

LOCATION PLAN

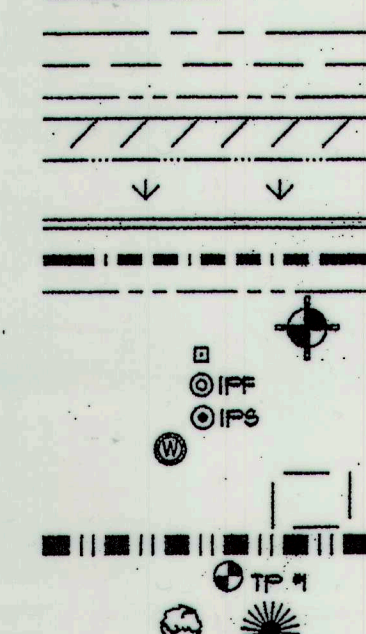
SCALE: 1"=1,000'

GENERAL NOTES

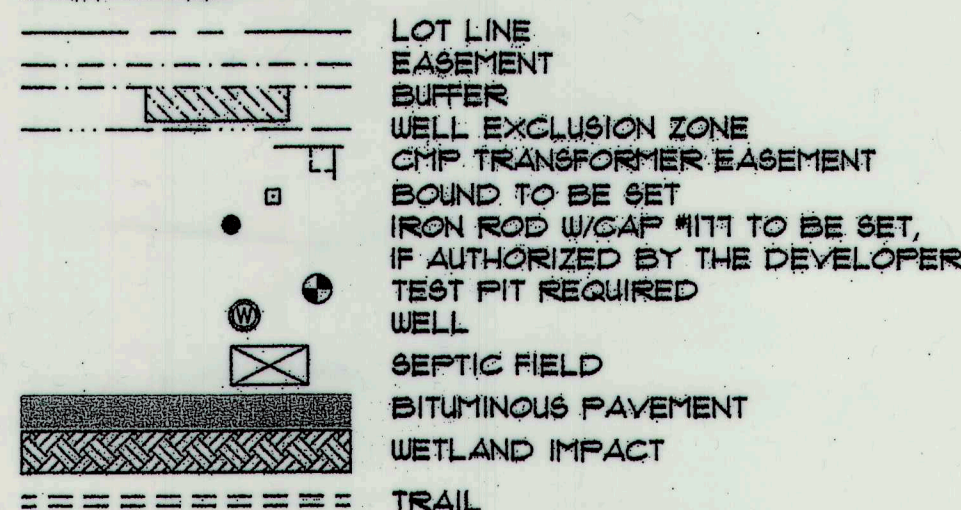
- OWNER: LIVE LIFE MAINE, LLC, 1 SOLAR WAY, CUMBERLAND, ME 04021. DEED TO BE RECORDED.
- DEVELOPER: LIVE LIFE MAINE, LLC, 1 SOLAR WAY, CUMBERLAND, ME 04021.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE.
- BOUNDARY INFORMATION TAKEN FROM "PLAN OF PROPERTY HILLSIDE AVENUE, CUMBERLAND, MAINE MADE FOR PATRICE MILLER" JUNE 8, 2014 BY CULLENBERG LAND SURVEYING, 892 OLD DANVILLE ROAD, AUBURN, MAINE.
- TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF CUMBERLAND. IN THE DEVELOPED AREA TOPOGRAPHIC INFORMATION AND SURVEY LINES DONE BY MAINE SURVEY CONSULTANTS.
- WETLAND MAPPING AND SEPTIC SYSTEM SOILS PROVIDED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND MAINE.
- HIGH INTENSITY SOIL SURVEY HAS BEEN PREPARED BY MARK HAMPTON ASSOCIATES, INC. IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, AND THE MAINE BOARD OF CERTIFICATION OF GEOLOGISTS AND SOIL SCIENTISTS.
- ZONE: RURAL RESIDENTIAL 1 (RR1) PROPOSED USE: SINGLE FAMILY DETACHED HOUSES
- TAX MAP REFERENCE: MAP R04 LOT 24.
- TOTAL PARCEL = 24.84 acres
- WAIVERS GRANTED:
 - WAIVE THE REQUIREMENT FOR ANY STREET LIGHTS ALONG SOLAR WAY, CHAPTER 250-16
 - WAIVE THE REQUIREMENT FOR ANY BYWAYS ALONG SOLAR WAY, CHAPTER 250-31.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- HOUSE LOCATIONS TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- ALL NEW DWELLINGS IN THIS SUBDIVISION SHALL INCLUDE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM CONFORMING TO APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND APPROVED BY THE CUMBERLAND FIRE CHIEF.
- COMMON OPEN SPACE FOR THE HOMEOWNERS IS INCLUDED IN THIS SUBDIVISION AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EASEMENT FOR PRIVATE PEDESTRIAN ACCESS TO THE COMMON OPEN SPACE IS TO BE MAINTAINED OVER LOT 5.
- CONSTRUCTION WILL COMMENCE WITH FINAL APPROVAL AND AS LOTS ARE SOLD.
- LOTS TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS AND WELLS. SEPTIC SYSTEMS MUST BE LOCATED AS SHOWN ON THIS PLAN OR AN ALTERNATE LOCATION APPROVED BY THE TOWN STAFF.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM AN EXISTING POLE ON HILLSIDE AVENUE.
- THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING THE ROAD, INCLUDING FLOWING, UNTIL SUCH TIME AS THE ROAD IS TAKEN OVER BY THE HOMEOWNERS ASSOCIATION. THE TOWN OF CUMBERLAND IS NOT RESPONSIBLE FOR ROAD MAINTENANCE.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MAY 2016.
- IRON RODS TO BE SET AT ALL CORNERS OF LOTS BY THE DEVELOPER.
- STREET NAME: SOLAR WAY
- NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN ARE ALLOWED. A NRPA PERMIT IS REQUIRED BY DEP.
- ALL DRIVEWAY ACCESS WILL BE FROM WITHIN THE SUBDIVISION.
- WELLS MUST BE LOCATED OUTSIDE OF THE "WELL EXCLUSION" ZONE SHOWN. WELL CASING MUST EXTEND A MINIMUM OF 15' BELOW THE BEDROCK SURFACE.
- HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS. HOUSES WITH BASEMENTS ARE RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
- THE OWNER OF LOT 5 RESERVES THE RIGHT TO SUBDIVIDE LOT 5 TO CREATE TWO SINGLE FAMILY HOME LOTS IF THE ZONING CHANGES IN THE FUTURE. THE DIVISION WOULD HAVE TO MEET THE FUTURE ZONING ORDINANCE REQUIREMENTS AND HAVE PLANNING BOARD APPROVAL. NO FURTHER SUBDIVISION OF LOTS 1 TO 4 IS ALLOWED.

LEGEND

EXISTING



PROPOSED



RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20'	30.72'	27.79'	N 82°12'26\"/>	88°01'06\"/>
C2	500'	65.45'	65.41'	N 34°26'52\"/>	7°30'02\"/>
C3	500'	126.44'	126.11'	N 37°56'32\"/>	14°29'21\"/>
C4	450'	113.8'	113.5'	N 37°56'32\"/>	14°29'21\"/>
C5	550'	72'	71.95'	N 34°26'52\"/>	7°30'02\"/>
C6	20'	32.11'	28.77'	N 07°47'34\"/>	91°58'54\"/>

NET RESIDENTIAL ACREAGE

TOTAL PARCEL:	1,082,215 SQ. FT.
DEDUCTIONS:	
A. PERCENTAGE OF PARCEL FOR ROADS & PARKING, ACTUAL * NOT INCLUDED IN C.	16,043
B. LACK OF ACCESS, ISOLATED OR UNAVAILABLE AREAS	0
C. AREAS DIFFICULT TO DEVELOP	0
1. SLOPES IN EXCESS OF 20% SUSTAINED FOR 30,000 SF. OR MORE	0
2. WETLANDS NOT INCLUDED IN I.	116,716
3. 100 YEAR FLOODPLAIN	0
D. RIGHT-OF-WAYS OR EASEMENT * NOT INCLUDED IN A. OR C.	23,195
E. RESOURCE PROTECTION DISTRICT	0
TOTAL:	926,201
	+ 174,240
	5,32 LOTS

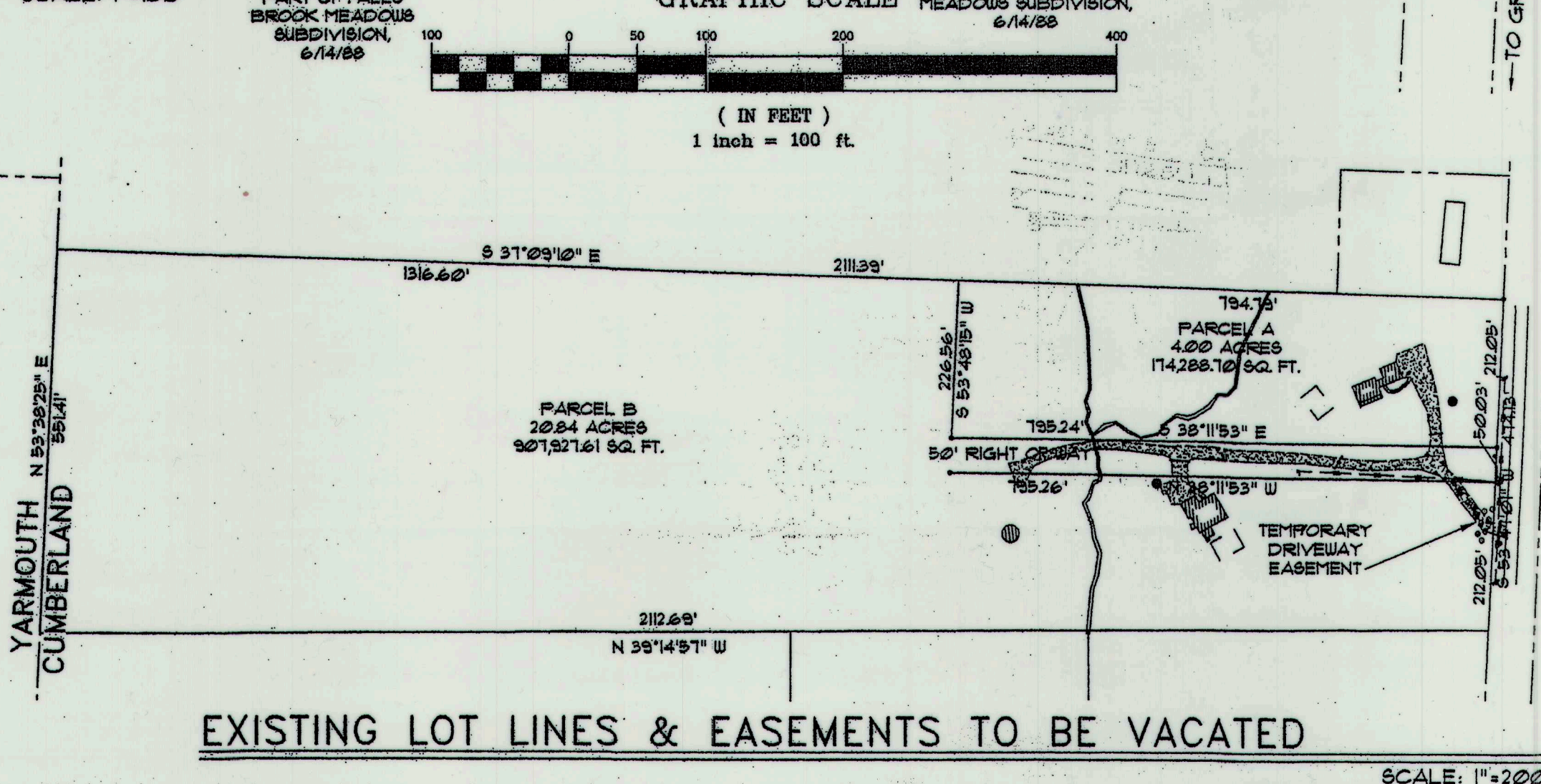
DRAWINGS INCLUDED IN THIS SUBMITTAL:

COVER	- COVER
C10	- EXISTING CONDITION PLAN
SHEET 1 OF 2	- SUBDIVISION PLAN
SHEET 2 OF 2	- SITE PLAN
C12	- NET RESIDENTIAL ACREAGE PLAN
C14	- CONVENTIONAL LOT LAYOUT
C20	- PLAN & PROFILE W/ EROSION CONTROL - SOLAR WAY
C30	- EROSION CONTROL NOTES & DETAILS
C40	- SITE DETAILS
D10	- DRAINAGE ANALYSIS, EXISTING CONDITION
D20	- DRAINAGE ANALYSIS, DEVELOPED CONDITION

WETLAND IMPACTS
A 1,201 SQ. FT.
B 203 SQ. FT.
C 1,419 SQ. FT.
TOTAL: 2,623 SQ. FT.

SUBDIVISION PLAT

SCALE: 1"=100'



EXISTING LOT LINES & EASEMENTS TO BE VACATED

SCALE: 1"=200'

CONDITIONS OF APPROVAL

- THAT ALL OUTSTANDING FEES OWED BY THE APPLICANT BE PAID PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- THAT ANY CLEARING LIMITS AS MAY BE PROPOSED ON THE PLANS BE FLAGGED BY THE APPLICANT AND INSPECTED AND APPROVED BY THE TOWN ENGINEER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- THAT A PRECONSTRUCTION CONFERENCE BE HELD PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
- THE PROJECT IS LOCATED IN THE M84 SECTION OF TOWN. THE HOMEOWNERS ARE REQUIRED TO FILE AN ANNUAL REPORT NOTING THE CONDITIONS OF THE SITE, INCLUDING EROSION ISSUES AND DRAINAGE RELATED ITEMS AS CONTAINED IN THE INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES DATED NOVEMBER 28, 2016 AND REVISED MAY 1, 2017.
- ALL NEW HOMES WILL HAVE SPRINKLER SYSTEMS FOR FIRE PROTECTION. THE BUILDING ENVELOPE FOR LOT 5 IS AS SHOWN ON THE PLAN.
- A REVISED LANDSCAPE PLAN INCORPORATING THE CHANGES THAT WERE AGREED UPON DURING THE PLANNING BOARD MEETING AND AS LISTED IN THE EMAIL DATED MAY 16, 2017 FROM ALISON BEYEA TO CARLA NIXON, SHALL BE PREPARED AND SUBMITTED TO THE TOWN PLANNER FOR REVIEW AND APPROVAL PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- THERE SHALL BE NO CLEARING OR CUTTING OF TREES WITHIN THE 75 FOOT PERIMETER BUFFER SHOWN ON THE SUBDIVISION PLAN.
- ANY FURTHER DISTURBANCE OF WETLAND AREAS BEYOND WHAT IS SHOWN ON THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) FOR CONFORMANCE WITH THE NATURAL RESOURCES PROTECTION ACT (NRPA).

ZONE INFORMATION

ZONE: RURAL RESIDENTIAL 1	PERMITTED USE: SINGLE FAMILY DETACHED
SPACE STANDARDS	
MINIMUM LOT SIZE	4 ACRES
MINIMUM STREET FRONTAGE	200 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM REAR YARD	75 FEET
MINIMUM SIDE YARD	30 FEET *

* COMBINED WIDTH AT LEAST 75 FEET

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°48'47\"/>	30'
L2	S 45°11'13\"/>	50'
L3	N 44°48'47\"/>	30'
L4	S 45°11'13\"/>	30'
L5	N 42°6'39\"/>	50.05'

- NOTES:
- UTILITY EASEMENT TO BE REESTABLISHED TO THE NEW RIGHT-OF-WAY.
 - ACCESS TO THE EXISTING HOUSES TO BE REESTABLISHED TO THE NEW RIGHT-OF-WAY.

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS:	22,232 SF
PROPOSED IMPERVIOUS:	135,338 SF
INCREASE OF:	113,106 SF

SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

John Moring
Alison Beyea
Sharon Palmer-Kelly

SEAL

EXCEPTIONS:

NO DETAILED SURVEY REPORT.

NOTES:

THE SEAL AND SIGNATURE OF DELMORE A. MAXFIELD, JR. PLG ON THIS PLAN IS FOR THE DIMENSIONAL ACCURACY OF THE INTERIOR LOT LINES ONLY. CONFORMANCE OF THE ACTUAL STAKE OUT OF THE PROPOSED LOTS TO THIS PLAN WILL ONLY BE ENCOURAGED BY SAID SEAL AND SIGNATURE IF PERFORMED UNDER THE DIRECTION OF SAID DELMORE A. MAXFIELD, JR. PLG.

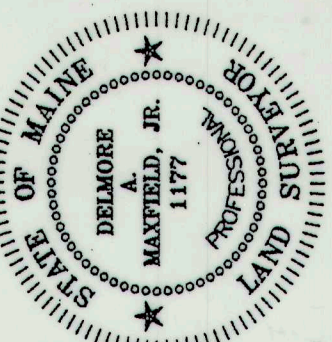
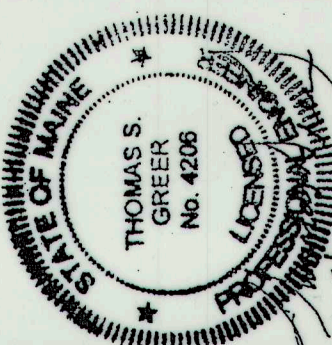
2718 SURVEY CONFORMS TO THE CURRENT STANDARDS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS AS NOTED ABOVE.

3. NOT VALID OR TRUE COPY OF ORIGINAL UNLESS SIGNED AND EMBOSSED BY SURVEYOR.

Delmore A. Maxfield Jr.
DATE: 5-30-17

5-16-17
DATE

PINKHAM & GREER
CIVIL ENGINEERS



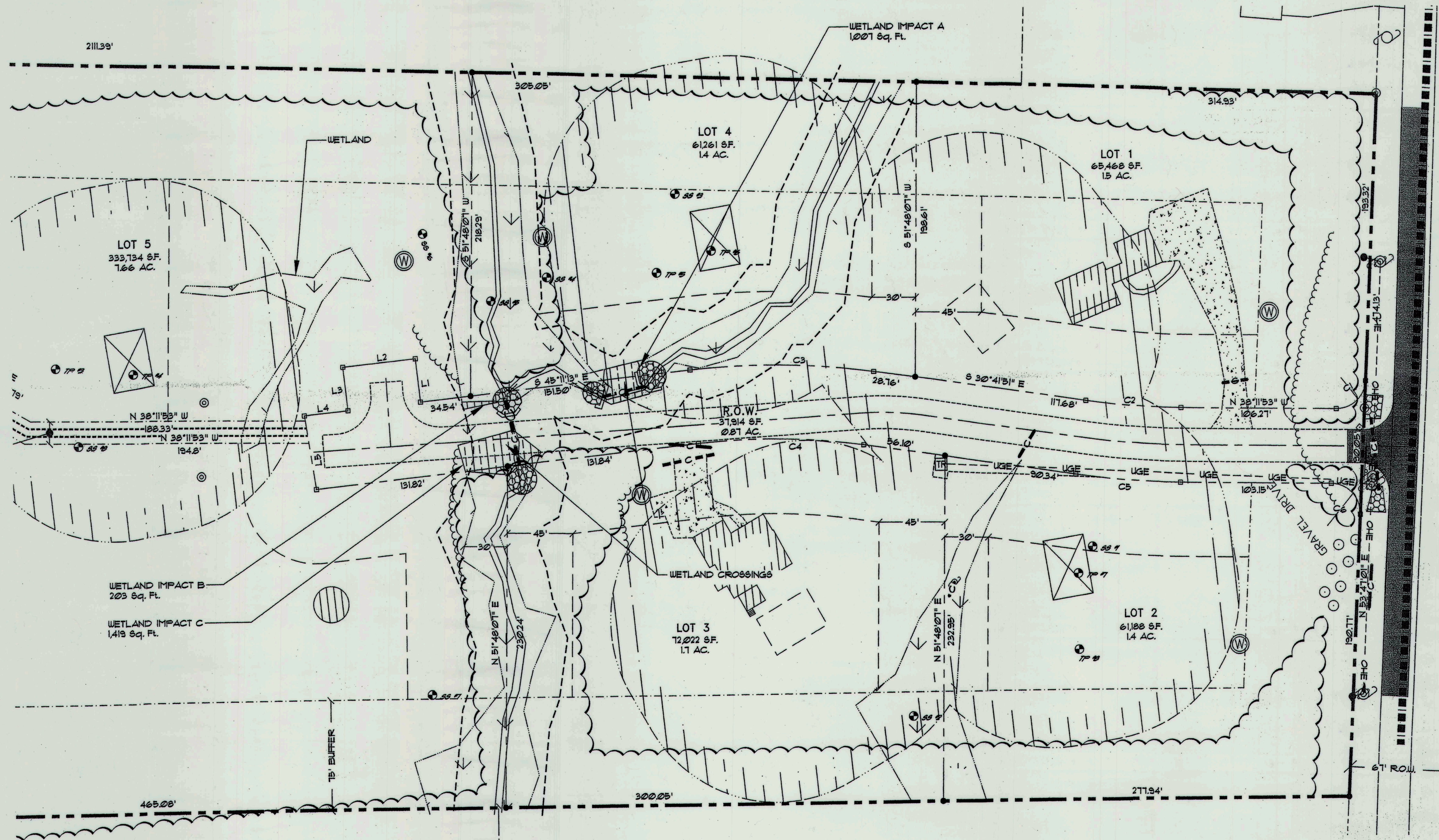
REV.	DATE	DESCRIPTION
1	12/1/16	UPDATED DRAWINGS
2	2/1/17	UPDATED DRAWINGS
3	2/1/17	UPDATED DRAWINGS
4	2/22/17	ADDED GENERAL NOTE 25
5	3/28/17	SHIFTED ROAD & ROW TO REDUCE STREAM BUFFER IMPACT
6	4/11/17	UPDATED STREAM CROSSINGS. REVISED PER FEED REVIEW
7	4/20/17	FOR FINAL SUBMITTAL
8	5/1/17	REVISED FOR BOARD SIGNATURES

LIVE LIFE MAINE, LLC
1 SOLAR WAY
CUMBERLAND, ME 04021

SOLAR WAY SUBDIVISION
HILLSIDE AVENUE, CUMBERLAND, MAINE

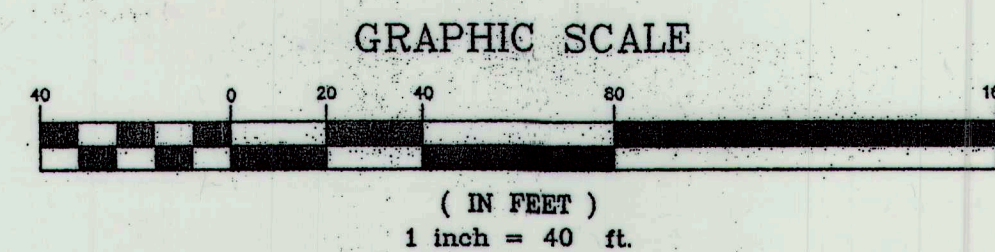
SHEET 1 OF 2

MAPLOT R04/24



WETLAND IMPACTS	
A	1,007 sq. ft.
B	203 sq. ft.
C	1,419 sq. ft.
TOTAL:	2,629 sq. ft.

SUBDIVISION PLAT
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NET RESIDENTIAL ACREAGE

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2. WETLANDS NOT INCLUDED IN I.	116,716
3. 100 YEAR FLOODPLAIN	0
D. RIGHT-OF-WAYS OR EASEMENT *NOT INCLUDED IN A, OR C.	23,195
E. RESOURCE PROTECTION DISTRICT	0
TOTAL:	926,201 + 174,240 = 1,100,441
	5.32 LOTS

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	LOT LINE
BUILDING SETBACK	EASEMENT
ADJUTERS PROPERTY	BUFFER
BUILDING	CMP TRANSFORMER EASEMENT
WETLAND LIMIT	BOUND TO BE SET
WATERCOURSE	IRON ROD W/ CAP #111 TO BE SET,
ZONING DISTRICT	IF AUTHORIZED BY THE DEVELOPER
TOWN LINE	TEST PIT REQUIRED
BENCHMARK	WELL
BOUND FOUND	SEPTIC FIELD
IRON PIPE FOUND	BUTIMINOUS PAVEMENT
IRON PIPE SET	WETLAND IMPACT
WELL	TRAIL
SEPTIC SYSTEM	
SOILS BOUNDARY	
TEST PIT	
TREE	

RIGHT-OF-WAY LINE TABLE

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NO DETAILED SURVEY REPORT.

NOTES:

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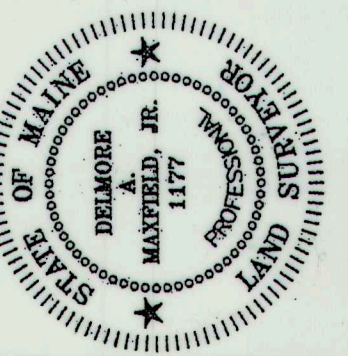
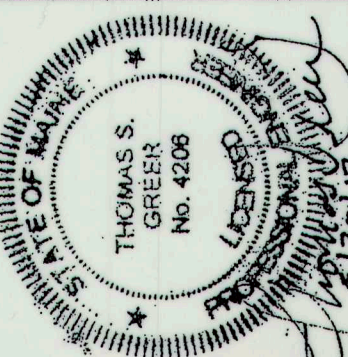
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DATE: 5-30-17

SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

[Signatures]

PINKHAM & GREER
CIVIL ENGINEERS
28 WAWAH AVE. CUMBERLAND, ME 04103
TEL: 207.781.5242 FAX: 207.781.4245



REV.	DATE	DESCRIPTION
1	5/30/17	REV'D FOR BOARD SIGNATURES.

LIVE LIFE MAINE, LLC
1 SOLAR WAY
CUMBERLAND, ME 04021
SCALE: AS SHOWN
DATE: MAY 1, 2017
PROJECT: 16163
DRN BY: JWG/DC
DESIGN BY: TSG
CHK BY: TSG

SOLAR WAY SUBDIVISION
HILLSIDE AVENUE, CUMBERLAND, MAINE

SHEET 2 OF 2

MAPLOT R04724