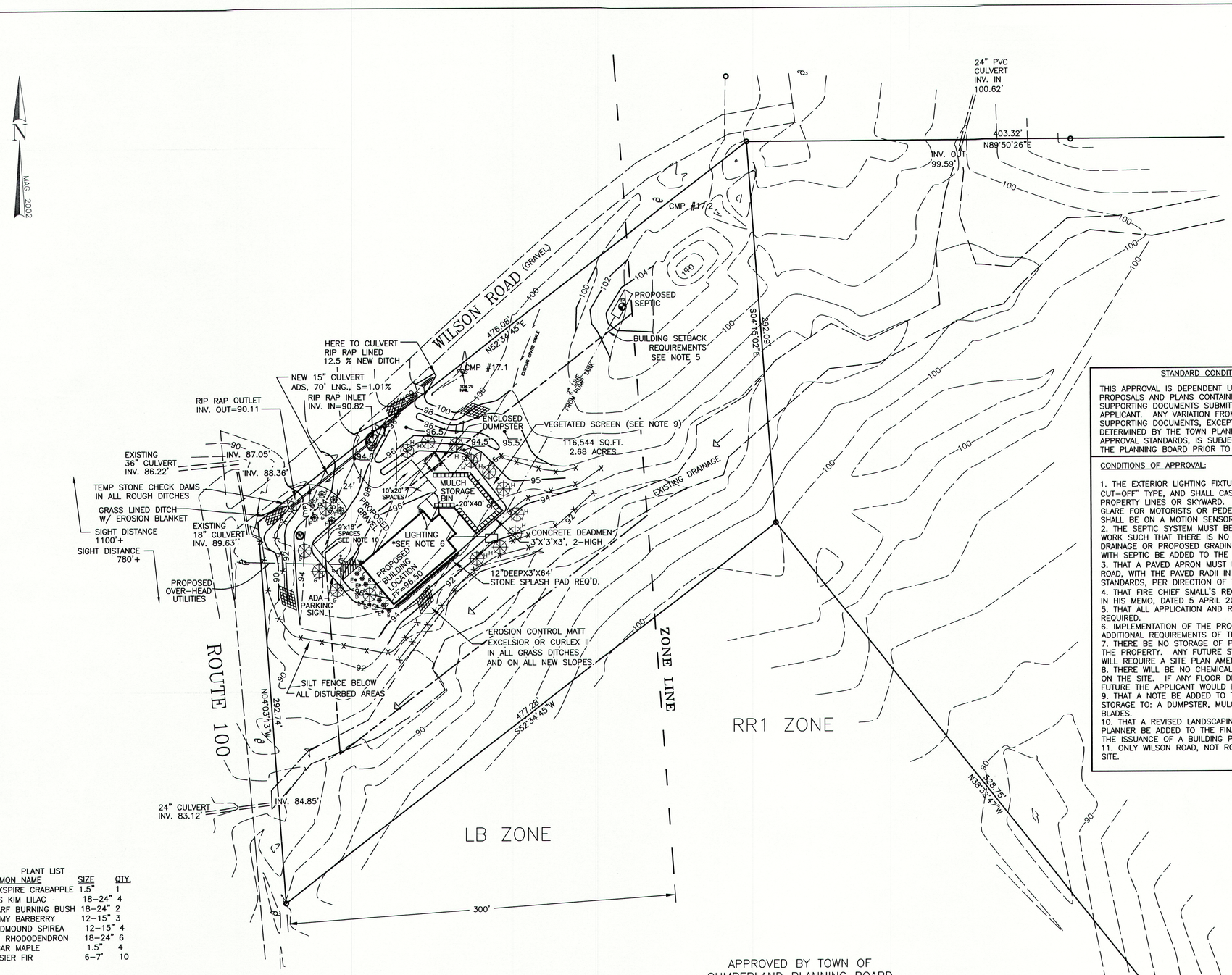
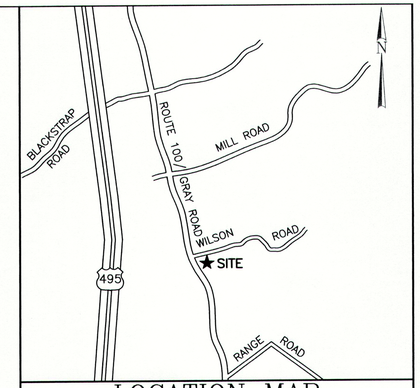




LOCATION MAP
(NOT TO SCALE)

NOTES:

(1) DEED REFERENCE: DEED BOOK 10848, PAGE 341 CUMBERLAND COUNTY REGISTRY OF DEEDS
(2) TAX MAP REFERENCE: TAX MAP R-7C, LOT 16
(3) PLAN REFERENCES:
  (A) JAMES H. WILSON ESTATE DATED 03/25/90 RECORDED IN PLAN BOOK 193, PAGE 95 C.C.R.D.
(4) OWNER OF RECORD: MRS. MARIE WILSON 17 WILSON ROAD CUMBERLAND, MAINE 04021
(5) ZONING: LB ZONE SETBACK REQUIREMENTS
  FRONT: 50'
  REAR: 65'
  SIDE: 65' COMBINED WITH 30' MINIMUM
(6) PROPOSED LIGHTING TO MEET ZONING REQUIREMENTS AS OUTLINED IN TOWN OF CUMBERLAND ZONING ORDINANCE SECTION 206.8.17 EXTERIOR LIGHTING
(7) PROPOSED FIRE PROTECTION SHALL ADHERE TO THE REQUIREMENTS OUTLINED IN A MEMORANDUM FROM CHIEF OF CUMBERLAND FIRE DEPARTMENT DATED APRIL 5, 2002.
(8) PROPOSED SIGNAGE TO BE ATTACHED TO BUILDING AND TO MEET TOWN OF CUMBERLAND SPECIFICATIONS.
(9) SEE DETAILED LANDSCAPE REPORT BY EXPERT LAWN AND LANDSCAPE, INC.
(10) ADA VAN ACCESSIBLE PARKING SPACE TO BE GRADED AT NO MORE THAN 1:50 SLOPE, AS OUTLINED IN AMERICANS WITH DISABILITIES ACT 'ADA GUIDE FOR SMALL BUSINESS' FOURTH PRINTING – JUNE, 1999
(11) EXTERIOR STORAGE LIMITED TO A DUMPSTER, MULCH STORAGE AND SNOW PLOW BLADES.

AMENDED: 09/01/02 – ADDED GRAVEL CROSS-SECTION BUILDING SETBACK LINES NOTES 6-8
09/24/02 – PROPOSED GRADING CHANGE PROPOSED SEPTIC MOVED DETAILS ADDED
10/14/02 – PROPOSED GRADING OF SEPTIC FIELD DIMENSIONS OF PARKING AREAS NOTE 10
10/23/02 – LANDSCAPING, CONDITIONS OF APPROVAL NOTE 11

STANDARD CONDITIONS OF APPROVAL

THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED TO BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS, EXCEPT DEMINIMUS CHANGES AS SO DETERMINED BY THE TOWN PLANNER WHICH DO NOT AFFECT APPROVAL STANDARDS, IS SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING BOARD PRIOR TO IMPLEMENTATION.

CONDITIONS OF APPROVAL:

1. THE EXTERIOR LIGHTING FIXTURE(S) SHALL BE SHIELDED "FULL CUT-OFF" TYPE, AND SHALL CAST NO LIGHT BEYOND THE PROPERTY LINES OR SKYWARD. THE LIGHTS SHALL NOT CREATE GLARE FOR MOTORISTS OR PEDESTRIANS. THE EXTERIOR LIGHT SHALL BE ON A MOTION SENSOR.
2. THE SEPTIC SYSTEM MUST BE COORDINATED WITH THE SITE WORK SUCH THAT THERE IS NO INTERFERENCE WITH SITE DRAINAGE OR PROPOSED GRADING AND THE GRADING ASSOCIATED WITH SEPTIC BE ADDED TO THE SITE PLAN.
3. THAT A PAVED APRON MUST BE CONSTRUCTED 20' UP WILSON ROAD, WITH THE PAVED RADII IN COMPLIANCE WITH TOWN STANDARDS, PER DIRECTION OF THE PUBLIC WORKS DIRECTOR.
4. THAT FIRE CHIEF SMALL'S REQUIREMENTS BE MET, AS LISTED IN HIS MEMO, DATED 5 APRIL 2002.
5. THAT ALL APPLICATION AND REVIEW FEES BE PAID AS REQUIRED.
6. IMPLEMENTATION OF THE PROPOSAL SHALL COMPLY WITH ANY ADDITIONAL REQUIREMENTS OF THE PLANNING BOARD.
7. THERE BE NO STORAGE OF PESTICIDES OR HERBICIDES ON THE PROPERTY. ANY FUTURE STORAGE OF THESE MATERIALS WILL REQUIRE A SITE PLAN AMENDMENT.
8. THERE WILL BE NO CHEMICALS OR AUTO PRODUCTS STORED ON THE SITE. IF ANY FLOOR DRAINS ARE INSTALLED IN THE FUTURE THE APPLICANT WOULD NEED A SITE PLAN AMENDMENT.
9. THAT A NOTE BE ADDED TO THE PLAN LIMITING EXTERIOR STORAGE TO: A DUMPSTER, MULCH STORAGE AND SNOW PLOW BLADES.
10. THAT A REVISED LANDSCAPING APPROVED BY THE TOWN PLANNER BE ADDED TO THE FINAL SITE PLAN DRAWING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. ONLY WILSON ROAD, NOT ROUTE 100, WILL ACCESS THE SITE.

PLAN RECORDED IN PLAN BOOK _____, PAGE _____
CUMBERLAND COUNTY REGISTRY OF DEEDS
DATE: _____ TIME: _____

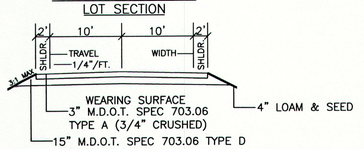
PLANT LIST

KEY	COMMON NAME	SIZE	QTY.
A	PINKSPIRE CRABAPPLE	1.5"	1
B	MISS KIM LILAC	18-24"	4
C	DWARF BURNING BUSH	18-24"	2
D	PYGMY BARBERRY	12-15"	3
E	GOLDMOUND SPIREA	12-15"	4
F	PJM RHODODENDRON	18-24"	6
G	SUGAR MAPLE	1.5"	4
H	FRASIER FIR	6-7'	10

LEGEND:

- 94.5' SPOT GRADE
- IRON PIN FOUND
- NO. 5 REBAR SET
- UTILITY POLE
- N/F NOW OR FORMERLY
- 123/45 DEED BOOK/PAGE
- PROPOSED STRUCTURE
- DRAINAGE FLOW
- SILT FENCE
- STONE CHECK DAMS
- EROSION CONTROL MATT
- WETLANDS
- -96- EXISTING CONTOURS
- —96— PROPOSED CONTOURS
- W PROPOSED WELL

ENTRANCE & PARKING LOT SECTION



SITE ENTRANCE AT 3% GRADE FROM EXISTING EDGE OF PRIVATE WAY. (N.T.S.)

GRAPHIC SCALE 1"=40'
40 0 20 40 80

APPROVED BY TOWN OF CUMBERLAND PLANNING BOARD

DATE: _____

STATE OF MAINE ROBERT N. FARTHING 586 PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

ROBERT N. FARTHING P.L.S. 586

STATE OF MAINE ROSS R. CUDLIZ No. 5885 REGISTERED PROFESSIONAL ENGINEER

GRADING/EROSION/STORMWATER SITE PLAN

ROUTE 100
CUMBERLAND, MAINE

FOR:

EXPERT LAWN & LANDSCAPE, INC.
316 PRESUMPSCOT STREET
PORTLAND, MAINE 04103

GRADING PLAN AND STORMWATER DESIGN BY:
ENGINEERING ASSISTANCE & DESIGN
P.O. BOX 794
SOUTH FREEPORT, MAINE 04078
PH / FAX: (207) 846-0839

THIS PLAN SHALL NOT BE USED AND/ OR MODIFIED WITHOUT WRITTEN PERMISSION FROM SURVEY, INC. ANY CHANGES SHALL BE AT USER'S RISK AND WITHOUT LIABILITY TO SURVEY, INC.

SURVEY BY: SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2557 FAX
SURVEY.INC@VERIZON.NET
PLAN BY: JTF @ SURVEY, INC.

DATE: AUGUST 2002 02-152