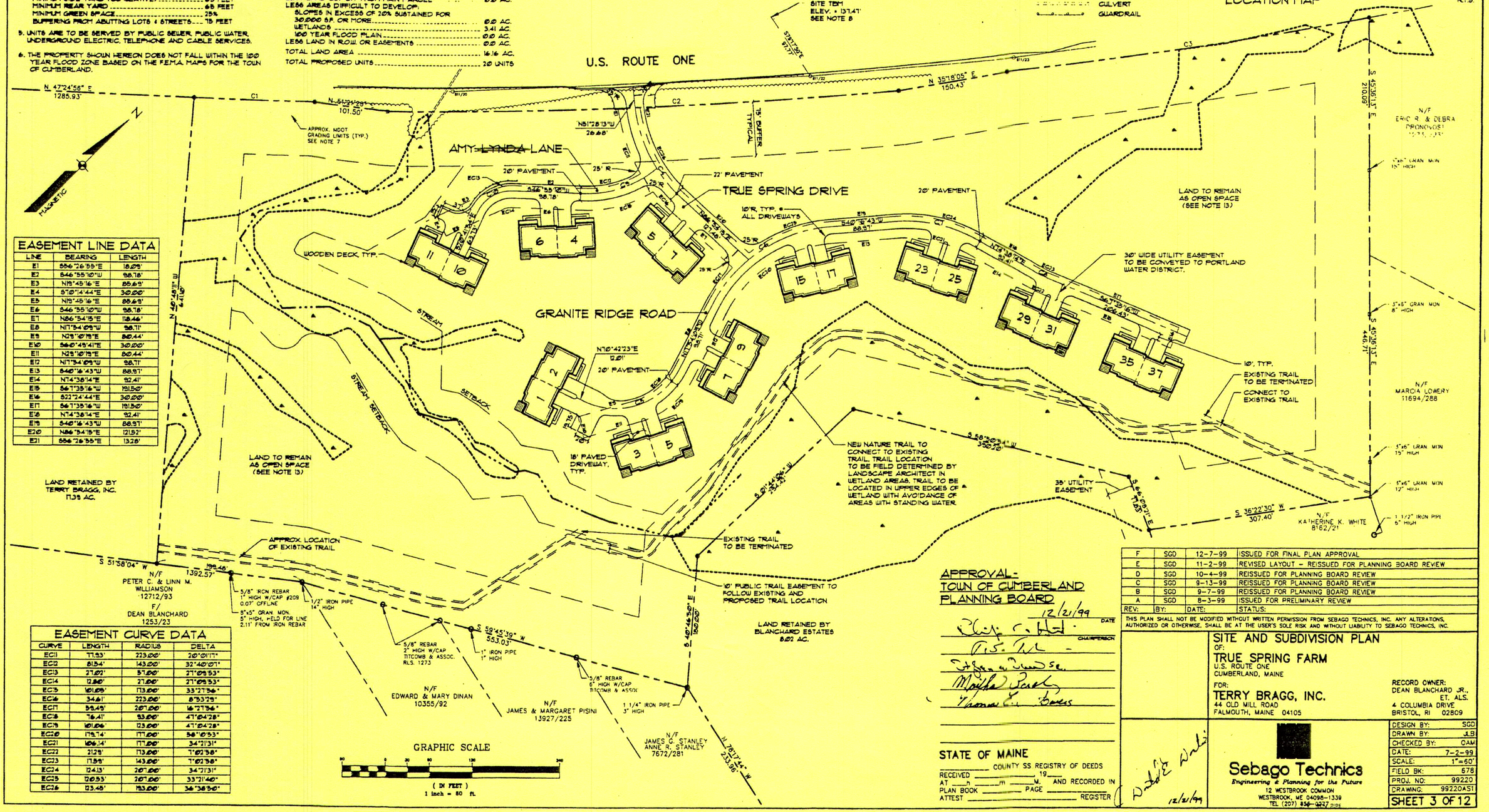
CURVE	LENGTH	RADIUS	DELTA
C4	145.30'	200.00'	41°37'32"
C5	154.65'	100.00'	88°36'32"
C6	203.09'	200.00'	58°10'53"
C7	119.53'	200.00'	34°21'31"
C8	18.46'	150.00'	7°02'58"
C9	108.76'	150.00'	41°32'39"
C10	55.01'	50.00'	61°31'03"

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BASELINE	
	MONUMENT	
	IRON PIPE/ROD	
C1 / L1	CURVE/LINE NO	C1 / L1
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	STREAM	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	TREELINE	
OHP	OVERHEAD ELEC. & TEL.	
	UTILITY POLE	
	CULVERT	
	GUARDRAIL	



LOCATION MAP N.T.S.



EASEMENT LINE DATA

LINE	BEARING	LENGTH
E1	S86°26'55"E	18.09'
E2	S46°55'10"W	98.78'
E3	N19°45'16"E	85.69'
E4	S70°14'44"E	30.00'
E5	N19°45'16"E	85.69'
E6	S46°55'10"W	98.78'
E7	N86°54'05"E	118.46'
E8	N11°54'09"W	98.11'
E9	N29°10'19"E	80.44'
E10	S60°49'41"E	30.00'
E11	N29°10'19"E	80.44'
E12	N11°54'09"W	98.11'
E13	S40°16'43"W	88.97'
E14	N14°38'14"E	92.41'
E15	S61°35'16"W	191.50'
E16	S22°24'44"E	30.00'
E17	S61°35'16"W	191.50'
E18	N14°38'14"E	92.41'
E19	S40°16'43"W	88.97'
E20	N86°54'05"E	121.52'
E21	S86°26'55"E	13.28'

EASEMENT CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
EC11	77.93'	223.00'	20°01'17"
EC12	81.54'	143.00'	32°40'01"
EC13	21.07'	51.00'	21°09'53"
EC14	12.80'	21.00'	21°09'53"
EC15	101.05'	113.00'	33°27'56"
EC16	34.61'	223.00'	8°53'29"
EC17	58.45'	207.00'	16°27'56"
EC18	76.41'	93.00'	47°04'28"
EC19	101.06'	123.00'	47°04'28"
EC20	179.74'	177.00'	58°10'53"
EC21	106.14'	177.00'	34°21'31"
EC22	21.29'	113.00'	7°02'58"
EC23	17.89'	143.00'	7°02'58"
EC24	124.13'	207.00'	34°21'31"
EC25	120.53'	207.00'	33°21'40"
EC26	123.45'	193.00'	36°38'56"

REV:	BY:	DATE:	STATUS:
F	SGD	12-7-99	ISSUED FOR FINAL PLAN APPROVAL
E	SGD	11-2-99	REVISED LAYOUT - REISSUED FOR PLANNING BOARD REVIEW
D	SGD	10-4-99	REISSUED FOR PLANNING BOARD REVIEW
C	SGD	9-13-99	REISSUED FOR PLANNING BOARD REVIEW
B	SGD	9-7-99	REISSUED FOR PLANNING BOARD REVIEW
A	SGD	8-3-99	ISSUED FOR PRELIMINARY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

APPROVAL - TOWN OF CUMBERLAND PLANNING BOARD

12/21/99 DATE

CHAIRPERSON

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 19__

AT ___h ___m ___M. AND RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER

SITE AND SUBDIVISION PLAN

OF:

TRUE SPRING FARM

U.S. ROUTE ONE
CUMBERLAND, MAINE

FOR:
TERRY BRAGG, INC.
44 OLD MILL ROAD
FALMOUTH, MAINE 04105

RECORD OWNER:
DEAN BLANCHARD JR., ET. ALS.
4 COLUMBIA DRIVE
BRISTOL, RI 02809

12/21/99

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277 FAX

DESIGN BY:	SGD
DRAWN BY:	JJB
CHECKED BY:	DAM
DATE:	7-2-99
SCALE:	1"=60'
FIELD BK:	678
PROJ. NO:	99220
DRAWING:	99220AS1
SHEET 3 OF 12	

GENERAL NOTES

1. A) RECORD OWNER: DEAN BLANCHARD JR. ET. ALS.
   4 COLUMBIA DRIVE
   BRISTOL, RI 02809

   B) APPLICANT: TERRY BRAGG, INC.
   44 OLD MILL ROAD
   FALMOUTH, MAINE 04105

   C) DEED REFERENCE: BOOK 10741, PAGE 56 CUMBERLAND COUNTY REGISTRY OF DEEDS

2. PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP U-4 SHOWN AS LOT 8.

3. THE PROPERTY IS LOCATED IN THE LOW DENSITY RESIDENTIAL ZONE (LDR) AND IS PROPOSED AS A CLUSTERED DEVELOPMENT.

4. SPACE AND BULK REQUIREMENTS:

MINIMUM LOT SIZE (DUPLEX ON SEWER)	32,670 S.F. (0.75 Ac./UNIT)
MINIMUM LOT FRONTAGE	75 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	30 FEET
MINIMUM SIDE YARD (CUMULATIVE)	65 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM GREEN SPACE	25%
BUFFERING FROM ABUTTING LOTS & STREETS	75 FEET

5. UNITS ARE TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, TELEPHONE AND CABLE SERVICES.

6. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE BASED ON THE F.E.M.A. MAPS FOR THE TOWN OF CUMBERLAND.

7. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON A PLAN OF LAND ENTITLED "OVERALL SUBDIVISION PLAN OF TRUE SPRING FARM ON ROUTE 88 AND U.S. ROUTE ONE IN CUMBERLAND, MAINE" DATED AUGUST 3, 1999 PREPARED BY SEBAGO TECHNICS, INC. (SEE SHEET 2 OF 12)

8. SITE BENCH MARK IS A PAINT MARK ON EXPOSED LEDGE ON THE NORTHERLY SIDE OF U.S. ROUTE ONE AS SHOWN HEREON. ELEVATION WAS DETERMINED BY USING DUAL FREQUENCY G.P.S. RECEIVERS AND IS BASED ON N.G.V.D. 1929 DATUM.

9. DEVELOPMENT SUMMARY / DENSITY CALCULATIONS:

TOTAL PARCEL AREA	48.43 AC.
LESS LAND RETAINED BY OWNER	8.01 AC.
LESS LAND RETAINED BY DEVELOPER	17.39 AC.
TOTAL AREA OF DEVELOPMENT	23.01 AC.
NET DENSITY SUMMARY:	
DEVELOPMENT PARCEL SIZE	23.01 AC.
LESS 15% FOR R.O.W.	3.45 AC.
LESS LAND CUT-OFF FROM MAIN PARCEL	0.0 AC.
LESS AREAS DIFFICULT TO DEVELOP:	
SLOPES IN EXCESS OF 20% SUSTAINED FOR 30,000 S.F. OR MORE	0.0 AC.
WETLANDS	3.41 AC.
100 YEAR FLOOD PLAIN	0.0 AC.
LESS LAND IN R.O.W. OR EASEMENTS	0.0 AC.
TOTAL LAND AREA	16.16 AC.
TOTAL PROPOSED UNITS	20 UNITS

10. REFERENCE CONDOMINIUM DECLARATION DOCUMENTS FOR COMMON AND LIMITED COMMON ELEMENTS, RESTRICTIONS AND COVENANTS.

11. WETLAND AREAS SHOWN HEREON WERE FIELD DELINEATED BY DAVID ST. CLAIR, JR., WETLAND DELINEATOR FOR SEBAGO TECHNICS, INC., USING ARMY CORPS OF ENGINEERS 1987 MANUAL. WETLANDS WERE FIELD LOCATED BY CONTROLLED SURVEY TOGETHER WITH A G.P.S. BACKPACK UNIT.

12. THE OPEN AREA SHALL BE OWNED IN COMMON BY ALL 20 UNIT OWNERS BY DEEDED 1/20 INTEREST. NO CLEARING, BUILDING OR DISTURBANCE SHALL BE PERMITTED WITHIN THE COMMON OPEN SPACE WITH THE EXCEPTION OF REMOVAL OF DEAD, DAMAGED OR DISEASED VEGETATION.

13. ROADWAYS ARE TO REMAIN PRIVATE AND MAINTAINED BY A CONDOMINIUM ASSOCIATION.

14. 10' WIDE PUBLIC TRAIL EASEMENT TO BE DEDICATED TO THE TOWN OF CUMBERLAND.

PROPERTY LINE CURVE DATA

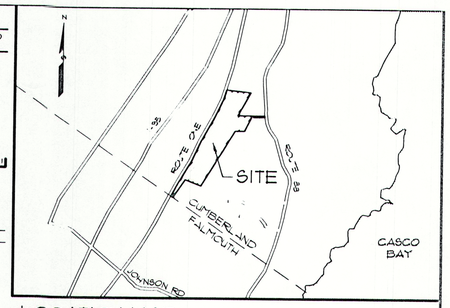
CURVE	LENGTH	RADIUS	DELTA
C1	165.82	7232.03	01°18'49"
C2	707.21	7242.03	05°35'42"
C3	501.86	7232.03	03°58'34"

CENTERLINE CURVE DATA

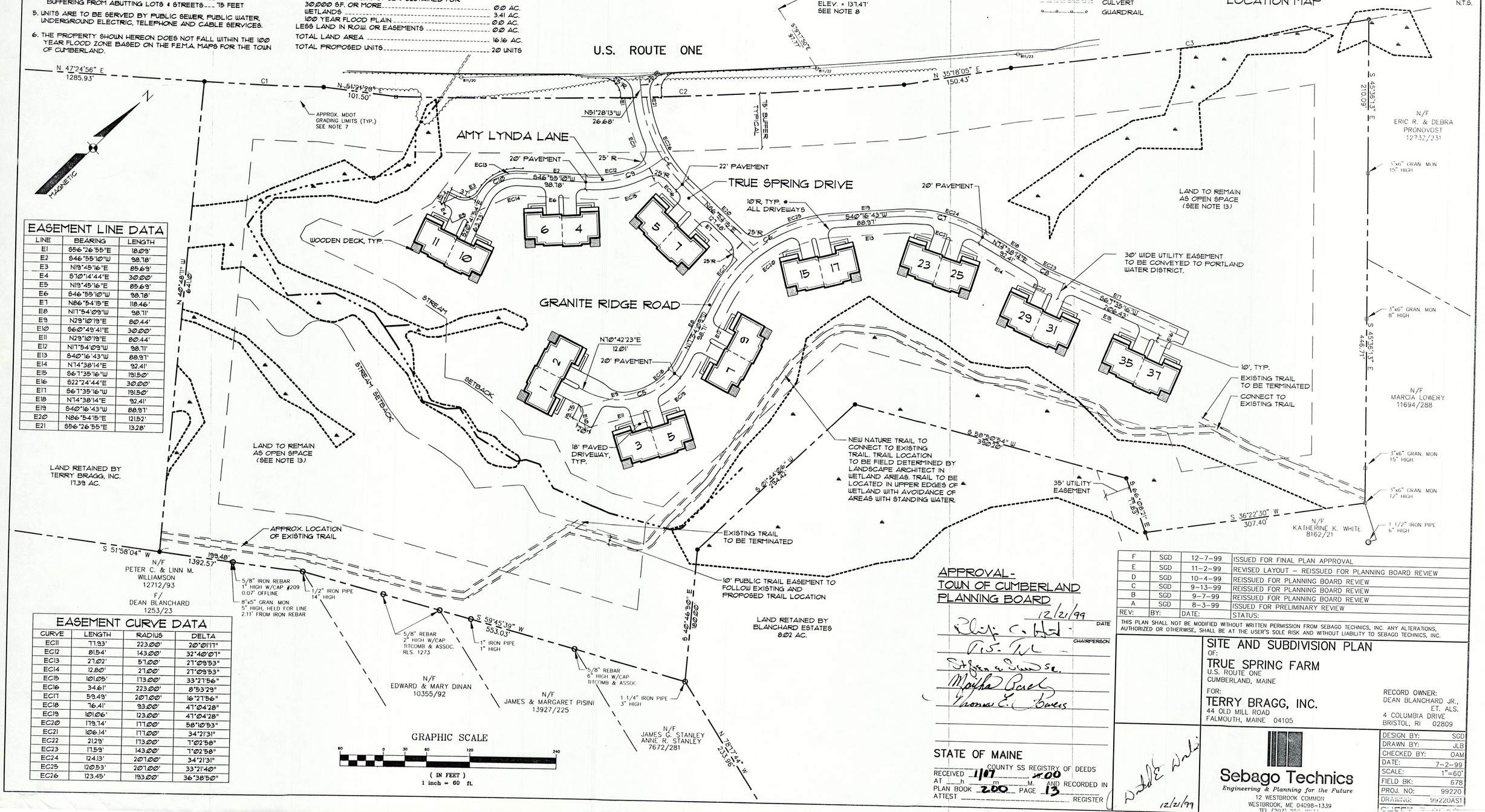
CURVE	LENGTH	RADIUS	DELTA
C4	145.30'	200.00'	41°37'32"
C5	154.65'	100.00'	88°36'32"
C6	203.09'	200.00'	58°10'53"
C7	119.93'	200.00'	34°21'31"
C8	18.46'	150.00'	7°02'58"
C9	108.76'	150.00'	41°32'39"
C10	59.01'	50.00'	67°37'03"

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	BASELINE	
	MONUMENT	
	IRON PIPE/ROD	
C1 / L1	CURVE/LINE NO.	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	STREAM	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	TREELINE	
OHL	OVERHEAD ELEC. & TEL.	
	UTILITY POLE	
	CULVERT	
	GUARDRAIL	



LOCATION MAP N.T.S.



EASEMENT LINE DATA

LINE	BEARING	LENGTH
E1	S56°26'55"E	18.09'
E2	S46°55'10"W	98.78'
E3	N19°45'16"E	85.69'
E4	S10°14'44"E	30.00'
E5	N19°45'16"E	85.69'
E6	S46°55'10"W	98.78'
E7	N86°54'15"E	118.46'
E8	N11°54'09"W	98.71'
E9	N29°10'19"E	80.44'
E10	S60°49'41"E	30.00'
E11	N29°10'19"E	80.44'
E12	N11°54'09"W	98.71'
E13	S40°16'43"W	88.91'
E14	N14°38'14"E	92.41'
E15	S67°35'16"W	191.50'
E16	S22°24'44"E	30.00'
E17	S67°35'16"W	191.50'
E18	N14°38'14"E	92.41'
E19	S40°16'43"W	88.91'
E20	N86°54'15"E	121.52'
E21	S56°26'55"E	13.28'

EASEMENT CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
EC11	77.93'	223.00'	20°01'17"
EC12	815.4'	143.00'	32°40'01"
EC13	27.02'	57.00'	27°09'53"
EC14	12.80'	27.00'	27°09'53"
EC15	101.05'	173.00'	33°27'56"
EC16	34.61'	223.00'	8°53'29"
EC17	59.49'	201.00'	16°27'56"
EC18	16.41'	93.00'	41°04'28"
EC19	101.06'	123.00'	41°04'28"
EC20	179.74'	177.00'	58°10'53"
EC21	106.14'	177.00'	34°21'31"
EC22	21.29'	173.00'	7°02'58"
EC23	17.59'	143.00'	7°02'58"
EC24	124.13'	201.00'	34°21'31"
EC25	120.53'	201.00'	33°21'40"
EC26	123.45'	193.00'	36°38'50"

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

APPROVAL-
TOWN OF CUMBERLAND
PLANNING BOARD
12/21/99
DATE
CHAIRPERSON

STATE OF MAINE
COUNTY SS REGISTRY OF DEEDS
RECEIVED 1/07 5:00
AT h m M. AND RECORDED IN
PLAN BOOK 200 PAGE 13
ATTEST REGISTER

REV:	BY:	DATE:	STATUS:
F	SGD	12-7-99	ISSUED FOR FINAL PLAN APPROVAL
E	SGD	11-2-99	REVISED LAYOUT - REISSUED FOR PLANNING BOARD REVIEW
D	SGD	10-4-99	REISSUED FOR PLANNING BOARD REVIEW
C	SGD	9-13-99	REISSUED FOR PLANNING BOARD REVIEW
B	SGD	9-7-99	REISSUED FOR PLANNING BOARD REVIEW
A	SGD	8-3-99	ISSUED FOR PRELIMINARY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SITE AND SUBDIVISION PLAN
OF:
TRUE SPRING FARM
U.S. ROUTE ONE
CUMBERLAND, MAINE

FOR:
TERRY BRAGG, INC.
44 OLD MILL ROAD
FALMOUTH, MAINE 04105

RECORD OWNER:
DEAN BLANCHARD JR., ET. ALS.
4 COLUMBIA DRIVE
BRISTOL, RI 02809

12/21/99

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY:	SGD
DRAWN BY:	JLB
CHECKED BY:	OAM
DATE:	7-2-99
SCALE:	1"=60'
FIELD BK:	678
PROJ. NO:	99220
DRAWING:	99220AS1
SHEET	

R02/D 3/ U8/ /
BURGOYNE BRIAN E
CAPRIO-BURGOYNE KATHERINE J
12 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U43/ /
WATT LARRY G
WATT PATRICIA K
14 GOOSE LEDGE ROAD
CUMBERLAND FSDE, ME 04110

R02/D 3/ U19/ /
GERVAIS FAMILY TRUST
123 CHRISTOPHER ROAD
NORTH YARMOUTH, ME 04097

R02/D 3/ U21/ /
FOX CHAD MICHAEL
FOX KATHLEEN SUE & FOX LINDSAY
28 STARLIGHT WAY
FALMOUTH, ME 04105

R02/D 3/ U18/ /
BARRY PETER E
BARRY PAMELIA S
31 ALBAN ROAD
WABAN, MA 02468

R02/D 3/ U10/ /
PAI PUNDALIK P
PAI SHOBHA
PO BOX 420
MILLINOCKET, ME 04462

R02/D 3/ U7/ /
LAMPROS GEORGE
LAMPROS MARY
10 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U9/ /
STURGEON EUGENE F
STURGEON JUDITH K
15 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U28/ /
WILLS ANDREW JR - TRUSTEE
WILLS JANE B - TRUSTEE
78 SHORELINE DRIVE
NEW BERN, NC 28562

R02/D 3/ U27/ /
NOONDAY VALLEY CORPORATION
1477 BILTMORE DRIVE
ATLANTA, GA 30329

R02/D 3/ U6/ /
KRAFT KENNETH J
KRAFT KARIN C
11 SANDPOINT LANE
CUMB FORESIDE, ME 04110

R02/D 3/ U1/ /
MORDARSKI JANET
3 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U2/ /
CYGAN HENRY F
CYGAN SUSAN B
17 TOWHEE DRIVE
TOPSHAM, ME 04086

R02/D 3/ U5/ /
ANDERSON WILLIAM P
ANDERSON SUSAN S
9 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U3/ /
SMITH JANET W - TRUSTEE
PO BOX 2156
WINDHAM, ME 04062

R02/D 3/ U24/ /
REYMOS CAROL A
36 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U42/ /
CORBIN GAIL M
1 GRANITE RIDGE ROAD
CUMBERLAND FSDE, ME 04110

R02/D 3/ U23/ /
HODGSON MERRYL G
34 SAND POINT LANE
BOX 6
CUMBERLAND FSDE, ME 04110

R02/D 3/ U12/ /
WOLF ALAN E - TRUSTEE
PO BOX 1292
PORTLAND, ME 04104

R02/D 3/ U11/ /
LEBARES HELEN S
118 HEATHER WAY
HAMPDEN, ME 04444

R02/D 3/ U25/ /
LEWIS ELIZABETH Q - TRUSTEE*
37 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U16/ /
TSAO WU-MING
TSAO FERN C
PO BOX 798
YARMOUTH, ME 04096

R02/D 3/ U15/ /
TSAO WU-MING
TSAO FERN C
PO BOX 798
YARMOUTH, ME 04096

R02/D 3/ U13/ /
MEGATHLIN SUZANNE S
21 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U4/ /
WIDUN JOSEPHINE K
MITCHELL LYNN C
4888 DAVIS BLVD
NAPLES, FL 34104

R02/D 3/ U14/ /
BROOKS ROBERT D
BROOKS KATHERINE A
23 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U26/ /
FRAGALE ANTHONY P
41 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U20/ /
REED GLENN
REED KATHLEEN
30 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U44/ /
CUMBERLAND FINE LIVING LLC
PO BOX 2156
WINDHAM, ME 04062

R02/D 3/ / /
CUMBERLAND FINE LIVING LLC
PO BOX 2156
WINDHAM, ME 04062

R02/D 3/ U17/ /
WRIGHT J WESLEY
WRIGHT JEAN
25 SAND POINT LANE
CUMBERLAND FSDE, ME 04110

R02/D 3/ U22/ /
VOLLERT JOHN J - TRUSTEE
VOLLERT M PAMELA - TRUSTEE
16474 SKISLOPE WAY
TRUCKEE, CA 96161

Rockwood Phase IV

LEGEND

- UTILITY POLE
- POWER TRANSMISSION TOWER
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- TAX MAP-BLOCK-LOT
- EDGE OF WETLANDS
- EXISTING HYDRANT
- EXISTING WATER
- OVERHEAD UTILITY
- EXISTING CONTOUR
- PROPOSED WATER W/ GATE VALVE
- PROPOSED SEWER
- SEWER MANHOLE
- UNDERGROUND ELECTRIC
- ELECTRICAL TRANSFORMER PAD LOCA

NOTES

1. ROADWAY INFORMATION
   - BROKEN COVE LANE = STA. 0+00 TO STA. 12+97.81
   - TORRY PINE DRIVE = STA. 20+00 TO STA. 24+13.58
   - GOOSE LEDGE ROAD = STA. 30+00 TO STA. 34+57.81
2. ALL CURB RADII TO BE CONSTRUCTED WITH VERTICAL GRANITE CURB. ALL CURB TANGENTS TO BE CONSTRUCTED WITH ASPHALT CURB.

No.	By	Date	Comment

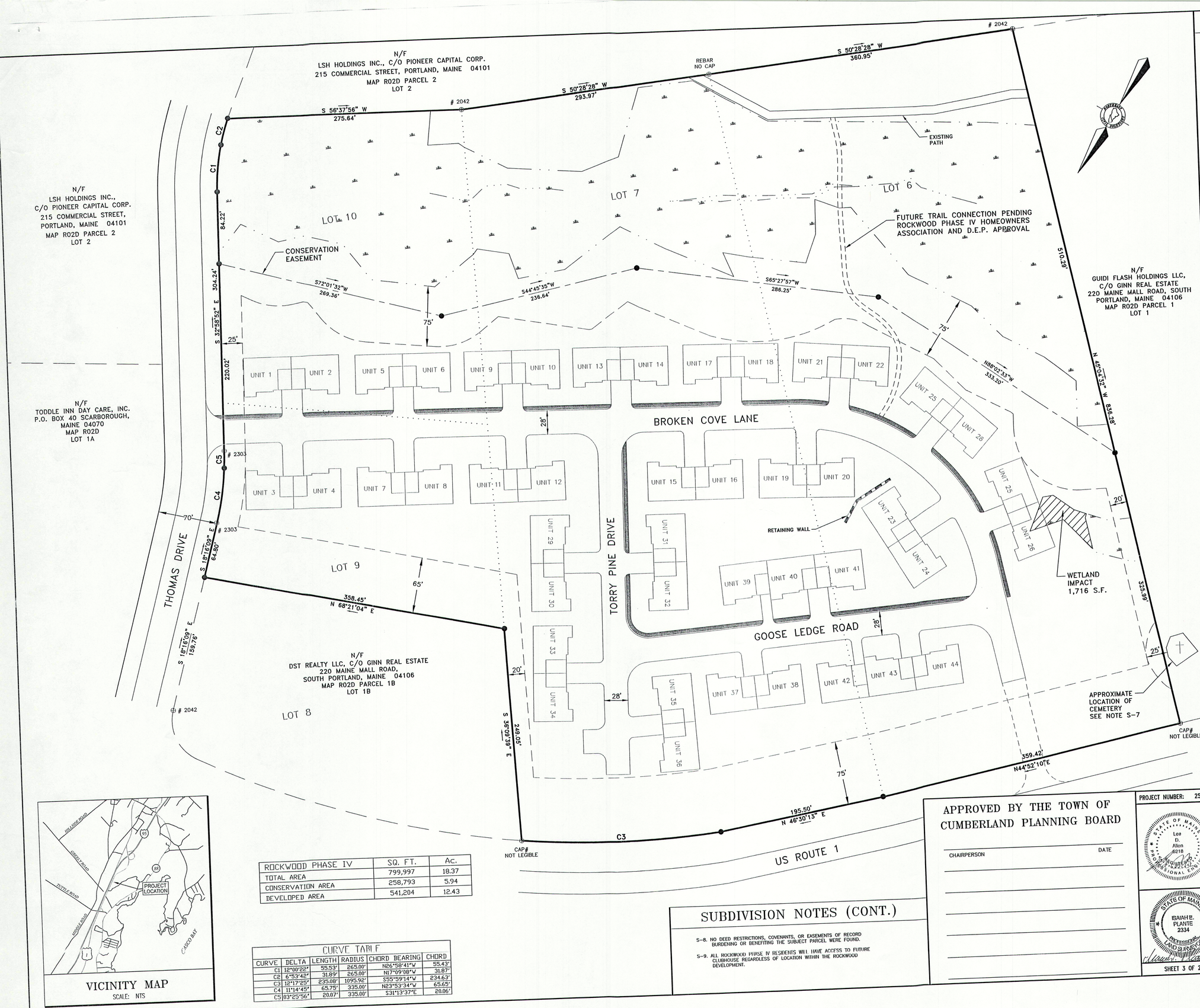
PROJECT NUMBER: 2552A | ACAD FILE: 2552A4SIZ | SCALE: 1"=50' | DATE: OCTOBER 27, 2

SITE UTILITY PLAN
US ROUTE 1, CUMBERLAND, MAINE

ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared for
LSH HOLDINGS, LLC
JOHN WOODY BUILDERS, PO BOX 232, CUMBERLAND, MAINE 04021

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1090
800.882.2227
fax 207.883.1591
e-mail



LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
⊕	REBAR WITH CAP FOUND STAMPED AS NOTED
	WETLAND
	WETLAND BOUNDARY
	BUILDING ENVELOPE
	EASEMENT LINE
	ABUTTER LINE
	INTERIOR LOT LINE
	BOUNDARY LINE
	STREAM
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE
LOT 1	PREVIOUS LOT # PER PLAN REFERENCED IN NOTE 4.b. BELOW.

BOUNDARY NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.a BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
   a. LOTS 6 & 7 – A DEED FROM CUMBERLAND BUSINESS PARK TO FLASH ISLAND, INC. DATED OCTOBER 8, 2003 AND RECORDED IN DEED BOOK 20359, PAGE 151 (CCRD).
   b. LOTS 9 & 10 – A DEED FROM CUMBERLAND BUSINESS PARK TO DST REALTY, LLC. DATED MARCH 12, 1999 AND RECORDED IN DEED BOOK 14612, PAGE 282 (CCRD).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "ROCKWOOD SENIOR HOUSING SUBDIVISION PLAN" BY SYTDESIGN CONSULTANTS, DATED MAY 2000.
   b. "STANDARD BOUNDARY SURVEY, PHASE 1 – CUMBERLAND BUSINESS PARK" BY SQUAW BAY CORP., MAY 1995
   c. "AMENDED SUBDIVISION PLAN, FORMERLY LOTS 11,12,13,14,15 – CUMBERLAND BUSINESS PARK" BY SYTDESIGN CONSULTANTS, NOVEMBER 2000 RECORDED APRIL 30, 2002 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 202, PAGE 236.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND ASSESSORS MAP R02D, LOT 6, 7, 9, AND 10.
6. THE WIDTH AND LAYOUT OF THOMAS DRIVE AND ROUTE 1 WAS ESTABLISHED FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE. SAID WIDTH OF THOMAS DRIVE IS 70' WIDE.
7. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE.

SUBDIVISION NOTES

S–1. DEVELOPER:
LSH HOLDINGS
C/O JOHN MOODY BUILDERS
P.O. BOX 232
CUMBERLAND, MAINE 04021

S–2. SURVEYING / ENGINEERING:
NORTHEAST CIVIL SOLUTIONS, INC.
153 U.S. ROUTE 1
SCARBOROUGH, MAINE 04074

S–3. THE SUBJECT PARCEL IS LOCATED IN THE OFFICE COMMERCIAL (O–C) DISTRICT.

PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
FRONT SETBACK = 25' *(SEE NOTE S–7)
REAR SETBACK = 65'
SIDE SETBACK = 20'
SETBACK AROUND EACH UNIT = 15'

S–4. NET RESIDENTIAL CALCULATIONS
TOTAL AREA = 18.4 AC
ROADS & PARKING (15% OF TOTAL) = 2.7 AC
WETLANDS = 4.0 AC
20% SLOPES SUS. OVER 30K S.F. = 0.0 AC
NET RESIDENTIAL AREA = 11.7 AC

10,000 S.F. MINIMUM LOT SIZE FOR SENIOR DWELLING UNITS IN OC ZONE
TOTAL ALLOWABLE UNITS (11.7 AC/10,000 S.F. PER UNIT) = 50
UNITS PROPOSED = 44

S–5. WATER SUPPLY FOR ALL CONDOMINIUMS WILL BE PROVIDED BY PUBLIC WATER.

S–6. BUILDINGS ARE ONLY REQUIRED TO MEET SETBACK FROM EXTERIOR BOUNDARY.

S–7. THE FOLLOWING SETBACKS FROM THE CEMETERY SHOWN HEREON ARE REQUIRED:
a. NO BUILDING SHALL BE ERECTED WITHIN 100 FEET.
b. NO WELL SHALL BE DRILLED WITHIN 200 FEET.
c. NO CONSTRUCTION IS ALLOWED WITHIN 25 FEET.

VICINITY MAP
SCALE: NTS

ROCKWOOD PHASE IV	SQ. FT.	Ac.
TOTAL AREA	799,997	18.37
CONSERVATION AREA	258,793	5.94
DEVELOPED AREA	541,204	12.43

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	12°00'22"	55.53'	265.00'	N26°58'41"W	55.43'
C2	6°53'42"	31.89'	265.00'	N17°09'08"W	31.87'
C3	12°17'25"	235.08'	1095.92'	S55°59'14"W	234.63'
C4	11°14'45"	65.75'	335.00'	N23°53'34"W	65.65'
C5	03°25'56"	20.07'	335.00'	S31°13'37"E	20.06'

SUBDIVISION NOTES (CONT.)

S–8. NO DEED RESTRICTIONS, COVENANTS, OR EASEMENTS OF RECORD BURDENING OR BENEFITING THE SUBJECT PARCEL WERE FOUND.

S–9. ALL ROCKWOOD PHASE IV RESIDENTS WILL HAVE ACCESS TO FUTURE CLUBHOUSE REGARDLESS OF LOCATION WITHIN THE ROCKWOOD DEVELOPMENT.

APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

CHAIRPERSON DATE

Revision:	By:	Date:	Change:

ACAD FILE: 25524-SUB | SCALE: 1"=50' | DATE: SEPTEMBER 30, 2004

PROJECT NUMBER: 25524

Drawing Name:
PRELIMINARY SUBDIVISION PLAN
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
LSH HOLDINGS, LLC
C/O JOHN MOODY BUILDERS, PO BOX 232, CUMBERLAND, MAINE 04021

Lee D. Allen 6218 — Registered Professional Engineer — State of Maine

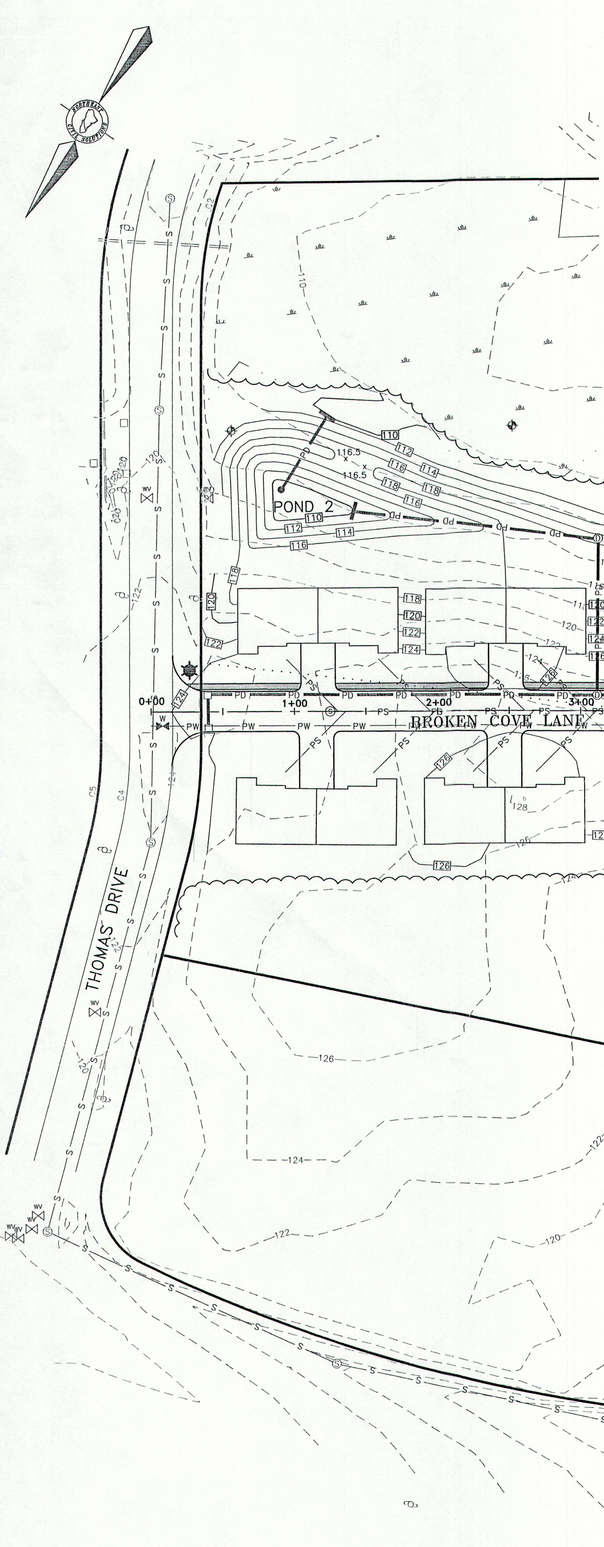
Isaiah E. Plante 2334 — Professional Land Surveyor — State of Maine

SHEET 3 OF 22

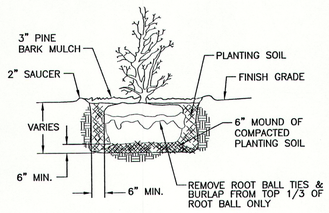
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail ncs@maine.rr.com

0 50' 100' 200'

PRELIMINARY SUBDIVISION PLAN \ PROJECT 25524 \ NORTHEAST CIVIL SOLUTIONS, INC



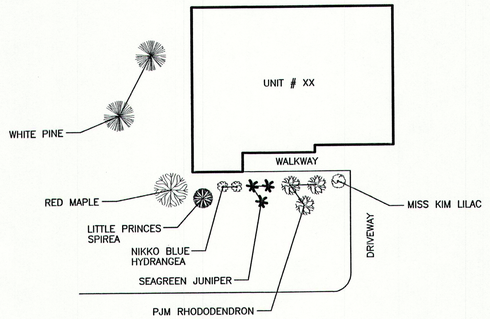
TYPICAL TREE PLANTING DETAIL
N.T.S.



TYPICAL SHRUB PLANTING DETAIL
N.T.S.

PLANTING SCHEDULE

QUANTITY PER UNIT	BOTANICAL NAME	COMMON NAME	SIZE
44	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	2' – 2 1/2'
132	RHODODENDRON 'PJM'	PJM RHODODENDRON	2' – 2 1/2'
132	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	18" – 24"
88	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	3 GAL.
44	SPIREA JAPONICA 'LITTLE PRINCES'	LITTLE PRINCES SPIREA	18" – 24"
44	ACER RUBRUM	RED MAPLE	2 1/2" – 3" C
88	PINUS STROBUS	WHITE PINE	4' – 5'



TYPICAL UNIT PLANTING LAYOUT
SCALE: 1' = 20'

LEGEND

- UTILITY POLE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED EDGE OF PAVEMENT
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- EDGE OF WETLANDS
- EXISTING HYDRANT
- W — W — EXISTING WATER
- OHU — OVERHEAD UTILITY
- 80 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- PW — PROPOSED WATER
- PD — PD — PROPOSED DRAINAGE
- PS — PS — PROPOSED SEWER
- PROPOSED RETAINING WALL
- PROPOSED TREE LINE
- PROPOSED LIGHT POLE

LANDSCAPE LEGEND

- MISS KIM LILAC
- PJM RHODODENDRON
- SEAGREEN JUNIPER
- NIKKO BLUE HYDRANGEA
- LITTLE PRINCES SPIREA
- RED MAPLE
- EVERGREEN

NOTES

1. PLANTINGS SHOWN ON TYPICAL PLANTING LAYOUT ARE TYPICAL FOR EACH UNIT. PLANTING SCHEDULE IDENTIFIES TOTAL NUMBER OF PLANTINGS REQUIRED FOR THE PROJECT.

Revision:	By:	Date:	Change:

PROJECT NUMBER: 25524

ACAD FILE: 25524-land-light | SCALE: 1"=50' | DATE: SEPTEMBER 21, 2004

Drawing Name:
LANDSCAPE & LIGHTING PLAN
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For:
LSH HOLDINGS, LLC
JOHN MOODY BUILDERS, PO BOX 232, CUMBERLAND, MAINE 04021

STATE OF MAINE — Lee D. Allen 9218 — REGISTERED PROFESSIONAL ENGINEER

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227 | fax 207.883.1001 | e-mail ncs@maine.rr.com

0 50' 100' 200'

SHEET 24 OF 25

LANDSCAPE & LIGHTING PLAN \ PROJECT 25524 \ NORTHEAST CIVIL SOLUTIONS, INC

N/F
LSH HOLDINGS INC., C/O PIONEER CAPITAL CORP.
215 COMMERCIAL STREET, PORTLAND, MAINE 04101
MAP R02D PARCEL 2
LOT 2

CONNECTION TO EXITING TRAIL

N/F
LSH HOLDINGS INC.,
C/O PIONEER CAPITAL CORP.
215 COMMERCIAL STREET,
PORTLAND, MAINE 04101
MAP R02D PARCEL 2
LOT 2

S 56°37'56" W
275.64'

2042

S 50°28'28" W
293.97'

REBAR
NO CAP

S 50°28'28" W
360.95'

2042

EXISTING PATH

EXISTING CHANNEL

CONSERVATION EASEMENT

LOT 10

LOT 6

84.22'

S 32°58'52" E 304.24'

269.36'
N72°01'32"E

236.64'
N44°45'55"E

286.25'
N65°27'57"E

510.23'

N 45°04'32" W 836.28'

75'

25' FRONT SETBACK

220.02'

PROPOSED 30' WIDE PUBLIC WATER EASEMENT

75' WETLAND BUFFER

333.20'
S68°02'33"E

MAILBOX

N/F
TODDLE INN DAY CARE, INC.
P.O. BOX 40 SCARBOROUGH,
MAINE 04070
MAP R02D
LOT 1A

E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21 E22 E23 E24 E25 E26 E27 E28 E29 E30 E31 E32 E33 E34 E35 E36 E37 E38 E39 E40 E41 E42 E43 E44 E45 E46 E47 E48 E49 E50 E51 E52 E53 E54 E55 E56 E57 E58 E59 E60 E63 E64 E65 E66 E67 E68 E69

25.53'

30.00'

26'

SAND POINT LANE

2303

C5 C4 C3 C2 C1

70'

THOMAS DRIVE

S 18°16'09" E
64.80'

S 18°16'09" E
150.76'

PROPOSED 30' WIDE PUBLIC SEWER EASEMENT

LOT 9

358.45'
N 68°21'04" E

20' SIDE SETBACK

N/F
DST REALTY LLC, C/O GINN REAL ESTATE
220 MAINE MALL ROAD,
SOUTH PORTLAND, MAINE 04106
MAP R02D PARCEL 1B
LOT 1B

20' SIDE SETBACK

S 35°09'39" E
249.05'

2042

LOT 8

TORRY PINE DRIVE

46'

115.75'

28'

GOOSE LEDGE ROAD

WETLAND IMPACT 1,716 S.F.

N/F
GUIDI FLASH HOLDINGS LLC,
C/O GINN REAL ESTATE
220 MAINE MALL ROAD, SOUTH
PORTLAND, MAINE 04106
MAP R02D PARCEL 1
LOT 1

20' SIDE SETBACK

325.99'

25'

APPROXIMATE LOCATION OF CEMETERY SEE NOTE S-7

150.02'

CAP# NOT LEGIBLE

75' BUFFER (SEE NOTE S-3 FOR SETBACK DISTANCE)

359.42'
N44°52'10"E

195.50'
N 46°30'13" E

CAP# NOT LEGIBLE

US ROUTE 1

PROPOSED WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S32°58'52"E	30.00'
E2	S57°03'08"W	672.30'
E3	S60°04'08"W	33.13'
E4	S70°35'54"W	24.78'
E5	S69°48'12"W	25.98'
E6	S78°56'10"W	28.29'
E7	S85°44'59"W	29.64'
E8	N86°34'51"W	22.58'
E9	N85°01'58"W	27.56'
E10	N77°26'48"W	30.68'
E11	N70°01'25"W	29.38'
E12	N63°01'33"W	32.14'
E13	N55°57'52"W	33.42'
E14	N49°08'52"W	24.52'
E15	N49°28'25"W	7.81'
E16	N45°07'50"W	88.10'
E17	N44°52'10"E	30.00'
E18	S45°07'50"E	33.69'
E19	N52°00'54"E	421.38'
E20	N28°28'04"W	103.99'
E21	N61°31'56"E	30.00'
E22	S28°28'04"E	108.11'
E23	S32°56'52"E	263.45'
E24	N57°03'08"E	457.26'
E25	S57°03'08"W	184.23'
E26	S60°04'08"W	29.58'
E27	S70°35'54"W	22.22'
E28	S69°48'12"W	23.79'
E29	S78°56'10"W	24.10'
E30	S85°44'59"W	25.85'
E31	N86°34'51"W	20.16'
E32	N85°01'58"W	25.17'
E33	N77°26'48"W	26.74'
E34	N70°01'25"W	25.60'
E35	N63°01'33"W	28.45'
E36	N55°57'52"W	29.78'
E37	N49°08'52"W	22.81'
E38	N49°28'25"W	6.86'
E39	N45°07'50"W	23.04'
E40	N52°00'54"E	56.79'
E41	N31°42'20"E	24.71'
E42	S58°17'40"E	9.14'
E43	N52°00'54"E	331.42'
E44	S32°56'52"E	157.38'
E45	N57°12'42"E	3.48'
E46	S32°47'18"E	50.00'
E47	S57°12'42"W	3.34'
E48	S32°56'52"E	32.37'

LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
○	REBAR WITH CAP FOUND STAMPED AS NOTED
	WETLAND
	WETLAND BOUNDARY
	BUILDING ENVELOPE
	EASEMENT LINE
	ABUTTER LINE
	INTERIOR LOT LINE
	BOUNDARY LINE
	STREAM
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE
	PREVIOUS LOT # PER PLAN REFERENCED IN NOTE 4.b. BELOW.

BOUNDARY NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.a BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
   a. LOTS 6 & 7 – A DEED FROM CUMBERLAND BUSINESS PARK TO FLASH ISLAND, INC. DATED OCTOBER 8, 2003 AND RECORDED IN DEED BOOK 20359, PAGE 151 (CCRD).
   b. LOTS 9 & 10 – A DEED FROM CUMBERLAND BUSINESS PARK TO DST REALTY, LLC. DATED MARCH 12, 1999 AND RECORDED IN DEED BOOK 14612, PAGE 282 (CCRD).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "ROCKWOOD SENIOR HOUSING SUBDIVISION PLAN" BY SYTDESIGN CONSULTANTS, DATED MAY 2000.
   b. "STANDARD BOUNDARY SURVEY, PHASE 1 – CUMBERLAND BUSINESS PARK" BY SQUAW BAY CORP., MAY 1995
   c. "AMENDED SUBDIVISION PLAN, FORMERLY LOTS 11,12,13,14,15 – CUMBERLAND BUSINESS PARK" BY SYTDESIGN CONSULTANTS, NOVEMBER 2000 RECORDED APRIL 30, 2002 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 202, PAGE 236.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND ASSESSORS MAP R02D, LOT 6, 7, 9, AND 10.
6. THE WIDTH AND LAYOUT OF THOMAS DRIVE AND ROUTE 1 WAS ESTABLISHED FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE. SAID WIDTH OF THOMAS DRIVE IS 70' WIDE.
7. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE.

SUBDIVISION NOTES

S-1. DEVELOPER:
LSH HOLDINGS
C/O JOHN MOODY BUILDERS
P.O. BOX 232
CUMBERLAND, MAINE 04021

S-2. SURVEYING / ENGINEERING:
NORTHEAST CIVIL SOLUTIONS, INC.
153 U.S. ROUTE 1
SCARBOROUGH, MAINE 04074

S-3. THE SUBJECT PARCEL IS LOCATED IN THE OFFICE COMMERCIAL (O-C) DISTRICT.

PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
FRONT SETBACK = 25' *(SEE NOTE S-7)
REAR SETBACK = 65'
SIDE SETBACK = 20'
SETBACK AROUND EACH UNIT = 30'

S-4. NET RESIDENTIAL CALCULATIONS
TOTAL AREA = 18.4 AC
ROADS & PARKING (15% OF TOTAL) = 2.7 AC
WETLANDS = 4.0 AC
20% SLOPES SUS. OVER 30K S.F. = 0.0 AC
NET RESIDENTIAL AREA = 11.7 AC

10,000 S.F. MINIMUM LOT SIZE FOR SENIOR DWELLING UNITS IN OC ZONE
TOTAL ALLOWABLE UNITS (11.7 AC/10,000 S.F. PER UNIT) = 50
UNITS PROPOSED = 44

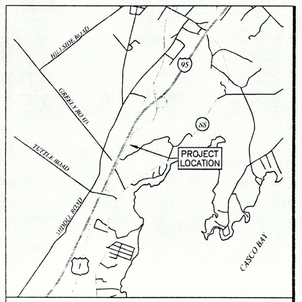
S-5. WATER SUPPLY FOR ALL CONDOMINIUMS WILL BE PROVIDED BY PUBLIC WATER (PORTLAND WATER DISTRICT). ALL UNITS TO BE SERVED BY PUBLIC SEWER AND MAINTAINED BY (TOWN OF CUMBERLAND SANITARY DISTRICT).

S-6. BUILDINGS ARE ONLY REQUIRED TO MEET SETBACK FROM EXTERIOR BOUNDARY.

S-7. THE FOLLOWING SETBACKS FROM THE CEMETERY SHOWN HEREON ARE REQUIRED:
a. NO BUILDING SHALL BE ERECTED WITHIN 100 FEET.
b. NO WELL SHALL BE DRILLED WITHIN 200 FEET.
c. NO CONSTRUCTION IS ALLOWED WITHIN 25 FEET.

S-8. NO DEED RESTRICTIONS, COVENANTS, OR EASEMENTS OF RECORD BURDENING OR BENEFITING THE SUBJECT PARCEL WERE FOUND.

S-9. ALL ROCKWOOD PHASE IV RESIDENTS WILL HAVE ACCESS TO FUTURE CLUBHOUSE REGARDLESS OF LOCATION WITHIN THE ROCKWOOD DEVELOPMENT.



VICINITY MAP
SCALE: NTS

PROPOSED SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E49	N44°52'10"E	30.08'
E50	S49°17'23"E	168.09'
E51	N52°00'54"E	239.51'
E52	N52°00'54"E	186.26'
E53	N32°56'52"W	110.08'
E54	N57°03'08"E	30.00'
E55	S32°56'52"E	123.81'
E56	S32°56'52"E	154.50'
E57	S57°03'08"W	30.00'
E58	N32°56'52"W	138.12'
E59	S52°00'54"W	183.62'
E60	S52°00'54"W	234.56'
E61	S45°56'24"E	58.95'
E62	S69°57'06"E	135.95'
E63	N74°37'36"E	125.91'
E64	N57°11'54"E	280.24'
E65	N57°01'42"E	330.60'
E66	S32°58'18"E	30.00'
E67	S57°01'42"W	330.64'
E68	S57°11'54"W	284.89'
E69	S74°37'36"W	140.09'
E70	N69°57'06"W	151.91'
E71	N45°56'24"W	82.13'
E72	N49°17'23"W	182.13'

ROCKWOOD PHASE IV	SQ. FT.	Ac.
TOTAL AREA	799,997	18.37
CONSERVATION AREA	258,793	5.94
DEVELOPED AREA	541,204	12.43

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	12°00'22"	55.53'	265.00'	S26°58'41"E	55.43'
C2	6°53'42"	31.89'	265.00'	S17°09'08"E	31.87'
C3	12°17'25"	235.08'	1095.92'	N55°59'14"E	234.63'
C4	11°14'45"	65.75'	335.00'	S23°53'34"E	65.65'
C5	03°25'56"	20.07'	335.00'	S31°13'37"E	20.06'

State of Maine, Cumberland SS.
Registry of Deeds
Received February 18 2005
at 9 h 35 m A M and recorded in
Plan Book 205 Page 104
Attest: _____ Register
John B. O'Brien

APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

CHAIRPERSON _____ DATE
2/15/05
2/15/05
2/15/05
2/15/05

Revisions:	By:	Date:	Change:
3	SMA	2/15/05	REVISE ROAD NAME
2	SMA	12/17/04	REVISE UNITS 23 & 24 FOR SITE DISTANCE

PROJECT NUMBER: 25524 | ACAD FILE: 25524-SUB | SCALE: 1"=50' | DATE: NOVEMBER 30, 2004

Drawing Name:
SUBDIVISION PLAN
US ROUTE 1, CUMBERLAND, MAINE

Project Name and Location:
ROCKWOOD PHASE IV
US ROUTE 1, CUMBERLAND, MAINE

Prepared For: Record Owner
LSH HOLDINGS, LLC
C/O JOHN MOODY BUILDERS, PO BOX 232, CUMBERLAND, MAINE 04021

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227 | fax 207.883.1001 | e-mail ncs@maine.rr.com

0 50' 100' 200'

SHEET 3 OF 26

SURVEY ON PLAN \ PROJECT 25524 \ NORTHEAST CIVIL SOLUTIONS, INC

U04/ 8/B U2/ /
CLOUDMAN TIMOTHY K
GORAN LORALANE R
7 EAGLES WAY
CUMBERLAND FSDE, ME 04110

U04/ 8/B U3/ /
CASH JEAN
12 EAGLES WAY
CUMBERLAND FSDE, ME 04110

U04/ 8/B U5/ /
DINSMORE ANNE L
HELLENBECK EDWARD A III
6 EAGLES WAY
CUMBERLAND FSDE, ME 04110

U04/ 8/B U4/ /
WALSH JOAN E
WALSH ROBERT C
10 EAGLES WAY
CUMBERLAND FSDE, ME 04110

U04/ 8/B U6/ /
HARRIS MORTIER D
4 EAGLES WAY
CUMBERLAND FSDE, ME 04110

U04/ 8/B U9/ /
HINTZE ROBERT W - TRUSTEE
HINTZE BARBARA W - TRUSTEE
337 MARSH CREEK ROAD
VENICE, FL 34292

U04/ 8/B U8/ /
DRUMMOND JOSIAH H JR
DRUMMOND JOANNA P
19 STONELEDGE DRIVE
PORTLAND, ME 04102

U04/ 8/B U11/ /
STITT WILLIAM C
STITT CLAIRE V
15661 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

U04/ 8/B U1/ /
GOTTO ANTONIO M JR
GOTTO ANITA S
308 EAST 72ND STREET
APT 14C & D
NEW YORK, NY 10021

U04/ 8/B U12/ /
SANBORN PATRICIA N
3544 TUSCANY RESERVE BLVD
NEW SMYRNA BCH, FL 32168

U04/ 8/B U10/ /
COUGHLIN D MICHAEL
COUGHLIN SARAH SCRIBNER
PO BOX 180
DEER HARBOR, WA 98243

U04/ 8/B U7/ /
RAND FREDERIC W
RAND SUZANNE O
15 FALCON DRIVE
CUMBERLAND FSDE, ME 04110

U04/ 8/B U14/ /
STEPPACHER JOHN A*
STEPPACHER JOAN P
22 FALCON DRIVE
CUMBERLAND FSDE, ME 04110

U04/ 8/B U13/ /
THOMAS CHARLES C
THOMAS CAROLYN H
20 FALCON DRIVE
CUMBERLAND FSDE, ME 04110

GENERAL NOTES

1. THE RECORD OWNERS OF THE PROPERTY IS TERRY E. & GAIL P. BRAGG RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 16721 PAGE 282, DATED JULY 31. 2002.

2. THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP U4, DEPICTED AS LOT 8B, AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT.

3. BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC OBSERVATION TAKEN BY SEBAGO TECHNICS IN MAY 1999. TOPOGRAPHIC MAPPING COMPLETED BY SEBAGO TECHNICS IN MAY 1999.

4. PLAN REFERENCES:

A) PLAN OF PROPERTY IN CUMBERLAND FORESIDE MAINE MADE FOR ELIZABETH H. JOHNSON LAST DATED JUNE 30, 1978 BY H.I. & E.C. JORDAN–SURVEYORS, RECORDED IN PLAN BOOK 120, PAGE 13.

B) SUBDIVISION RECORDING PLAN, MORRILL PROPERTIES, ROUTE 88, CUMBERLAND, MAINE LAST DATED AUGUST 2, 1988 BY SEA CONSULTANTS INC. ENGINEERS/ARCHITECTS RECORDED IN PLAN BOOK 176, PAGE 11.

C) THIRD AMENDED SUBDIVISION PLAN MADE FOR LAWRENCE CRANE LAST DATED OCTOBER 2, 1986 BY R.P. TITCOMB ASSOCIATES, INC., RECORDED IN PLAN BOOK 158, PAGE 9.

D) OVERALL SUBDIVISION PLAN OF TRUE SPRING FARM DATED THROUGH DECEMBER 7, 1999 BY SEBAGO TECHNICS, INC., RECORDED IN PLAN BOOK 11512 PAGE 745

E) SITE AND SUBDIVISION PLAN OF TRUE SPRING FARM DATED THROUGH DECEMBER 7, 1999 BY SEBAGO TECHNICS, INC., RECORDED IN PLAN BOOK 14715 PAGE 59

5. STREET REFERENCES:

A) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "C–3" FEDERAL AID PROJECT NO. S. 377–A CUMBERLAND DATED OCTOBER 1941 SHEETS 6 AND 7 OF 15 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGES 12 & 13. THIS PLAN SHOWS A SURVEY BASELINE AND A CONSTRUCTION BASELINE. RIGHT–OF–WAY MONUMENTS FOUND ON THE SIDELINE INDICATE THAT EXISTING RAILROAD SPIKES AND PK NAILS WERE SET ON THE CONSTRUCTION BASELINE 22.0' OFF THE SURVEY BASELINE.

C) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "141" FEDERAL AID PROJECT NO. RS–1415 (9) CUMBERLAND DATED APRIL 1990 SHEETS 5 THROUGH 7 OF 9 RECORDED IN THE IN PLAN BOOK 198, PAGES 326–328. THIS PLAN SHOWS THE GRADING AND DRAINAGE RIGHTS TAKEN.

6. REFERENCE IS MADE TO A NOTICE OF LAYOUT AND TAKING DATED JUNE 27, 1990 BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED IN BOOK 9237, PAGE 247 FOR DESCRIPTION OF GRADING AND DRAINAGE RIGHTS.

7. THIS PLAN IS BASED UPON A BOUNDARY SURVEY MADE IN CONFORMANCE WITH STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTIONS THAT A REPORT OF SURVEY HAS NOT BEEN PREPARED, NO NEW MONUMENTATION HAS BEEN SET AT THIS TIME, NO WETLAND LIMITS WERE DETERMINED BY THE SIGNING PROFESSIONAL.

8. WETLAND LIMITS WERE DELINEATED BY SEBAGO TECHNICS, INC. AND CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS REPRESENTED BY JAY CLEMENT. LIMITS WERE LOCATED BY USING A COMBINATION OF TRADITIONAL SURVEY METHODS AND A GPS UNIT WITH 1–METER ACCURACY.

SUBDIVISION NOTES

1. THOSE AREAS IDENTIFIED AS "OPEN SPACE" SHALL BE PRESERVED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

2. NO PARKING SHALL BE PERMITTED IN THE TURN–AROUND AREAS OF THE ROADWAYS.

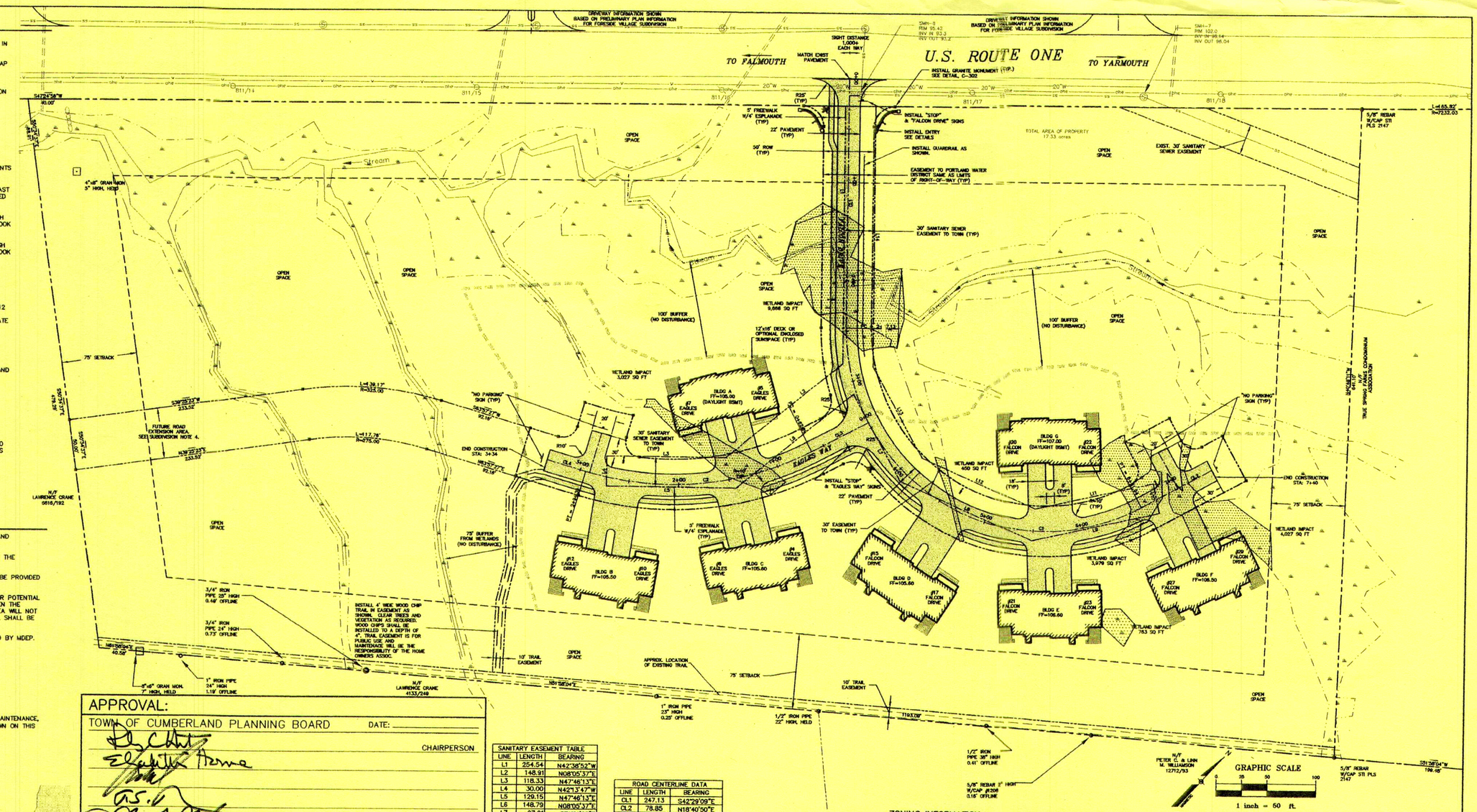
3. PUBLIC ACCESS FROM U. S. ROUTE 1 TO THE TRAIL SYSTEM SHALL BE PROVIDED VIA THE FREEWALK AND TRAIL EASEMENT AS SHOWN ON THE PLAN.

4. THE FUTURE ROAD EXTENSION AREA IS CREATED AND DEDICATED FOR POTENTIAL FUTURE USE BY THE TOWN OF CUMBERLAND AS A CONNECTION BETWEEN THE PROPOSED STREET AND ADJOINING PROPERTIES OR STREETS. THIS AREA WILL NOT BE UTILIZED FOR CONSTRUCTION OR DRAINAGE PURPOSES, AND NO FILL SHALL BE PLACED WITHOUT PRIOR TOWN APPROVAL.

5. SUBDIVISION SUBJECT TO STORMWATER AND N.R.P.A. PERMITS ISSUED BY MDEP.

6. FIRE DEPT. NOTES:
- AN OUTSIDE FLASHING LIGHT, THAT IS INTERCONNECTED WITH SMOKE DETECTORS, SHALL BE LOCATED IN AN AREA EASILY VISIBLE FROM THE DRIVEWAY OF EACH UNIT.
- THE LOCATION AND STYLE OF STREET NUMBERS SHALL BE APPROVED BY THE FIRE DEPARTMENT
- PROPANE GAS INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NFPA–54 AND 58.
- RESIDENTIAL LOCK BOXES WILL BE PROVIDED FOR EACH UNIT.

7. THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY(S) SHOWN ON THIS PLAN.



APPROVAL:

TOWN OF CUMBERLAND PLANNING BOARD DATE: _____

CHAIRPERSON

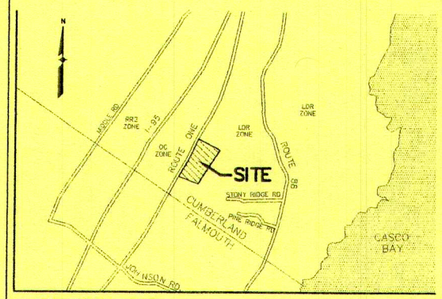
SANITARY EASEMENT TABLE		
LINE	LENGTH	BEARING
L1	254.54	N42°38'52"W
L2	148.91	N08°05'37"E
L3	118.33	N47°46'13"E
L4	30.00	N42°13'47"W
L5	129.15	N47°46'13"E
L6	148.79	N08°05'37"E
L7	97.91	S71°21'08"E
L8	144.62	S71°13'54"W
L9	130.38	N34°52'45"E
L10	30.00	N55°07'15"W
L11	120.53	N34°52'45"E
L12	124.61	S71°13'54"W
L13	101.97	N71°21'08"W
L14	257.82	N42°38'52"W

ROAD CENTERLINE DATA		
LINE	LENGTH	BEARING
CL1	247.13	S42°29'09"E
CL2	78.85	N18°40'50"E
CL3	62.81	S19°43'45"W
CL4	40.00	S63°57'27"W

ROAD CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	414.81	200.00	118°50'01"	N78°05'50"E	344.36
C2	231.58	300.00	44°13'42"	N41°50'36"E	225.87

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED	EXISTING		PROPOSED
	BUILDING		ohu	OVERHEAD UTILITY LINE	OHU	T	TRANSFORMER	T
170	INTERMEDIATE CONTOUR	172	ohe	OVERHEAD ELECTRIC	OHE		FIRE HYDRANT	
165	INDEX CONTOUR	165	upe	UNDEREGROUND ELECTRIC	UGE		CULVERT	
	WETLAND		g	GAS LINE	G		LIGHT POLE	
	STREAM		ss	SANITARY SEWER LINE	SS		SIGN	
	PROPERTY LINE		sd	STORM DRAIN	SD		UTILITY POLE	
	RIGHT–OF–WAY LINE		ud	UNDERDRAIN	UD		CATCH BASIN	
	EASEMENT LINE		tel	TELEPHONE LINE	TEL		SANITARY MANHOLE	
	PROPERTY SETBACK		w	WATER LINE	W		DRAIN MANHOLE	
	EDGE OF PAVEMENT			TREELINE			GRANITE MONUMENT	
	BITUMINOUS CURB		x x	CHAINLINK FENCE	X X			
				GUARD RAIL				



LOCATION MAP

N.T.S.

NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, ME.

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

NO.	REFERENCE DRAWINGS

REV.	DATE	STATUS	BY	CHKD	APPD
H	4–20–04	FOR DEP SLODA APPROVAL	CYN	TWS	TWS
G	4–14–04	FOR FINAL APPROVAL	CYN	TWS	TWS
F	3–30–04	FOR FINAL APPROVAL	CYN	WSD	WSD
E	1–6–04	FOR DEP NRPA APPROVAL	CYN	WSD	WSD
D	12–2–03	REVISED AND RESUBMITTED FOR PRELIMINARY APPROVAL	CYN	WSD	WSD
C	11–12–03	FOR DEP SLODA APPROVAL	CYN	WSD	WSD
B	10–28–03	REVISED AND RESUBMITTED FOR PRELIMINARY APPROVAL	CYN	WSD	WSD
A	5–19–03	FOR CLIENT REVIEW	CYN	WSD	WSD

W. Scott Sloda 6/10/04

STATE OF MAINE CURTIS Y. NEUFELD NO. 9779 REGISTERED PROFESSIONAL ENGINEER 6/7/04

ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE LDR, LOW DENSITY RESIDENTIAL.

ZONE REQUIREMENTS FOR TRADITIONAL RESIDENTIAL DEVELOPMENT:

MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) WITHOUT SEWER ——— 2 ACRES
MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) WITH SEWER ——— 1.5 ACRES
MINIMUM AREA PER UNIT (DUPLEX OR MULTIPLEX) WITHOUT SEWER — 1.25 ACRES
MINIMUM AREA PER UNIT (DUPLEX OR MULTIPLEX) WITH SEWER ——— 0.75 ACRES

	REQUIRED	PROPOSED
MINIMUM LOT SIZE PER UNIT WITH SEWER (DUPLEX OR MULTIPLEX)	0.75 ACRES	0.75 ACRES
MINIMUM ROAD FRONTAGE:	150 FEET	150 FEET
MINIMUM SETBACKS:		
FRONT SETBACK :	50 FEET	50 FEET
SIDE SETBACK:	65 FEET*	65 FEET*
REAR SETBACK:	30 FEET**	30 FEET**

* SHEDS AND DRIVEWAYS ARE PERMITTED TO A MINIMUM SETBACK OF 15–FEET FROM SIDE AND REAR LOT LINES.

** COMBINED WIDTH 65 FEET

GENERAL NOTES:

1. BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY DATA BASED ON PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BRAGG PROPERTY FOR TERRY BRAGG" BY SEBAGO TECHICS , DATED 1/22/02.
2. DATUM:
   HORIZONTAL: ASSUMED COORDINATES WITH MAGNETIC NORTH. OBSERVATION TAKEN IN MAY 1999.
   VERTICAL: NGVD–29 AS ESTABLISHED USING A ASHTECH Z–12 DUAL FREQUENCY GPS RECEIVER.

NET RESIDENTIAL ACREAGE CALCULATION:

17.33 ACRES	GROSS ACREAGE
–2.80	15% FOR ROADS AND PARKING
–0.10	SEPARATED LAND
–0.14	LAND IN EASEMENTS
–0.37	SLOPES IN EXCESS OF 20%
–3.28	WETLANDS
–0.00	100YR. FLOOD ZONE LAND
10.84 ACRES	NET RESIDENTIAL ACREAGE

ALLOWABLE NUMBER OF UNITS 10.84 ACRES / 0.75 ACRES = 14 DWELLING UNITS

LAND COVERAGE SUMMARY

PRIVATE ROAD (COMMON ELEMENT) ——— APPROX. 58,145 S.F.
BUILDING FOOTPRINT (DRIVEWAY, BLDG, & DECK) – APPROX. 53,283 S.F.
OPEN SPACE (COMMON ELEMENT) ——— APPROX. 14.78 Acres
TOTAL AREA 17.33 Acres

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829–6994 Fax: (207) 829–2251 Email: info@sytdesign.com

CLIENT: BDC, LLC
44 OLD MILL ROAD, FALMOUTH, ME 04105

FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	03–210.00
DRAWING NAME	0321000base
DESIGN:	CYN
DRAWN:	CYN
CHKD:	WSD
DATE:	JUNE 2004
SCALE:	AS NOTED

PROJECT: HAWKS RIDGE
U. S. ROUTE ONE, CUMBERLAND, MAINE 04021

Book 204 Pg 366

SITE PLAN 6/18/04 recorded.

PROJ. NO. 03–210–00 REV. A

DWG. NO. C–101

dwg, 6/10/2004 8:29:47 AM, cmeufeld, 1:1

I:\2000-PROJECTS\03-210\00\dwg\03

GENERAL NOTES

1. THE RECORD OWNERS OF THE PROPERTY IS TERRY E. & GAIL P. BRAGG RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 16721 PAGE 282, DATED JULY 31. 2002.

2. THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP U4, DEPICTED AS LOT 8B, AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT.

3. BEARINGS SHOWN HEREON ARE BASED ON A MAGNETIC OBSERVATION TAKEN BY SEBAGO TECHNICS IN MAY 1999. TOPOGRAPHIC MAPPING COMPLETED BY SEBAGO TECHNICS IN MAY 1999.

4. PLAN REFERENCES:

A) PLAN OF PROPERTY IN CUMBERLAND FORESIDE MAINE MADE FOR ELIZABETH H. JOHNSON LAST DATED JUNE 30, 1978 BY H.L. & E.C. JORDAN–SURVEYORS, RECORDED IN PLAN BOOK 120, PAGE 13.

B) SUBDIVISION RECORDING PLAN, MORRILL PROPERTIES, ROUTE 88, CUMBERLAND, MAINE LAST DATED AUGUST 2, 1988 BY SEA CONSULTANTS INC. ENGINEERS/ARCHITECTS RECORDED IN PLAN BOOK 176, PAGE 11.

C) THIRD AMENDED SUBDIVISION PLAN MADE FOR LAWRENCE CRANE LAST DATED OCTOBER 2, 1986 BY R.P. TITCOMB ASSOCIATES, INC., RECORDED IN PLAN BOOK 158, PAGE 9.

D) OVERALL SUBDIVISION PLAN OF TRUE SPRING FARM DATED THROUGH DECEMBER 7, 1999 BY SEBAGO TECHNICS, INC., RECORDED IN PLAN BOOK 11512 PAGE 745

E) SITE AND SUBDIVISION PLAN OF TRUE SPRING FARM DATED THROUGH DECEMBER 7, 1999 BY SEBAGO TECHNICS, INC., RECORDED IN PLAN BOOK 14715 PAGE 59

5. STREET REFERENCES:

A) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "C–3" FEDERAL AID PROJECT NO. S. 377–A CUMBERLAND DATED OCTOBER 1941 SHEETS 6 AND 7 OF 15 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGES 12 & 13. THIS PLAN SHOWS A SURVEY BASELINE AND A CONSTRUCTION BASELINE. RIGHT–OF–WAY MONUMENTS FOUND ON THE SIDELINE INDICATE THAT EXISTING RAILROAD SPIKES AND PK NAILS WERE SET ON THE CONSTRUCTION BASELINE 22.0' OFF THE SURVEY BASELINE.

C) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "141" FEDERAL AID PROJECT NO. RS–141S (9) CUMBERLAND DATED APRIL 1990 SHEETS 5 THROUGH 7 OF 9 RECORDED IN THE IN PLAN BOOK 198, PAGES 326–328. THIS PLAN SHOWS THE GRADING AND DRAINAGE RIGHTS TAKEN.

6. REFERENCE IS MADE TO A NOTICE OF LAYOUT AND TAKING DATED JUNE 27, 1990 BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED IN BOOK 9237, PAGE 247 FOR DESCRIPTION OF GRADING AND DRAINAGE RIGHTS.

7. THIS PLAN IS BASED UPON A BOUNDARY SURVEY MADE IN CONFORMANCE WITH STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTIONS THAT A REPORT OF SURVEY HAS NOT BEEN PREPARED, NO NEW MONUMENTATION HAS BEEN SET AT THIS TIME, NO WETLAND LIMITS WERE DETERMINED BY THE SIGNING PROFESSIONAL.

8. WETLAND LIMITS WERE DELINEATED BY SEBAGO TECHNICS, INC. AND CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS REPRESENTED BY JAY CLEMENT. LIMITS WERE LOCATED BY USING A COMBINATION OF TRADITIONAL SURVEY METHODS AND A GPS UNIT WITH 1–METER ACCURACY.

SUBDIVISION NOTES

1. THOSE AREAS IDENTIFIED AS "OPEN SPACE" SHALL BE PRESERVED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

2. NO PARKING SHALL BE PERMITTED IN THE TURN–AROUND AREAS OF THE ROADWAYS.

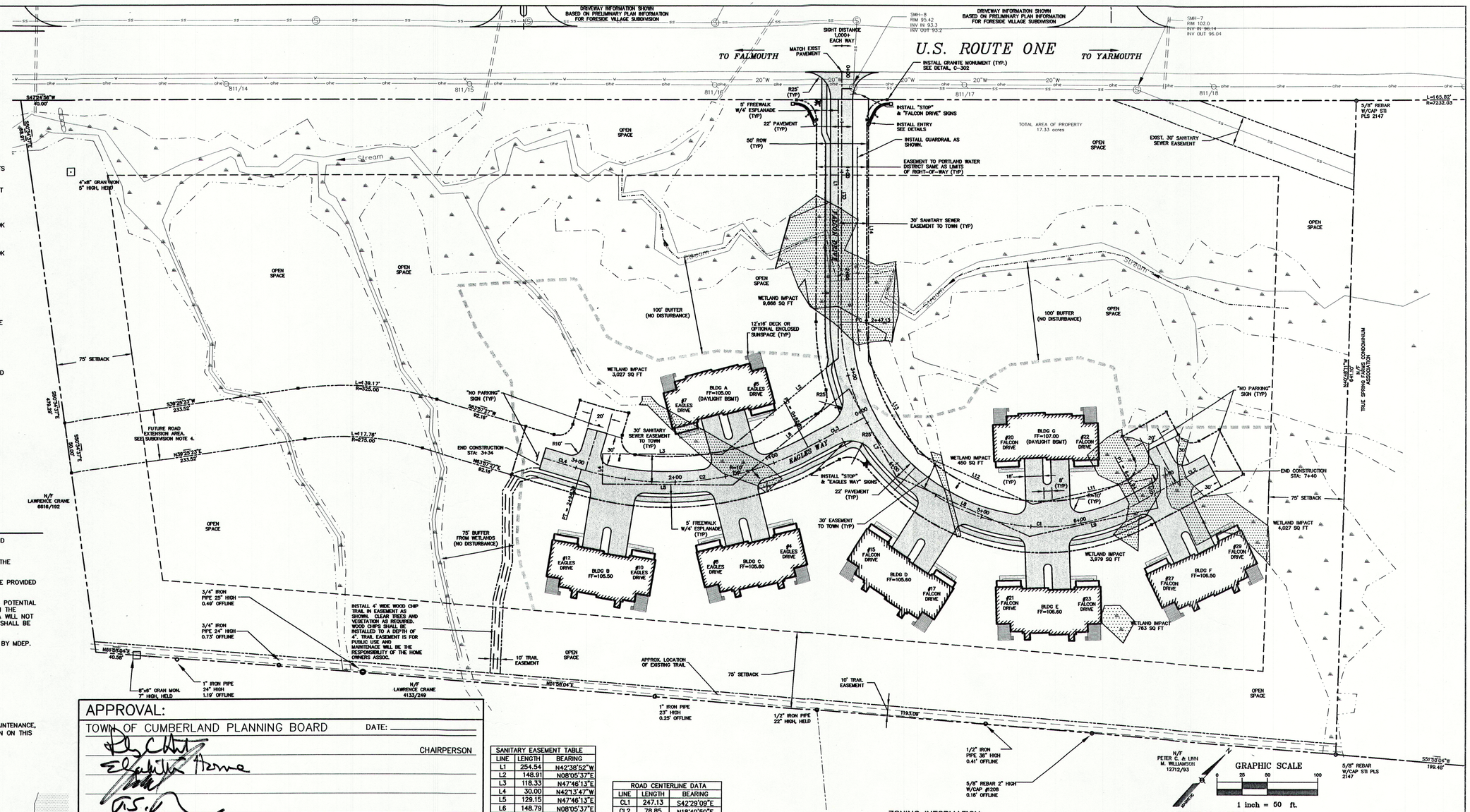
3. PUBLIC ACCESS FROM U. S. ROUTE 1 TO THE TRAIL SYSTEM SHALL BE PROVIDED VIA THE FREEWALK AND TRAIL EASEMENT AS SHOWN ON THE PLAN.

4. THE FUTURE ROAD EXTENSION AREA IS CREATED AND DEDICATED FOR POTENTIAL FUTURE USE BY THE TOWN OF CUMBERLAND AS A CONNECTION BETWEEN THE PROPOSED STREET AND ADJOINING PROPERTIES OR STREETS. THIS AREA WILL NOT BE UTILIZED FOR CONSTRUCTION OR DRAINAGE PURPOSES, AND NO FILL SHALL BE PLACED WITHOUT PRIOR TOWN APPROVAL.

5. SUBDIVISION SUBJECT TO STORMWATER AND N.R.P.A. PERMITS ISSUED BY MDEP.

6. FIRE DEPT. NOTES:
- AN OUTSIDE FLASHING LIGHT, THAT IS INTERCONNECTED WITH SMOKE DETECTORS, SHALL BE LOCATED IN AN AREA EASILY VISIBLE FROM THE DRIVEWAY OF EACH UNIT.
- THE LOCATION AND STYLE OF STREET NUMBERS SHALL BE APPROVED BY THE FIRE DEPARTMENT
- PROPANE GAS INSTALLATIONS SHALL MEET THE REQUIREMENTS OF NFPA–54 AND 58.
- RESIDENTIAL LOCK BOXES WILL BE PROVIDED FOR EACH UNIT.

7. THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY(S) SHOWN ON THIS PLAN.



APPROVAL:

TOWN OF CUMBERLAND PLANNING BOARD DATE: _____

CHAIRPERSON

SANITARY EASEMENT TABLE		
LINE	LENGTH	BEARING
L1	254.54	N42°38'52"W
L2	148.91	N08°05'37"E
L3	118.33	N47°46'13"E
L4	30.00	N42°13'47"W
L5	129.15	N47°46'13"E
L6	148.79	N08°05'37"E
L7	97.91	S71°21'06"E
L8	144.62	S71°13'54"W
L9	130.38	N34°52'45"E
L10	30.00	N55°07'15"W
L11	120.53	N34°52'45"E
L12	124.61	S71°13'54"W
L13	101.97	N71°21'06"W
L14	257.82	N42°38'52"W

ROAD CENTERLINE DATA		
LINE	LENGTH	BEARING
CL1	247.13	S42°29'09"E
CL2	78.85	N18°40'50"E
CL3	62.81	S19°43'45"W
CL4	40.00	S63°57'27"W

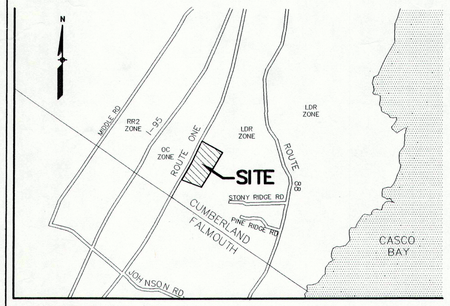
ROAD CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	414.81	200.00	118°50'01"	N78°05'50"E	344.36
C2	231.58	300.00	44°13'42"	N41°50'36"E	225.87

LEGEND

	EXISTING	PROPOSED
BUILDING		
INTERMEDIATE CONTOUR	172	172
INDEX CONTOUR	165	165
WETLAND		
STREAM		
PROPERTY LINE		
RIGHT–OF–WAY LINE		
EASEMENT LINE		
PROPERTY SETBACK		
EDGE OF PAVEMENT		
BITUMINOUS CURB		

	EXISTING	PROPOSED
OVERHEAD UTILITY LINE	ohu	OHU
OVERHEAD ELECTRIC	ohe	OHE
UNDERGROUND ELECTRIC	uge	UGE
GAS LINE	g	G
SANITARY SEWER LINE	ss	SS
STORM DRAIN	sd	SD
UNDERDRAIN	ud	UD
TELEPHONE LINE	tel	TEL
WATER LINE	w	W
TREELINE		
CHAINLINK FENCE	x x	x x
GUARD RAIL		

	EXISTING	PROPOSED
TRANSFORMER	T	T
FIRE HYDRANT		
CULVERT		
LIGHT POLE		
SIGN		
UTILITY POLE		
CATCH BASIN		
SANITARY MANHOLE	S	
DRAIN MANHOLE	D	
GRANITE MONUMENT		



LOCATION MAP

N.T.S.

NOTE: TOPOGRAPHIC SURVEY PERFORMED BY TITCOMB ASSOCIATES OF FALMOUTH, ME.

ZONING INFORMATION:

PARCEL IS LOCATED IN ZONE LDR, LOW DENSITY RESIDENTIAL.

ZONE REQUIREMENTS FOR TRADITIONAL RESIDENTIAL DEVELOPMENT:

MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) WITHOUT SEWER ------ 2 ACRES
MINIMUM LOT SIZE (SINGLE FAMILY RESIDENTIAL) WITH SEWER ------- 1.5 ACRES
MINIMUM AREA PER UNIT (DUPLEX OR MULTIPLEX) WITHOUT SEWER --- 1.25 ACRES
MINIMUM AREA PER UNIT (DUPLEX OR MULTIPLEX) WITH SEWER ----- 0.75 ACRES

	REQUIRED	PROPOSED
MINIMUM LOT SIZE PER UNIT WITH SEWER (DUPLEX OR MULTIPLEX)	0.75 ACRES	0.75 ACRES
MINIMUM ROAD FRONTAGE:	150 FEET	150 FEET
MINIMUM SETBACKS:		
FRONT SETBACK :	50 FEET	50 FEET
SIDE SETBACK:	65 FEET*	65 FEET*
REAR SETBACK:	30 FEET**	30 FEET**

* SHEDS AND DRIVEWAYS ARE PERMITTED TO A MINIMUM SETBACK OF 15–FEET FROM SIDE AND REAR LOT LINES.

** COMBINED WIDTH 65 FEET

GENERAL NOTES:

1. BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY DATA BASED ON PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF BRAGG PROPERTY FOR TERRY BRAGG" BY SEBAGO TECHICS , DATED 1/22/02.

2. DATUM:
HORIZONTAL: ASSUMED COORDINATES WITH MAGNETIC NORTH. OBSERVATION TAKEN IN MAY 1999.
VERTICAL: NGVD–29 AS ESTABLISHED USING A ASHTECH Z–12 DUAL FREQUENCY GPS RECEIVER.

NET RESIDENTIAL ACREAGE CALCULATION:

17.33 ACRES	GROSS ACREAGE
–2.60	15% FOR ROADS AND PARKING
–0.10	SEPARATED LAND
–0.14	LAND IN EASEMENTS
–0.37	SLOPES IN EXCESS OF 20%
–3.28	WETLANDS
–0.00	100YR. FLOOD ZONE LAND
10.84 ACRES	NET RESIDENTIAL ACREAGE

ALLOWABLE NUMBER OF UNITS 10.84 ACRES / 0.75 ACRES = 14 DWELLING UNITS

LAND COVERAGE SUMMARY

PRIVATE ROAD (COMMON ELEMENT) ---------- APPROX. 58,145 S.F.
BUILDING FOOTPRINT (DRIVEWAY, BLDG, & DECK) – APPROX. 53,263 S.F.
OPEN SPACE (COMMON ELEMENT) ---------- APPROX. 14.78 Acres
TOTAL AREA 17.33 Acres

NO.	REFERENCE DRAWINGS

REV.	DATE	STATUS	BY	CHKD	APPD
H	4–20–04	FOR DEP SLODA APPROVAL	CYN	TWS	TWS
G	4–14–04	FOR FINAL APPROVAL	CYN	TWS	TWS
F	3–30–04	FOR FINAL APPROVAL	CYN	WSD	WSD
E	1–6–04	FOR DEP NRPA APPROVAL	CYN	WSD	WSD
D	12–2–03	REVISED AND RESUBMITTED FOR PRELIMINARY APPROVAL	CYN	WSD	WSD
C	11–12–03	FOR DEP SLODA APPROVAL	CYN	WSD	WSD
B	10–28–03	REVISED AND RESUBMITTED FOR PRELIMINARY APPROVAL	CYN	WSD	WSD
A	5–19–03	FOR CLIENT REVIEW	CYN	WSD	WSD

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

W Scott Deakin 6/10/04

STATE OF MAINE CURTIS Y. NEUFELD NO. 9779 REGISTERED PROFESSIONAL ENGINEER 6/7/04

SYTDesign Consultants
CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 86A, CUMBERLAND CENTER, ME. 04021
Phone: (207) 829–6994 Fax: (207) 829–2231 Email: info@sytdesign.com

CLIENT:
BDC, LLC
44 OLD MILL ROAD, FALMOUTH, ME 04105

FIELD BOOK #	
FIELD BOOK PAGE	
FLAT FILE INDEX NUMBER	
PROJECT DIR.	03–210.00
DRAWING NAME	0321000base
DESIGN: CYN	
DRAWN: CYN	
CHKD: WSD	
DATE: JUNE 2004	
SCALE: AS NOTED	

PROJECT: HAWKS RIDGE
U. S. ROUTE ONE, CUMBERLAND, MAINE 04021

Book 2014 Page 366 Recorded 6/18/04

SITE PLAN

PROJ. NO. 03–210–00

DWG. NO. C–101

REV. A

J:\ECTS\03-210\00\dwg\0321000Base.dwg, 6/10/2004 8:29:47 AM, cneufield, 1:1