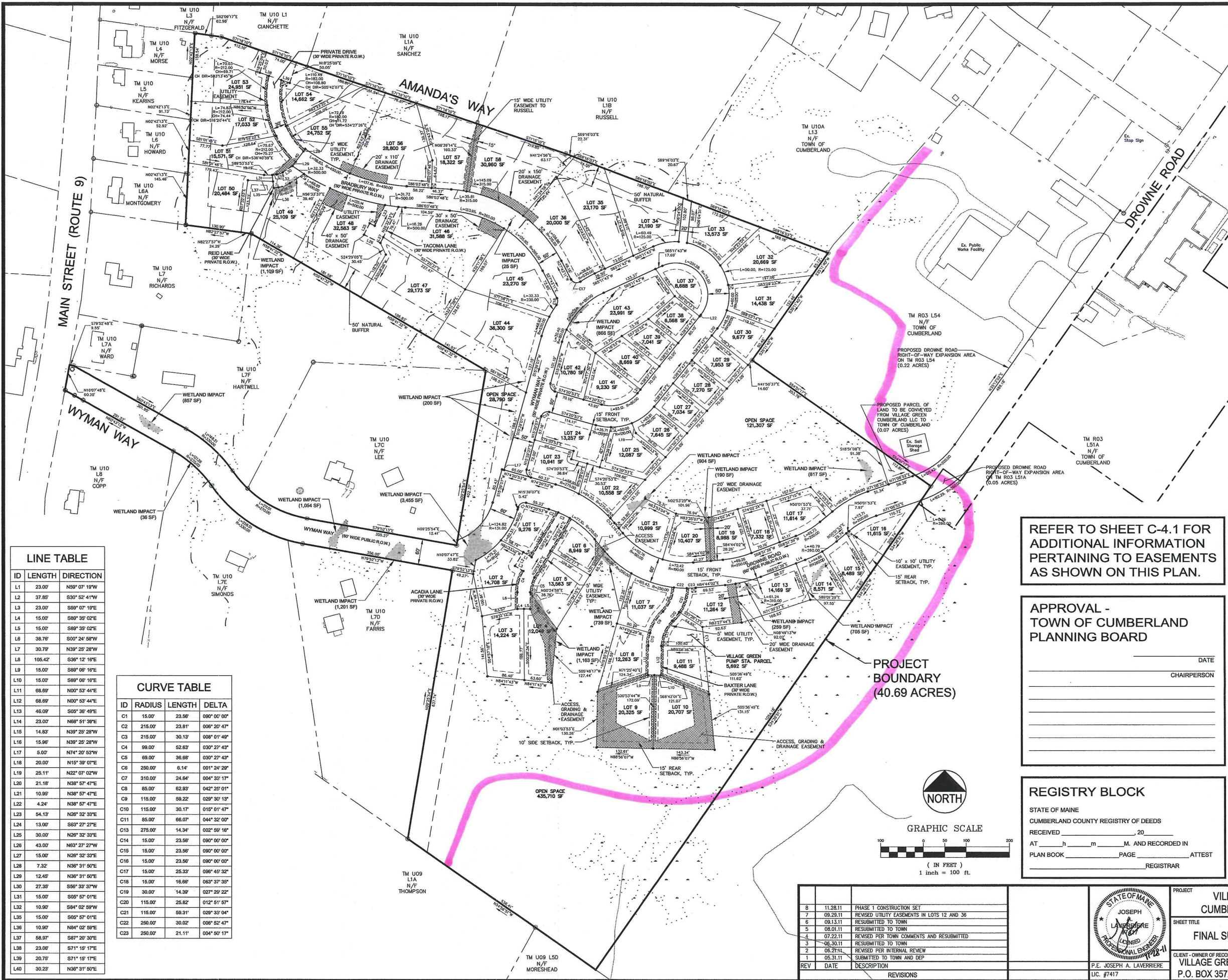


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LEGEND	DESCRIPTION
---	PROJECT BOUNDARY
---	EXISTING ADJUTING PROPERTY LINE/R.O.W. LINE
---	PROPOSED SUBDIVISION LOT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED PRIVATE DRIVE RIGHT-OF-WAY LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING SETBACK
---	EDGE OF WETLAND
---	STREAM
---	WETLAND IMPACT AREA
---	EXISTING ROADWAY MONUMENTATION
---	GRANITE OR PRECAST CONC. MON. TO BE SET
---	EXISTING PROPERTY MONUMENTATION
---	IRON PIPE / IRON PIN TO BE SET

- ### GENERAL NOTES
- OWNER OF RECORD: TOWN OF CUMBERLAND, 290 TUTTLE ROAD, CUMBERLAND, MAINE 04021
  - PROJECT NAME / MUNICIPALITY: VILLAGE GREEN, CUMBERLAND, MAINE
  - APPLICANT / DEVELOPER: VILLAGE GREEN CUMBERLAND, LLC, P.O. BOX 3572, PORTLAND, MAINE 04104
  - ENGINEER / DESIGNER: DELUCA-HOFFMAN ASSOCIATES, INC., 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, MAINE 04106
  - BOUNDARY AND TOPOGRAPHIC SURVEY: TITCOMB ASSOCIATES, INC., 133 GRAY ROAD, FALMOUTH, MAINE 04105
  - WETLANDS DELINEATION: BOYLE ASSOCIATES, 29 DUNICE ROAD, GORHAM, ME 04038
  - PARCEL SIZE AND TAX ASSESSOR DATA: PROJECT SITE IS IDENTIFIED BY THE CUMBERLAND ASSESSOR'S OFFICE AS LOT 7B ON TAX MAP U10 CONTAINING 40.69 ACRES OF LAND, INCLUDING 1.48 ACRES IN WYMANWAY RIGHT-OF-WAY TO MAIN STREET.
  - ZONING: VILLAGE MIXED USE (VMU) WITH CONTRACT ZONING OVERLAY
  - USE: SINGLE FAMILY RESIDENTIAL USES (ATTACHED AND DETACHED) ARE PERMITTED USES WITHIN THE CONTRACT OVERLAY ZONE.
  - CONTRACT OVERLAY ZONE DIMENSIONAL REQUIREMENTS: THE FOLLOWING MINIMUM LOT SIZES ARE REQUIRED:

USE	MIN. LOT SIZE (S.F.)	MIN. LOT AREA PER UNIT (S.F.)	MIN. LOT FRONTAGE (FT)	MIN. DRIVE R.O.W.	MIN. PRIVATE R.O.W.	MIN. PUBLIC R.O.W.
DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURE	5,000	5,000	15'	50'	50'	50'
ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE	5,000	5,000	15'	50'	50'	50'

- MAXIMUM NUMBER OF RESIDENTIAL UNITS ACCESSED FROM PRIVATE DRIVE IS LIMITED TO 6.
- THE FOLLOWING MINIMUM SETBACKS ARE REQUIRED FOR ALL STRUCTURES:
- | STRUCTURE TYPE  | FRONT | SIDE | REAR |
|---|-------|------|------|
| DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE | 15'   | 10'  | 15'  |
| ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE | 15'   | 6'   | 8'   |
| DETACHED GARAGE   | 15'   | 6'   | 8'   |
- \* SETBACK BETWEEN FACE OF GARAGE AND SIDEWALK SHALL BE MINIMUM DISTANCE OF 20'.
- \*\* SIDE SETBACK REDUCED TO 0' ALONG COMMON SIDELINE BETWEEN ATTACHED RESIDENTIAL STRUCTURES AND GARAGES.

11. NET RESIDENTIAL DENSITY CALCULATIONS:

TOTAL PARCEL AREA	40.69 ACRES
MINUS:	
THROW ROADS AND PARKING	6.88 ACRES
ISOLATED LARD AREAS	0 ACRES
OTHER UNDEVELOPABLE AREAS	0 ACRES
WETLANDS	8.33 ACRES
15' REAR SETBACK	6.20 ACRES
LAND WITH ROW OR EASEMENT	1.11 ACRES
RESOURCE PROTECTION DISTRICT	0 ACRES
<b>NET RESIDENTIAL ACREAGE</b>	<b>20.75 ACRES</b>
<b>RESIDENTIAL DENSITY (5,000 S.F./UNIT)</b>	<b>180 RES. UNITS</b>

- A PRECONSTRUCTION MEETING BETWEEN THE TOWN OF CUMBERLAND AND THE DEVELOPER'S CONTRACTOR IS REQUIRED PRIOR TO THE START OF ANY WORK.
- THE PERFORMANCE GUARANTEE REQUIRED BY SECTION 4.4.D.7 OF THE TOWN OF CUMBERLAND SUBDIVISION ORDINANCE SHALL BE FURNISHED IN AN AMOUNT AND IN A FORM ACCEPTABLE TO AND APPROVED BY THE TOWN PRIOR TO START OF ANY WORK.
- THE WETLAND AREAS SHOWN ON THE INDIVIDUAL LOTS SHALL NOT BE DISTURBED BEYOND THE LIMITS IDENTIFIED ON THE PLANS AND APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ARMY CORPS OF ENGINEERS. NO ADDITIONAL WETLAND IMPACTS MAY OCCUR ON THE INDIVIDUAL LOTS BEYOND THAT SHOWN ON THE PLANS, UNLESS THE REQUIRED PERMITS ARE FIRST OBTAINED. THE INDIVIDUAL LOTS ARE NOT ELIGIBLE FOR THE 4.00 S.F. WETLAND IMPACT EXEMPTION.
- ALL LOT OWNERS SHALL BE MEMBERS OF AN ASSOCIATION THAT WILL BE RESPONSIBLE FOR MAINTAINING ALL STORMWATER MANAGEMENT AND TREATMENT MEASURES AND ASSOCIATED PIPES AND STRUCTURES, PRIVATE ROADS, PRIVATE DRIVES, AND PUBLIC WALKING TRAILS WITHIN THE DESIGNATED OPEN SPACE AREAS.
- DESIGNATED OPEN SPACE AREAS SHALL BE OPEN TO THE GENERAL PUBLIC.
- FURTHER LOT DIVISION SHALL BE PROHIBITED WITHOUT FURTHER PLANNING BOARD APPROVAL.
- ALL LOTS ARE SUBJECT TO THE CONDITIONS OF THE FOLLOWING PERMITS:
 

SITE LOCATION OF DEVELOPMENT ACT:	PERMIT # L-25376-L3-N
NATURAL RESOURCE PROTECTION ACT:	PERMIT # L-25376-TC-B-N
U.S. ACCE SECTION 404 WETLAND:	PERMIT #

**REFER TO SHEET C-4.1 FOR ADDITIONAL INFORMATION PERTAINING TO EASEMENTS AS SHOWN ON THIS PLAN.**

**APPROVAL - TOWN OF CUMBERLAND PLANNING BOARD**

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

**REGISTRY BLOCK**

STATE OF MAINE  
CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M. AND RECORDED IN \_\_\_\_\_

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ATTEST \_\_\_\_\_

REGISTRAR \_\_\_\_\_

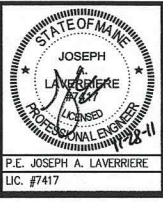
**LINE TABLE**

ID	LENGTH	DIRECTION
L1	23.07	N59° 07' 19"W
L2	37.85	S30° 52' 41"W
L3	23.07	S69° 07' 19"E
L4	15.00	S89° 35' 02"E
L5	15.00	S89° 35' 02"E
L6	38.76	S00° 24' 59"W
L7	30.79	N39° 25' 28"W
L8	105.42	S38° 12' 19"E
L9	15.00	S89° 06' 16"E
L10	15.00	S89° 06' 16"E
L11	68.69	N00° 53' 44"E
L12	68.69	N00° 53' 44"E
L13	46.09	S05° 36' 49"E
L14	23.07	N69° 51' 39"E
L15	14.83	N39° 25' 28"W
L16	15.96	N39° 25' 28"W
L17	5.00	N74° 20' 53"W
L18	20.00	N15° 39' 07"E
L19	25.11	N22° 07' 02"W
L20	21.18	N38° 57' 47"E
L21	10.93	N38° 57' 47"E
L22	4.24	N38° 57' 47"E
L23	54.13	N26° 32' 33"E
L24	13.00	S63° 27' 27"E
L25	30.00	N26° 32' 33"E
L26	43.00	N63° 27' 27"W
L27	15.00	N26° 32' 33"E
L28	7.32	N36° 31' 50"E
L29	12.45	N36° 31' 50"E
L30	27.35	S56° 33' 37"W
L31	15.00	S05° 57' 01"E
L32	10.90	S84° 02' 59"W
L35	15.00	S05° 57' 01"E
L36	10.90	N84° 02' 59"E
L37	59.97	S87° 20' 30"E
L38	23.00	S71° 15' 17"E
L39	20.76	S71° 15' 17"E
L40	30.23	N36° 31' 50"E

**CURVE TABLE**

ID	RADIUS	LENGTH	DELTA
C1	15.00	23.56	090° 00' 00"
C2	215.00	23.81	006° 20' 47"
C3	215.00	30.13	008° 01' 49"
C4	99.00	52.63	030° 27' 43"
C5	69.00	36.69	030° 27' 43"
C6	250.00	6.14	001° 24' 29"
C7	310.00	24.64	004° 35' 17"
C8	85.00	62.93	042° 29' 01"
C9	115.00	59.22	029° 30' 13"
C10	115.00	30.17	019° 01' 47"
C11	85.00	66.07	044° 32' 00"
C13	275.00	14.34	002° 59' 16"
C14	15.00	23.56	090° 00' 00"
C15	15.00	23.56	090° 00' 00"
C16	15.00	23.56	090° 00' 00"
C17	15.00	25.33	096° 45' 32"
C18	15.00	16.66	063° 37' 35"
C19	30.00	14.39	027° 29' 22"
C20	115.00	25.82	012° 51' 57"
C21	115.00	59.31	029° 35' 04"
C22	250.00	30.02	006° 52' 47"
C23	250.00	21.11	004° 50' 17"

REV	DATE	DESCRIPTION
8	11.28.11	PHASE 1 CONSTRUCTION SET
7	09.29.11	REVISED UTILITY EASEMENTS IN LOTS 12 AND 36
6	09.13.11	RESUBMITTED TO TOWN
5	08.01.11	RESUBMITTED TO TOWN
4	07.22.11	REVISED PER TOWN COMMENTS AND RESUBMITTED
3	06.30.11	RESUBMITTED TO TOWN
2	06.21.11	REVISED PER INTERNAL REVIEW
1	05.31.11	SUBMITTED TO TOWN AND DEP



PROJECT: VILLAGE GREEN, CUMBERLAND, MAINE

SHEET TITLE: FINAL SUBDIVISION PLAN

CLIENT - OWNER OF RECORD: VILLAGE GREEN CUMBERLAND, LLC, P.O. BOX 3572, PORTLAND, ME 04104

DeLUCA-HOFFMAN ASSOCIATES, INC., 778 MAIN STREET, SUITE 8, SOUTH PORTLAND, ME 04106, WWW.DELUCAHOFFMAN.COM

DRAWN: CDD DATE: MAY 2011

DESIGNED: JAL SCALE: 1" = 100'

CHECKED: JAL JOB NO.: 2998

FILE NAME: 2998-SUBDIVISION PLAN

SHEET: C-4.0