

EASEMENT TABLE

LINE	LENGTH	BEARING
E-1	49.98	N84°10'10"E
E-2	27.06	S59°15'17"W
E-3	50.00	S30°44'43"W
E-4	37.57	S84°10'10"W
E-5	33.91	S84°10'10"W
E-6	32.03	S30°44'43"W
E-7	60.00	N31°42'18"W
E-8	60.00	S80°06'31"W
E-9	60.00	N58°40'48"W
E-10	40.00	N46°11'29"W
E-11	32.00	N08°03'52"W
E-12	30.00	N48°15'26"E
E-13	37.86	N44°53'07"E

CURVE	LENGTH	RADIUS
E-C1	89.81	1501.00
E-C2	44.89	166.00
E-C3	99.96	166.00
E-C4	120.04	356.00
E-C5	39.62	1691.00

LOT LINE TABLE

LINE	LENGTH	BEARING
L-1	50.00	N65°14'51"E
L-2	27.06	S59°15'17"W
L-3	27.06	S59°15'17"W
L-4	27.06	N59°15'17"W

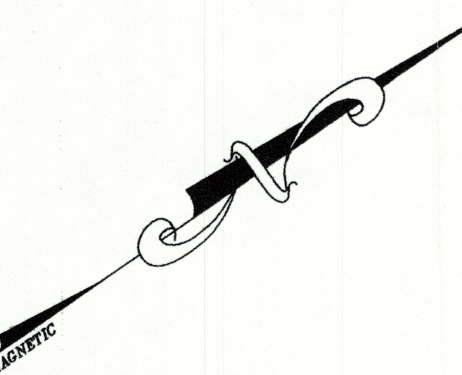
LEGEND

EXISTING

EASEMENT
WETLAND LIMIT

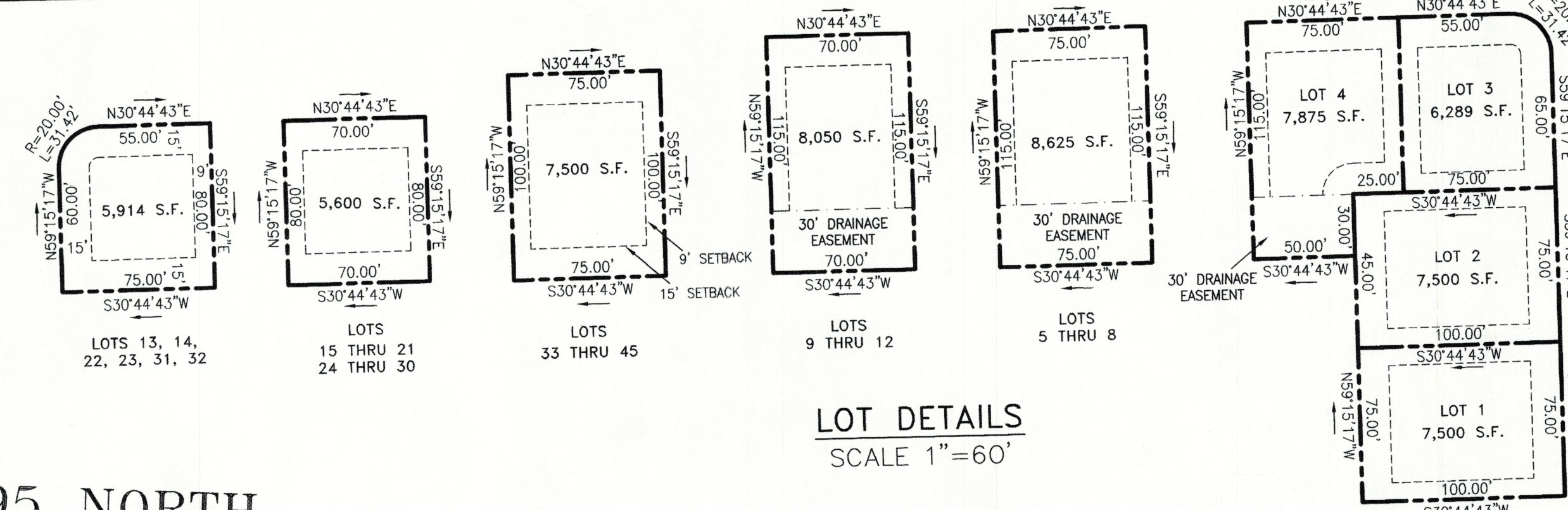
PROPOSED

BUILDING SETBACK
EASEMENT
BUFFER
CMP TRANSFORMER EASEMENT
BOUND TO BE SET
IRON PIPE TO BE SET



INTERSTATE 295 NORTH

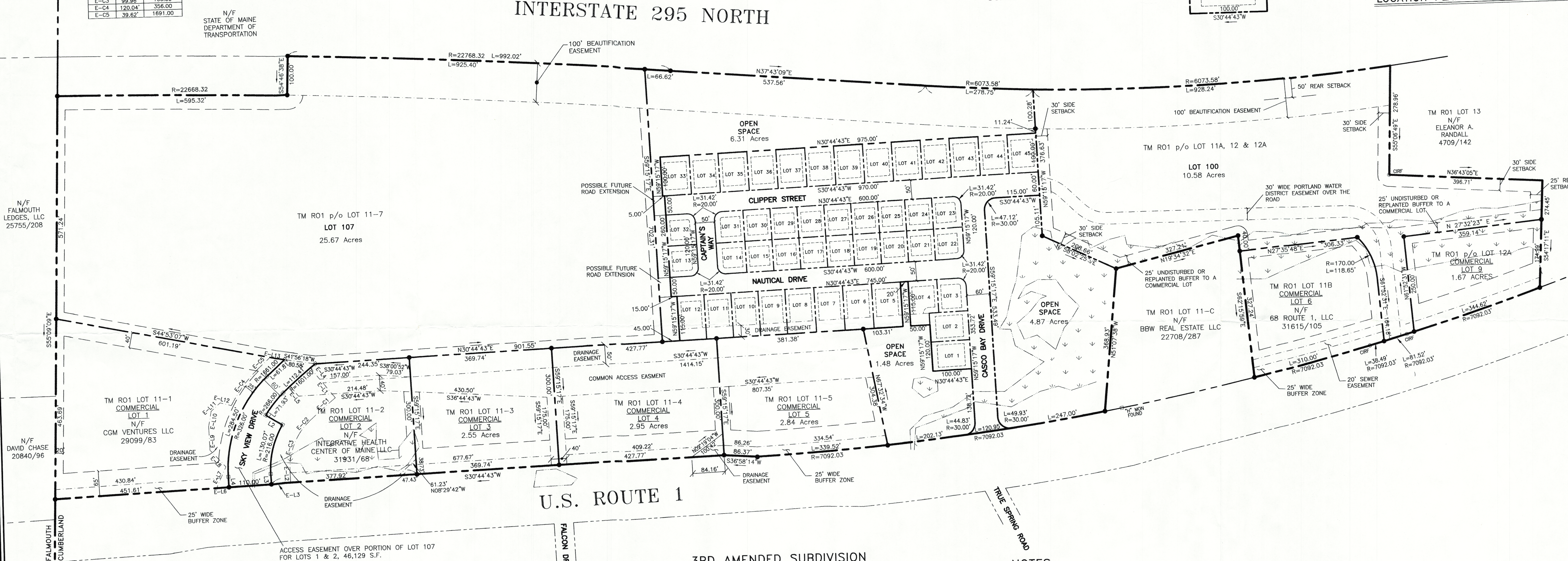
LOT DETAILS SCALE 1"=60'



LOCATION PLAN

N.T.S.

INTERSTATE 95
ROUTE 88
CUMBERLAND
FALMOUTH
JOHNSON RD
TUTTLE RD
GREENEY RD



PLAN REFERENCE

BOUNDARY INFORMATION TAKEN FROM "BOUNDARY PLAN, CUMBERLAND FORESIDE VILLAGE, U.S. ROUTE ONE, CUMBERLAND MAINE, MADE FOR CUMBERLAND FORESIDE VILLAGE, LLC 50 GRAY ROAD, FALMOUTH, MAINE" BY OWEN HASKELL, INC., 16 CASCO STREET, PORTLAND, ME 04101, JUNE 07, 2006, REV. 3 01-08-07.

ZONE INFORMATION

CUMBERLAND: CONTRACT ZONE	CONTRACT ZONE	CONTRACT ZONE	CONTRACT ZONE	CONTRACT ZONE	CONTRACT ZONE
SPACE STANDARDS:	RESIDENTIAL	COMMERCIAL	ASSISTED LIVING	WAREHOUSE	MULTI FAMILY
MINIMUM LOT SIZE:	5,000 S.F.	150 FEET	150 FEET	150 FEET	50 FEET
MINIMUM FRONTAGE:	50 FEET	25 FEET	50 FEET	25 FEET	30 FEET
MINIMUM FRONT SETBACK:	15 FEET	20 FEET	30 FEET	25 FEET	30 FEET
MINIMUM SIDE SETBACK:	9 FEET	20 FEET	50 FEET	25 FEET	50 FEET
MINIMUM REAR SETBACK:	15 FEET	40 FEET	50 FEET	25 FEET	50 FEET
DRIVEWAY SETBACK:	5 FEET	10 FEET			5 FEET

NOTE:
REFER TO AMENDED AND RESTATED CONTRACT ZONING AGREEMENT BY AND BETWEEN THE TOWN OF CUMBERLAND AND CUMBERLAND FORESIDE VILLAGE, LLC TO BE RECORDED FOR FURTHER INFORMATION.

IF AN ASSISTED LIVING FACILITY, DUPLEX OR MULTIPLEX DWELLING IS ADJACENT TO A COMMERCIAL LOT, THERE SHALL BE A 25 FOOT BUFFER OF UNDISTURBED OR REPLANTED VEGETATION. THE DEVELOPER SHALL PROVIDE FOR ADDITIONAL PLANTINGS, AS APPROVED BY THE PLANNING BOARD, WITHIN THE 25 FOOT UNDISTURBED BUFFER WHERE EXISTING CONDITIONS DO NOT PROVIDE ADEQUATE SCREENING BETWEEN THE PROPERTIES.

ANY BUILDING THAT IS CONSTRUCTED FOR THE SOLE PURPOSE OF AND USED EXCLUSIVELY IN CONNECTION WITH THE DEVELOPMENT OF MULTIPLEX DWELLINGS AND LOCATED ON THE SAME LOT AS THE MULTIPLEX DWELLINGS, SUCH AS A COMMUNITY CENTER OR RENTAL OFFICE, SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS OF THIS SECTION; PROVIDED, HOWEVER, THAT THE REAR SETBACK FOR SUCH BUILDING SHALL BE NOT LESS THAN 25 FEET.

3RD AMENDED SUBDIVISION CONDITIONS OF APPROVAL

- ALL FEES SHALL BE PAID PRIOR TO PRE-CONSTRUCTION CONFERENCE.
- A PERFORMANCE GUARANTEE IN AN AMOUNT ACCEPTABLE TO THE TOWN MANAGER SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION.
- ALL CLEARING LIMITS ARE TO BE STAKED AND INSPECTED BY THE TOWN ENGINEER PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- A BLASTING PERMIT, IF NEEDED, SHALL BE OBTAINED FROM THE TOWN CODE ENFORCEMENT OFFICER PRIOR TO BLASTING.
- THE APPLICANT SHALL PROVIDE WRITTEN EVIDENCE OF APPROVAL FROM THE MAINE DEP PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- THE LANDSCAPE PLAN WILL BE MODIFIED TO SHOW ADDITIONAL EVERGREEN TREES. REVISED PLAN TO BE REVIEWED AND APPROVED BY THE TOWN PLANNER.
- THE FINAL PLAN SUBMITTED FOR PLANNING BOARD SIGNATURES AND RECORDING WILL HAVE THE CORRECT CUMBERLAND ASSESSOR'S TAX MAP AND LOT NUMBERS.
- A SIGN PERMIT APPLICATION SHALL BE SUBMITTED BY THE APPLICANT AND REVIEWED AND APPROVED BY THE TOWN PLANNER.
- THE SCHEDULE OF VALUES SHALL BE ADJUSTED TO INCLUDE THE COST OF THE CONSTRUCTION OF THE WALKWAY ALONG ROUTE 1 WITHIN THE ROUTE 1 BUFFER STRIP. THIS AMOUNT SHALL BE INCLUDED IN THE PERFORMANCE GUARANTEE.

3RD AMENDED SUBDIVISION WAIVERS GRANTED

- SCALE OF SUBDIVISION PLAT

NOTES

- OWNERS OF RECORD:
CUMBERLAND FORESIDE VILLAGE, LLC, 50 GRAY ROAD, FALMOUTH, MAINE
BOOK 23549, PAGE 231
BOOK 23628, PAGE 23
BOOK 29433, PAGE 72
BOOK 31615, PAGE 105
BOOK 32477, PAGE 266
BOOK 32827, PAGE 24
- MARKERS TO BE SET AT ALL CORNERS.
- THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.
- PROJECT HAS AN APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT. PERMIT NO. L-21578-39-L-A.
- PROJECT HAS AN APPROVED MAINE DEPARTMENT OF TRANSPORTATION PERMIT. PERMIT ID NO. 01-00070-A-M.

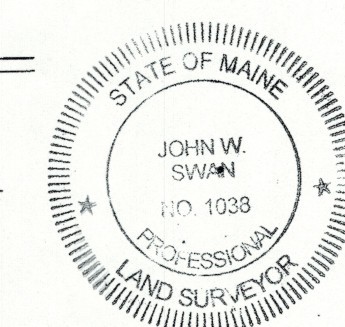
CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

8-22-2016

DATE

JOHN W. SWAN, PLS NO. 1038



THIS PLAN AMENDS THE PREVIOUSLY APPROVED SECOND AMENDED FINAL SUBDIVISION PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215, PAGE 316, MARCH 26, 2015 REV. 3 JULY 30, 2015

**THIRD AMENDED
SUBDIVISION PLAN
CUMBERLAND FORESIDE VILLAGE**
U.S. ROUTE ONE, CUMBERLAND, MAINE
MADE FOR OWNER OF RECORD
CUMBERLAND FORESIDE VILLAGE, LLC
50 GRAY ROAD, FALMOUTH, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RWC	Date	Job No.
Trace By	RWC	AUGUST 18, 2016	2001-219 C
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 120'	1-SD

AMENDED SUBDIVISION PLAN, APPROVED BY
THE TOWN OF CUMBERLAND PLANNING BOARD

John C. Bennett
John C. Bennett
Theresa Falconer-Kelly

8-16-16

DATE

