

LOCATION MAP
1"=1,000±

NET RESIDENTIAL ACREAGE:

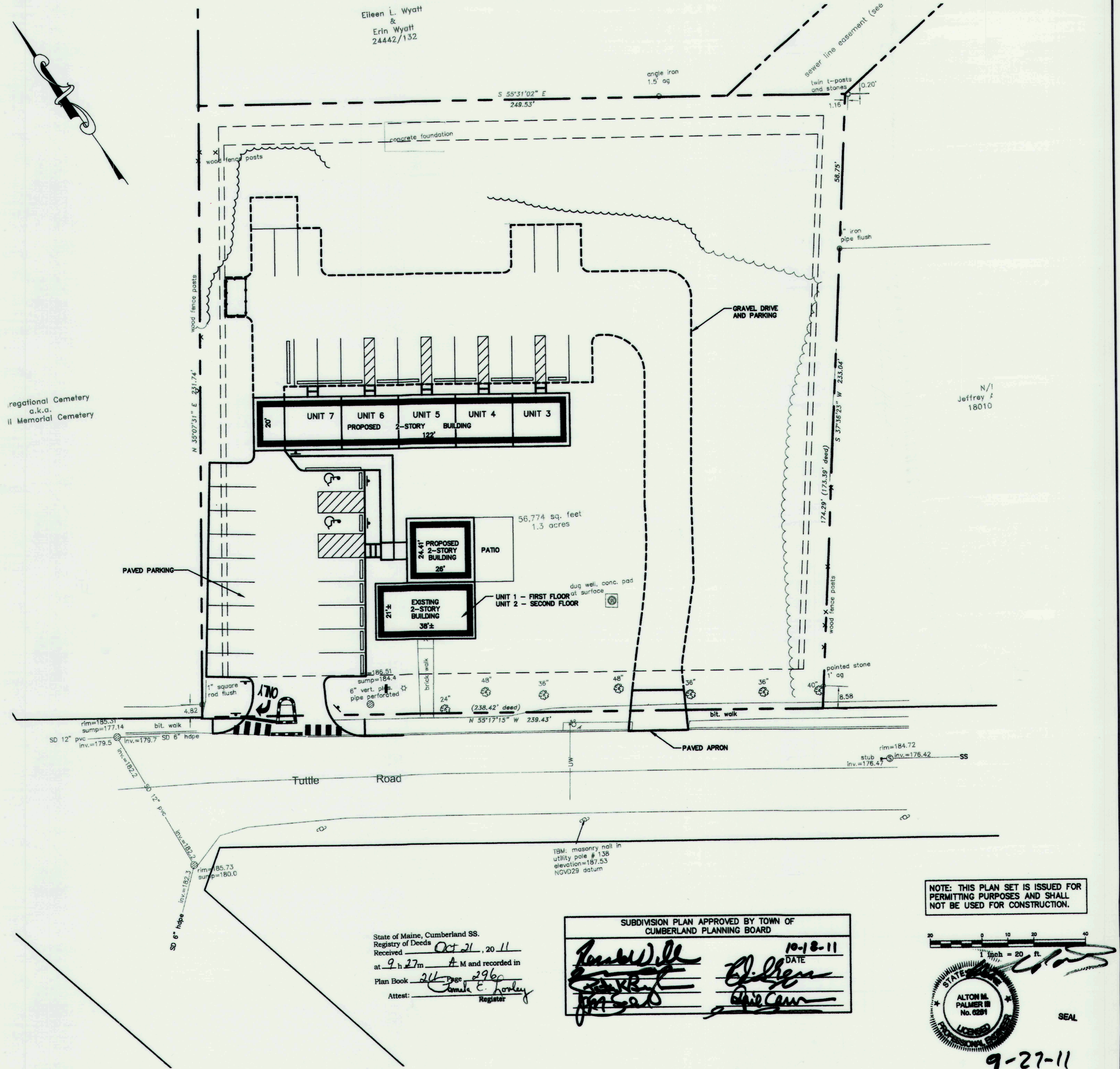
NET RESIDENTIAL ACREAGE SHALL BE DETERMINED BY SUBTRACTING FROM GROSS ACREAGE AVAILABLE THE FOLLOWING:

	ACREAGE REDUCTION
1. 15% FOR ROADS AND PARKING.	0.20
2. LAND WHICH IS CUT OFF FROM THE MAIN PARCEL BY A ROAD, EXISTING LAND USES, A UTILITY EASEMENT OR RIGHT-OF-WAY OR MAJOR STREAM SO AS TO SERVE AS A MAJOR BARRIER TO COMMON USE, OR SO THAT IT IS ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES. (FINAL DETERMINATION BY PLANNING BOARD.)	0
3. OTHER AREAS WHICH ARE DIFFICULT TO DEVELOP IN THEIR NATURAL STATE BECAUSE OF TOPOGRAPHY, DRAINAGE OR SUBSOIL CONDITIONS. SPECIFIC CONDITIONS INCLUDE BUT ARE NOT LIMITED TO: (i) SLOPES IN EXCESS OF 20% SUSTAINED FOR 30,000 SQUARE FEET OR MORE.	0
(ii) WETLANDS AS DEFINED IN THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS DATED 1/10/89 AND AS AMENDED FROM TIME TO TIME	0
(iii) LAND SHOWN TO BE IN A 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM)	0
4. LAND IN RIGHTS-OF-WAY OR EASEMENTS, BUT NOT INCLUDING LAND IN OPEN SPACE EASEMENTS UNDER SEC. 406 OF THE ZONING ORDINANCE A.	0
5. RESOURCE PROTECTION DISTRICTS. [AMENDED, EFFECTIVE 5/15/89, AMENDED, EFFECTIVE 4/12/99]	0
TOTAL REDUCTION	0.2
SITE ACREAGE	1.3
NET RESIDENTIAL ACREAGE	1.10 OR 47,916 SF

TOWN CENTER DISTRICT REQUIRES 5,000 SF PER UNIT.
NET RESIDENTIAL DENSITY ALLOWS 47,916/5,000 = 9.6 UNITS
PROPOSED SUBDIVISION INCLUDES 5 RESIDENTIAL UNITS

NOTES:

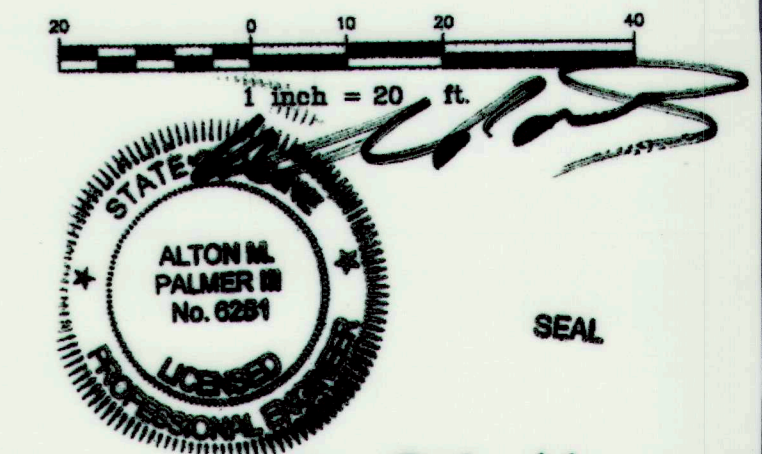
- PROJECT IS A MAJOR SUBDIVISION DUE TO THE CREATION OF 7 UNITS BY LEASE.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

State of Maine, Cumberland SS.
Registry of Deeds
Received Oct 21, 2011
at 9:27 A.M. and recorded in
Plan Book 211 page 296
Attest: Amelia E. Hawley Registrar

SUBDIVISION PLAN APPROVED BY TOWN OF CUMBERLAND PLANNING BOARD
Randy Will 10-18-11
Erin Wyatt DATE
Jeffrey J. 18010



I:\2557-Rebecca Williams_Cumberland_Tuttle Road Cafe and Apartments_Site Plan_V - CAD\DWG\2557-SUBDIVISION.dwg 9/27/2011 8:04 AM

Rev.	Date	Revision

Issued For	Date	By
SITE AND SUBDIVISION REVIEW	8/30/11	DER

Design: JWA Draft: CG Date: AUG 2011
Checked: AMP Scale: 1"=20' Job No.: 2557
File Name: 2557-SUBDIVISION.dwg
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Drawing Name:	Subdivision Plan	Drawing No.:	
Project:	Mixed Use Development		
Client:	371 Tuttle Road, Cumberland, Maine 04021 Tuttle Road Associates, LLC 329 Greely Road, North Yarmouth, Maine 04097		