

Lot 53 has been granted a reduced stream buffer setback of 55' per DEP order # L-25376-L3-G-M, dated August 31, 2017.

Lot 47 has been granted a reduced stream buffer setback of 75' per DEP order # L-25376-L3-F-M, dated May 31, 2017.

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

GENERAL NOTES

- OWNER OF RECORD:
TOWN OF CUMBERLAND
290 TITTLE ROAD
CUMBERLAND, MAINE 04021
P.O. BOX 3572
PORTLAND, ME 04104
- PROJECT NAME / MUNICIPALITY:
VILLAGE GREEN
CUMBERLAND, MAINE
- APPLICANT / DEVELOPER:
VILLAGE GREEN CUMBERLAND, LLC
P.O. BOX 3572
PORTLAND, MAINE 04104
- ENGINEER / DESIGNER:
DELICIA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
- BOUNDARY AND TOPOGRAPHIC SURVEY:
TITCOMB ASSOCIATES, INC.
533 GRAY ROAD
FALMOUTH, MAINE 04106
- WETLAND DELINEATION:
BOYLE ASSOCIATES
25 DUNDEE ROAD
GORHAM, ME 04038
- PARCEL SIZE AND TAX ASSESSOR DATA:
PROJECT SITE IS IDENTIFIED BY THE CUMBERLAND ASSESSOR'S OFFICE AS LOT 78 ON TAX MAP U10 CONTAINING 40.69 ACRES OF LAND, INCLUDING 1.48 ACRES IN WYMAN WAY 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 ZONING 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 ROAD R.O.W. (S.F.)	MIN. DRIVE ROAD R.O.W. (FT)	MIN. DRIVE ROAD R.O.W. (S.F.)
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	REAR	SIDE
DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE	15'	10'	15'
ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE	15'	10'	15'
DETACHED DRIVEWAY	0'	6'	6'

* 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.

- NET RESIDENTIAL DENSITY CALCULATIONS:
TOTAL PARCEL AREA: 40.69 ACRES
MINUS:
15% FOR ROADS AND PARKING: 6.10 ACRES
SCATTERED LAND AREAS: 0 ACRES
OTHER UNDEVELOPABLE AREAS: 0 ACRES
TOTAL: 34.59 ACRES
RESIDENTIAL DENSITY: 1.16 UNITS PER ACRE
- 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 4,300 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-A-N
NATURAL RESOURCE PROTECTION ACT: PERMIT # L-25376-L3-B-N
U.S. ACES SECTION 404 WETLAND: PERMIT # NAE-2011-9188

LEGEND

SYMBOL	DESCRIPTION
—	PROJECT BOUNDARY
---	EXISTING ABUTTING 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 EASEMENT AREA
---	PROPOSED BUILDING SETBACK
---	EDGE OF WETLAND
---	STREAM
---	STREAM BUFFER LINE
---	PHASE LINE
---	WETLAND IMPACT AREA
---	EXISTING ROADWAY MONUMENTATION
---	GRANITE OR PRECAST CONC. MON. TO BE SET
---	EXISTING PROPERTY MONUMENTATION
---	IRON PIPE / IRON PIN TO BE SET

THIS THIRD AMENDED FINAL SUBDIVISION PLAN SUPERCEDES THE PREVIOUS AMENDED FINAL SUBDIVISION PLAN APPROVED BY THE CUMBERLAND PLANNING BOARD ON MARCH 29, 2016 & RECORDED IN CCRD BOOK 216 PAGE 109 ON APRIL 11, 2016.

APPROVAL - TOWN OF CUMBERLAND PLANNING BOARD

Steph R. Bushy DATE _____
CHAIRPERSON

John Dan DATE _____
MEMBER

John Dan DATE _____
MEMBER

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED January 19, 2018
AT 9 h 18 m A.M. AND RECORDED IN
PLAN BOOK 218 PAGE 26 ATTEST
Steph R. Bushy REGISTRAR

REV	DATE	DESCRIPTION
13	11.28.17	REVISED THIRD AMENDED FINAL SUBDIVISION PLAN
12	10.31.17	THIRD AMENDED FINAL SUBDIVISION PLAN SUBMITTED TO TOWN
11	02.28.16	RESUBMITTED FOR SUBDIVISION AMENDMENT
10	01.05.12	RESUBMITTED TO TOWN
9	12.22.11	ADDED PHASE LIMITS, STREAM BUFFERS TO LOTS 33-38 AND DRAINAGE EASEMENTS TO LOTS 2 & 17
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	05.21.11	REVISED PER INTERNAL REVIEW
1	05.31.11	SUBMITTED TO TOWN AND DEP

STEPHEN R. BUSHY
PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF MAINE
P.E. STEPHEN R. BUSHY
LIC. #7429

PROJECT: VILLAGE GREEN CUMBERLAND, MAINE
SHEET TITLE: THIRD AMENDED FINAL SUBDIVISION PLAN
CLIENT - OWNER OF RECORD: VILLAGE GREEN CUMBERLAND, LLC
P.O. BOX 3572, PORTLAND, ME 04104

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

Stantec

DRAWN: CDD DATE: OCTOBER 2017
DESIGNED: SRB SCALE: 1" = 100'
CHECKED: SRB JOB NO. 195350072
FILE NAME: vg_amended_sub_plan
SHEET: C-4.0

LINE TABLE

ID	LENGTH	DIRECTION
L1	23.00'	N59° 07' 19"W
L2	37.85'	S30° 52' 41"W
L3	23.00'	S59° 07' 19"E
L4	15.00'	S89° 35' 02"E
L5	15.00'	S89° 35' 02"E
L6	38.78'	S00° 24' 58"W
L7	30.79'	N39° 25' 28"W
L8	105.42'	S36° 12' 16"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	23.00'	N68° 51' 39"E
L15	14.83'	N39° 25' 28"W
L16	15.98'	N39° 25' 28"W
L17	5.00'	N74° 29' 53"W
L18	33.50'	N28° 04' 51"W
L19	25.11'	N22° 07' 02"W
L20	16.18'	N38° 57' 47"E
L21	10.95'	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'	N28° 32' 33"E
L26	43.00'	N63° 27' 27"W
L27	15.00'	N28° 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
L33	15.00'	S05° 57' 01"E
L34	10.90'	N64° 02' 59"E
L35	58.57'	S87° 20' 30"E
L36	23.00'	S71° 15' 17"E
L37	20.75'	S71° 15' 17"E
L38	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'	36.68'	030° 27' 43"
C6	250.00'	6.14'	001° 24' 29"
C7	310.00'	24.54'	004° 33' 17"
C8	85.00'	62.93'	042° 25' 01"
C9	115.00'	59.22'	029° 30' 13"
C10	115.00'	30.17'	015° 01' 47"
C11	85.00'	66.07'	044° 32' 00"
C12	275.00'	14.34'	002° 59' 16"
C13	15.00'	23.56'	090° 00' 00"
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'	23.56'	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° 33' 04"
C22	250.00'	30.02'	006° 52' 47"
C23	250.00'	21.11'	004° 50' 17"

