

Date September 10, 2020
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Minor Subdivision Plan Review – 4 Lot Minor (commercial) Subdivision
Copp Family – 166 Gray Road**

I. REQUEST/OVERVIEW:

The Applicant is Ronald Copp, Sr. Mr. Copp is a 1/3 share owner of a 7.87 parcel of land located at 166 Gray Road as shown on Tax Assessor Map U19 Lot 08. The lot is located in the Village Center Commercial (VCC) zoning district on the westerly side of Route 100. There is 803 feet of frontage on Route 100. The proposal is to subdivide the lot into four separate lots which will be used for commercial purposes.

David St. Clair, Professional Land Surveyor, of St. Clair Associates prepared the application and will represent the Applicant before the Planning Board.

II. PROJECT HISTORY: None

III. DESCRIPTION:

Parcel size:	7.87 acres
Net Residential Density:	Allows for ____
Proposed number of lots:	4
Zoning:	Village Center Commercial (VCC)
Development Type:	Traditional Style Commercial Subdivision
Min. Lot Size:	20,000 sf
Lot frontage:	75'
Setbacks:	Front: 45', Rear: 50', Side: 15'
Water:	Public Water
Sewer:	Septic
Open Space:	0 acres
Wetlands:	_____
Trails:	None Proposed
Utilities:	Natural gas, underground electric, telephone, and cable from Route 100.

Access: 1 lot from existing Private Way; 3 lots from new access road

Sidewalks: None proposed internally. A 25' Easement will be given to the Town for a future sidewalk connection.

Owners Association: None Proposed

Right, Title and Interest: Quitclaim Deed with Covenant

Waivers Requested:

1. Stormwater Management
2. Hydrogeological Study
3. Soils Investigation
4. Soils Report

Outside Agency Approvals Required:

Agency	Type of Permit	Status
MDOT	Entrance Permit	Not on file.
Maine Historic Preservation Commission	Historic Survey	Not on file
Maine Natural Areas Program	Rare & Exemplary Botanical Features. None documented.	Not on file
Portland Water District	Ability to Serve	Not on file

IV. REVIEW COMMENTS:

DEPARTMENT HEAD REVIEWS:

William Longley, CEO: No comments.

Police Chief Charles Rumsey: No concerns.

Fire Chief Small: No concerns.

IV. FINAL MAJOR SUBDIVISION REVIEW:

PROPOSED FINDINGS OF FACT - Chapter 250 - Subdivision of Land

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Cumberland, Maine, the Board shall consider the following criteria and before granting approval shall determine that the proposed subdivision:

1. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
 - A. The elevation of the land above sea level and its relation to the flood plains;
 - B. The nature of soils and subsoil and their ability to adequately support waste disposal;
 - C. The slope of the land and its effect on effluents;
 - D. The availability of streams for disposal of effluents; and

E. The applicable state and local health and water resource rules and regulations;

The 4 lot residential subdivision will be served by public water and private septic. Information on soils has not been provided..

Based on the information provided, the standards of this section have NOT been met.

2. Sufficient Water. The proposed subdivision has sufficient water available for the reasonable foreseeable needs of the subdivision;

The lots will be served by public water. A letter from the Portland Water District indicating capacity to serve is required.

Based on the information provided, the standards of this section have been met.

3. Municipal Water Supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

The subdivision will utilize public water. A letter from the Portland Water District indicating capacity is required.

Based on the information provided, the standards of this section have NOT been met.

4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

No Erosion and Sedimentation plan was provided.

Based on the information provided, the standards of this section have NOT been met.

5. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;

No traffic information was provided.

Based on the information provided, the standards of this section have NOT been met.

6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services, if they are utilized;

The project will utilize private septic. Additional information on soils and an HHE 200 is required.

Based on the information provided, the standards of this section have NOT been met.

7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

The 4 lot commercial subdivision will need to contract for private waste disposal service once site plans are approved for each lot.

Based on the information provided, the standards of this section have NOT been met.

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

There are no letters from state agencies on file stating that the subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural areas.

Based on the information provided, the standards of this section have NOT been met.

9. Conformity with local ordinances and plans. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;

The plans have been reviewed by the town planner, town engineer and town department heads. There are outstanding issues that need to be addressed.

Based on the information provided, the standards of this section have NOT been met.

10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;

Technical capacity is evidenced by the use of professional land surveyor.

A statement of values and evidence of financial capacity have not been provided.

Based on the information provided, the standards of this section have NOT been met.

11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38 chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of the body of water;

There are no surface waters on site.

Based on the information provided, the standards of this section have been met.

12. Ground water. The proposed subdivision will not alone, or in conjunction with, existing activities, adversely affect the quality or quantity of ground water;

The 4 lot residential subdivision will be served by public water. Soils information for septic not provided.

Based on the information provided, the standards of this section have NOT been met.

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

The parcel is shown on FEMA Floodplain Map # _____ as being in Zone _____

Based on the information provided, the standards of this section have NOT been met.

14. Storm water. The proposed subdivision will provide for adequate storm water management;

No stormwater plan was provided.

Based on the information provided, the standards of this section have NOT been met.

15. Freshwater wetlands. All potential freshwater wetlands, as defined in 30-A M.R.S.A. §4401 (2-A), within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district.

Wetland information was not provided.

Based on the information provided, the standards of this section have NOT been met.

16. River, stream or brook... Any river, stream, or brook within or abutting the proposed subdivision has been identified on any map submitted as a part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, Subsection 9. [Amended; Effective. 11/27/89]

There is no river, stream or brook on the parcel.

Based on the information provided, the standards of this section have been met.

V. STANDARD CONDITIONS OF APPROVAL

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus 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.

VI. LIMITATION OF APPROVAL

Construction of the improvements covered by any site plan approval must be substantially commenced within twelve (12) months of the date upon which the approval was granted. If construction has not been substantially commenced and substantially completed within the specified period, the approval shall be null and void. The applicant may request an extension of the approval deadline prior to expiration of the period. Such request must be in writing and must be made to the Planning Board. The Planning Board may grant up to two (2) 1 year extensions to the periods if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current.

VII. DRAFT CONDITIONS OF APPROVAL

1. A preconstruction conference shall be held prior to the start of construction.
2. If there are any public improvements, a performance guarantee in an amount and form acceptable to the Town Manager will be required prior to the preconstruction conference.
3. All clearing limits shall be flagged and approved by the Peer Review Engineer prior to the preconstruction conference.
4. A blasting permit, if required, shall be obtained from the Code Enforcement Officer.
5. All legal and technical review fees shall be paid to the Town prior to the preconstruction conference.
6. Any required local, state or Federal permits shall be submitted to the Town Planner prior to releasing the plat for recording.
7. An electronic copy of the as-built plans shall be submitted to the Town Planner prior to the release of any remaining inspection fees.

September 8, 2020

Ms. Carla Nixon, Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

Subject: Peer Review of 166 Gray Road, Copp Subdivision
Minor Subdivision Application – Sketch Plan Review
Gray Road, Cumberland, Maine

Dear Ms. Nixon:

As requested, Sevee & Maher Engineers, Inc. (SME) has conducted a peer review of the Minor Subdivision Application for the Copp Subdivision off Gray Road. The application materials received by SME were prepared by St. Clair Associates (St. Clair), and consist of the following:

- Cover letter prepared by David St. Clair Jr. PLS, dated August 28, 2020; and
- Subdivision Plan of Gray Road Property dated August 11, 2020.

PROJECT DESCRIPTION

The Applicant proposes to subdivide their approximately 7.87-acre property into a 4-lot subdivision. The property is within the VCC Zoning District with 803 feet of frontage along Route 100. Access to three of the four parcels will be from a proposed private way from Route 100, and the fourth from the existing private way to the north of the subdivided parcels.

This project is being reviewed as a Minor Subdivision as outlined in Chapter 250 - Subdivision of Land of the Town of Cumberland Ordinances, most recently amended and adopted on January 12, 2011, and Chapter 229 - Site Plan Review, most recently amended and adopted on March 26, 2012. The comments below relate to the appropriate Ordinance Sections.

Chapter 250: Subdivision of Land

SME has reviewed the applicable sections of Chapter 250 and has provided comments for those sections not found to be addressed by the Application. The remaining sections have been reviewed and found to comply with Chapter 250 requirements.

Section 250-4(N) – Stormwater

1. Please provide construction details and stormwater management calculations for the drainage associated with the proposed Private Way.

Section 250-4(L) – Groundwater

1. Please provide information on how the subdivision will protect groundwater.

Section 250-4(O) – Freshwater Wetlands

2. Have the wetlands on the parcel been delineated?

Section 250-29 – Review and approval by other agencies.

3. Please provide a copy of the MDOT Entrance Permit for the new Private Drive location will be provided for Final Plan Review.

Section 250-33 – Utilities

4. Please provide information on existing utilities mentioned in the cover letter. The Applicant has not demonstrated how the Parcels will be serviced.

Section 250-34 – Water supply.

5. Please provide evidence of adequate capacity to serve the new subdivision and details on water supply provided to individual parcels.

Section 250-35 – Sewage disposal.

6. Please clarify if the intent of this subdivision is to market these lots as commercial or residential. If residential, SME recommends that test pits for subsurface wastewater disposal systems be provided indicating the soils are suitable for this type of development.
7. If the lots are intended to be commercial, SME recommends a Condition of Approval be added that requires a hydrogeological study for each commercial development prior to approval of individual subsurface wastewater disposal systems.

Section 250-38 – Design and construction standards.

8. There is a discrepancy in the means of access to Parcels A, B, and C between the letter and the Subdivision Plan. The Plan calls out an access easement but also calls out “AREA IN PRIVATE WAY”. Similarly, the letter appears to indicate both. SME would recommend that access for the lots be provided as a Private Way.
9. Please provide construction details for the proposed Private Way serving Parcels A, B, and C. Please confirm that they are in conformance with the Street Design and Construction Standards in Article X of the Subdivision of Land Ordinance.

Section 250-41 – Soil erosion.

10. Please provide details for erosion control associated with construction of the proposed Private Way.

Section 250-45– Waivers and modifications.

Waiver Request 1 – Stormwater Management – SME recommends that the Applicant provide details for the construction of drainage associated with the proposed Private Way and a narrative and calculations on the impact to drainage at the site.

Waiver Request 2 – Hydrogeological Study – SME recommends approval of this waiver. However, SME also recommends that a condition be added that for any development of the lots separate from a single-family residential use, a Hydrogeological Study be completed to determine impacts to the abutting properties and the underlying Aquifer. This should be noted on the Subdivision Plan.

Waiver Request 3 – Soils Investigation – See response to Waiver Request 2 and comment provided under Section 250-35.

Waiver Request 4 – Soils Report – See response to Waiver Request 2 and comment provided under Section 250-35.

Waiver Request 5 – CCSWCD Submission – SME recommends approval of this waiver.

Chapter 315: Zoning

SME has reviewed the applicable sections of Chapter 315 and provided comments for those sections not found to be addressed by the Application. The remaining sections have been reviewed and found to comply with Chapter 315 requirements.

Article V – Aquifer Protection

11. Please note that the subject parcel appears to be in the area designated as Aquifer Protection. SME recommends that this be noted on the Subdivision Plan and that the note include language that “any development proposed on these parcels will be required to meet the requirements of Article V of Chapter 315 Zoning of the Town Ordinances.”

General Comments

12. Net Density Calculations
 - a. Are the slopes shown on the south portion of Parcel A steep enough to be excluded from the Net Residential Area?
 - b. Please confirm there are no wetlands.
 - c. Please provide Firmette to demonstrate that there are no areas of the site within the 100-year floodplain.

Please call me with any questions, or if you would like, I could meet with you to discuss our comments.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Daniel P. Diffin, P.E.

Vice President/Civil Engineer



Carla Nixon, AICP
Planning Director
Planning Department
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

August 28, 2020

Minor Subdivision
166 Gray Road
Cumberland, Maine
Cumberland Assessor's Map U19 Lot 8
Ron Copp Sr., Howell Copp, and Jerald Copp Jr.

Dear Carla,

On behalf of Ronald Copp Sr, we are submitting 2 copies of the enclosed application materials in support of a Subdivision Plan review for a Minor Subdivision located at 166 Gray Road. As you know, Mr. Copp has met with you previously to outline his program to divide the family property in 4 new lots.

As the enclosed Plans and Application materials demonstrate, the Applicants are proposing an undeveloped 4 lot subdivision of their approximately 7.87-acre property located at 166 Gray Road.

We have provided additional supporting materials and documents beyond the typical Sketch level submission in order to facilitate detailed staff discussions and peer reviews at the onset of the process.

We are hopeful that this approach will also aid in the overall review process with the Planning Board.

Overview

The site is located off Gray Road (Route 100). The property is shown on Cumberland Assessor's Map U19 as Lot 8. The parcel is located in the VCC Zoning District, on the westerly side of Route 100.

The approximately 7.87-acre parcel has approximately 803 feet of frontage on Route 100.

Existing Conditions

A Boundary Survey was completed by St.Clair Associates in 2017 and recently updated as part of the Subdivision Plan submission application. Existing contour information shown on the plan is based upon the latest available LiDAR Aerial Topographic contour information available on the State of Maine online database.

Proposed Site Improvements

As the enclosed plans demonstrate, the Applicants are proposing to divide the approximately 7.87-acre site into four lots, three of which will have frontage on a proposed 50' wide Private Way off Route 100. The fourth lot will gain its access from an existing private way to the north of the property.

Site Access, Layout and Parking

Site Access for Parcel A, Parcel B & Parcel D is provided using the Proposed Shared Access & Utility Easement that is located along the common boundary line between the parcels. The MDOT has issued an Entrance Permit for this access location to Route 100. Access to Parcel C is provided using the existing Private Way located at the northerly limits of the property.

Utilities, Solid Waste Disposal and Snow Storage

The proposed development further divided the parcel into 2 new parcels. Existing utilities including public water, overhead electric, phone, cable tv and underground natural gas is available in Gray Road.

As individual Site Plans for the proposed parcels are presented to the Town for review, these plans will include detailed information for utility connections, onsite waste water disposal location, solid waste disposal and snow storage.

Stormwater and Erosion and Sediment Control-Waiver Request

Waivers on a Hydrogeological Study, Soils Investigation and Soils Report are being requested since no lot improvements are currently proposed.

The applicant is formally requesting waiver of Stormwater review as the current application is to simply divide the property and no physical improvements are proposed. At this time no new internal roads are proposed.

In addition, since no physical improvements are currently proposed, the Applicant is hereby requesting a waiver of a review by the Cumberland County Soil & Water Conservation District (CCSWCD).

Existing Conditions

The site is primarily open field area with some low shrubbery and tall grasses.

Consultants

The applicants have retained St.Clair Associates to assist them in the design and permitting for their project. As you know, our staff includes a Maine licensed Land Surveyor and a Maine Professional Civil Engineer as well as technical and support staff.

Supporting Materials

In addition to this Cover letter, we have enclosed the Planning Board Site Plan Review Application Form, along with copies of the following:

- Copy of Deed for Property
- Plan Set including:
 - Subdivision Plan

A copy of the municipal checklist for all projects is enclosed as part of this application package and items are provided as applicable for this stage in the review process. Items for which a waiver is being requested are noted in the following section.

Requested Waivers

As the enclosed Checklist demonstrates, the applicant is requesting waivers of the following items (please note, the narratives included herein provide further discussions relative to these waivers):

- Stormwater Management
- Hydrogeological Study
- Soils Investigation
- Soils Report
- CCSWCD Submission

Closure

With the submittal of the information contained herein, we respectfully request your review of this material for placement on the upcoming Planning Board's agenda for Sketch Plan/Preliminary review.

On behalf of Ronald Copp Sr., we look forward to the opportunity to discuss this matter with you and the other municipal staff members and peer reviewers as you conduct your review.

In the interim, if you have any questions or comments, or require any additional information, please do not hesitate to contact me.

We look forward to hearing from you.

Sincerely,

ST.CLAIR ASSOCIATES



David St.Clair Jr. PLS,

President

NJS/njs

Encl.

C: Ron Copp Sr.

APPENDIX B

PLANNING BOARD APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

Applicant's Contact Information

Name: Ronald Gapp Sr.
Mailing Address: 187 Gray Road Cumberland
Email Address: Coppmotors@AOL.com
Phone#: Office: 829-3843 Cell: 776-3707 Fax: 829-6825
Interest in property: Y3 owner
Interest in abutting properties, if any: _____

Property Owner's Contact Information

Name: Same as above
Mailing Address: _____
Email Address: _____
Phone#: Office: _____ Cell: _____ Fax: _____

Applicant's Architect, Landscape Architect, Engineer, Planner or Surveyor Contact Information (If more than one, please attach contact info for each one.)

Name: David St. Clair - St. Clair Associates
Mailing Address: 34 Forest Lane Cumberland
Email Address: David@StClairAssociatesMaine.com
Phone#: Office: 829-5558 Cell: 415-5553 Fax: _____

Project Information

Name of Project: Gray Road Park
Address of site: 1166 Gray Road Cumberland
CCRD Book/Page #: 34640/209 Tax Map/Lot #: Map 419 Lot 008
Zoning District: VCC Overlay District (If any): _____
Site size (acres): 8.07 # of Lots: 4 # Buildings: 0 # Dwellings: 0
☒ Minor Subdivision ☐ Major Subdivision ☐ Conservation Subdivision

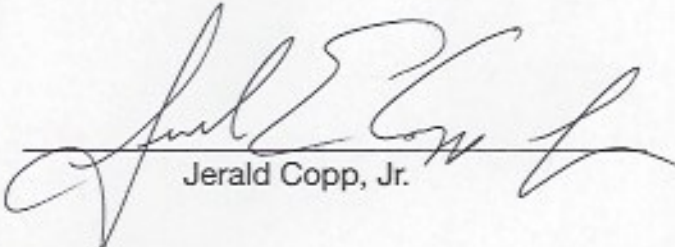
OTHER INFORMATION

1. Is Board of Adjustment and Appeals approval required? NO
2. Are any ordinance waivers requested? ☒ Yes ☒ No (If yes, attach a list of waivers requested and reason for the request.)
3. Application fee per Town ordinance: \$ _____
4. This application form and all accompanying materials must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, state and federal governments.

Ronald Gapp Sr. 7-20-20
Signature of Applicant/Owner/Representative Date

I, Jerald Copp, Jr., being a third co-owner of a lot located at 166 Gray Road
Cumberland Map U19 Lot 008 give Ronald Copp, Sr., authorization to act as my agent
for this proposed subdivision.


Jerald Copp, Jr.

9/9/20
Date

I, Howell Copp being a third co-owner of a lot located at 166 Gray Road Cumberland
Map U19 Lot 008 give Ronald Copp, Sr., authorization to act as my agent for this
proposed subdivision.


Howell Copp

9/9/20
Date

MAINE SHORT FORM QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS that **COPP BROTHERS REAL ESTATE**, a Maine corporation with a principal place of business in Cumberland, Cumberland County, Maine for consideration paid, hereby grants to **RONALD COPP, SR., HOWELL COPP, and JERALD COPP, JR.**, individuals with a mailing address of 187 Gray Road, Cumberland, Maine 04021, as tenants in common, with QUITCLAIM COVENANT, those certain lots or parcel of land situated in **Cumberland**, Cumberland County, Maine, being more particularly described ion the following deeds:

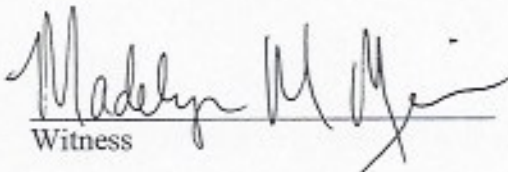
1. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22269, Page 349 (Wilson Lot)
2. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 25, 2005, in Book 22270, Page 4 (Log Cabin).

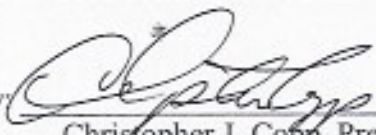
The premises are conveyed subject to ~~any~~ easements and restrictions of record and include all rights, easements, and privileges pertaining thereto.

IN WITNESS whereof, Copp Brothers Real Estate has caused this instrument to be signed and sealed by Christopher J. Copp, its President, there unto duly authorized this 23rd day of ~~December, 2017.~~
January 2018

COPP BROTHERS REAL ESTATE

SEAL


Witness

By 
Christopher J. Copp, President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Personally appeared before me this ____ day of December, 2017, the above-named Christopher J. Copp, President of Copp Brothers Real Estate and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Copp Brothers Real Estate.

Notary Public/Maine Attorney-at-Law

Type or Print Name

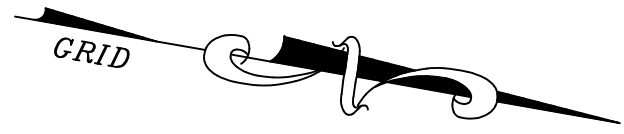
My commission expires: _____

TITLE NOT SEARCHED.

H:\DOCS\RATTEY\Copp Brothers 33404\MSFQCCDEED-R-11-1.docx

STATE OF MAINE - COUNTY OF Cumberland
Subscribed and sworn (or affirmed) before me this
this 23rd day of January, 20 18
by Christopher Copp
Personally Known _____ OR Produced Identification ☒
Type of Identification Driver's License
Nolan J. Lovell
NOLAN J. LOVELL, Notary Public
My Commission Expires May 8, 2024

Received
Recorded Register of Deeds
Feb 06, 2018 01:37:23P
Cumberland County
Nancy A. Lane



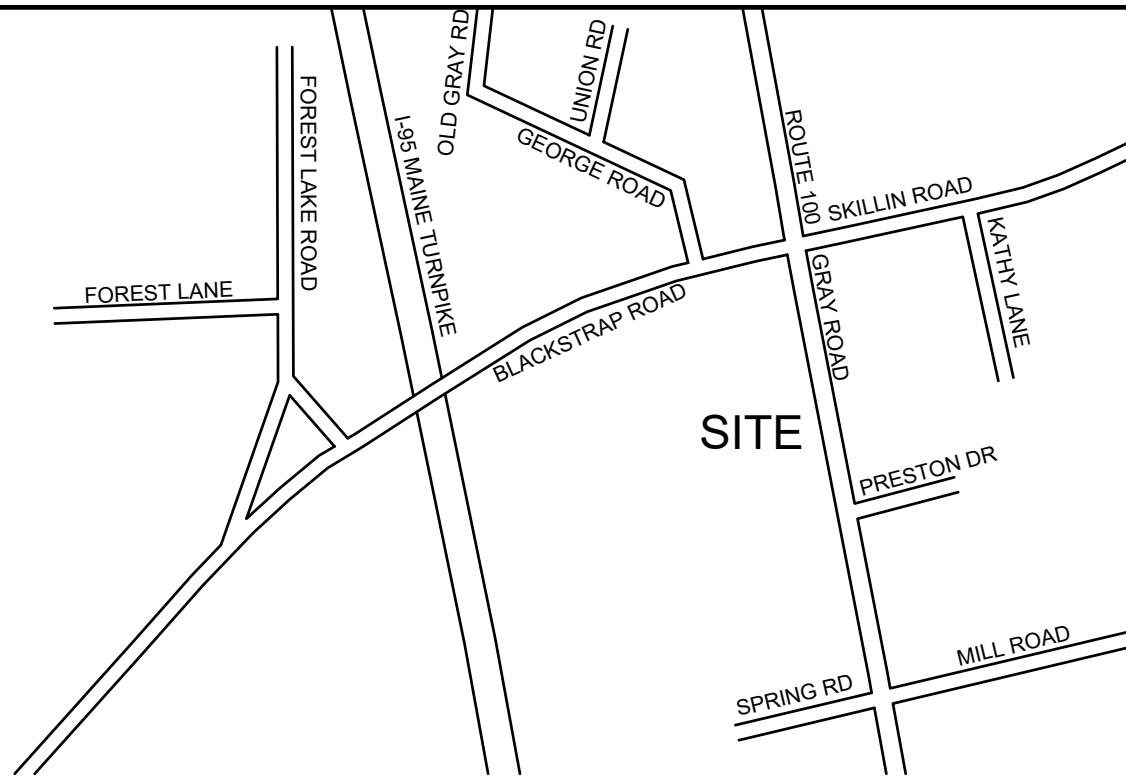
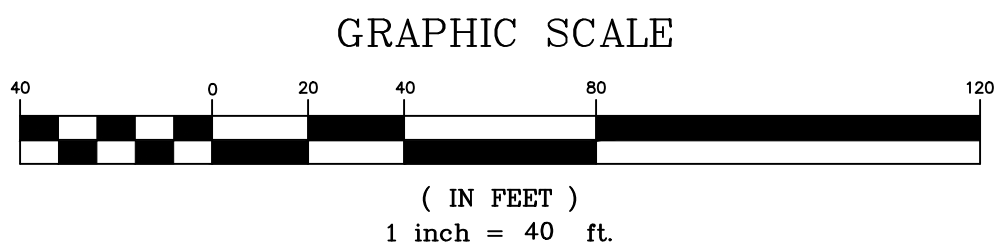
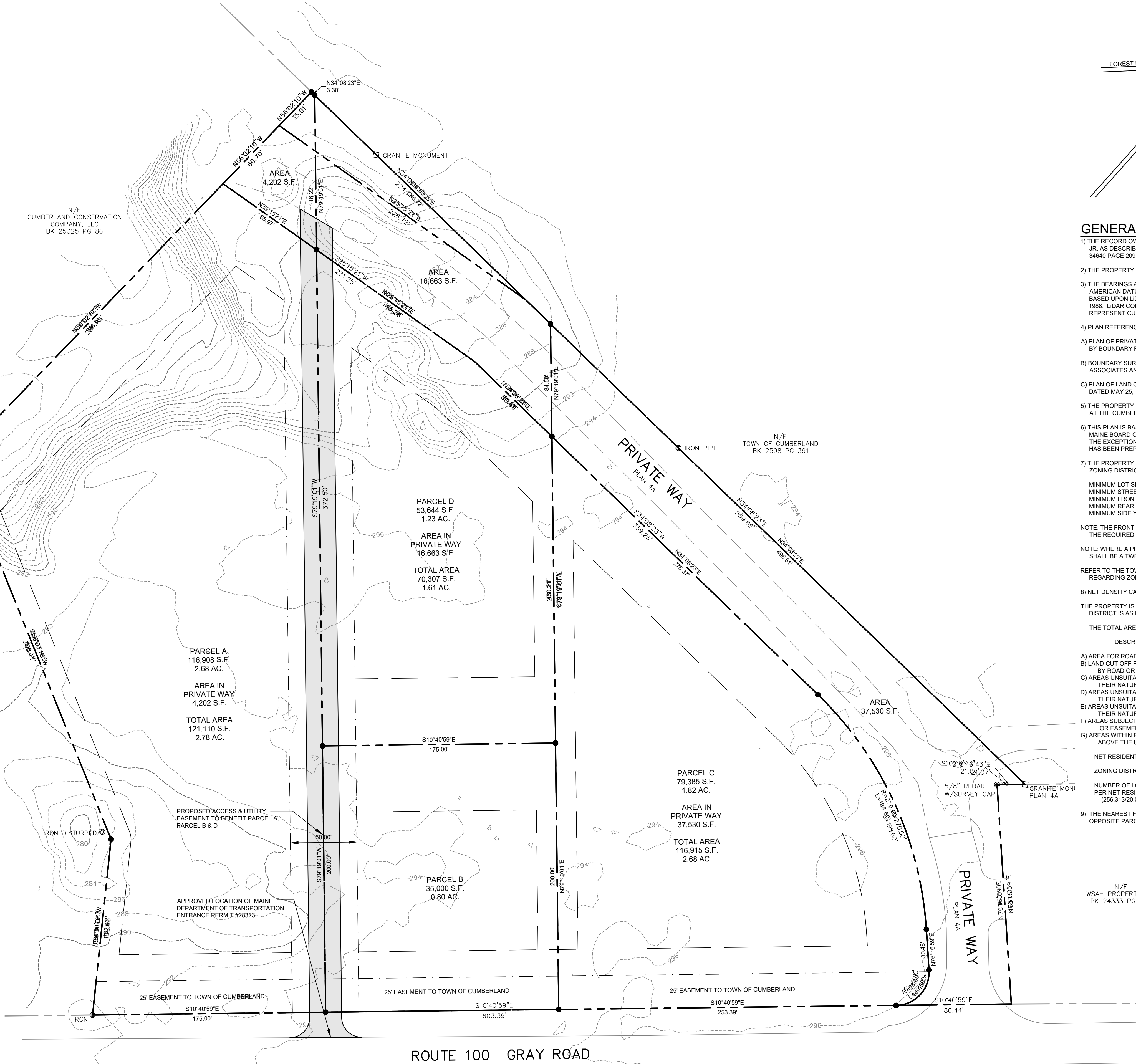
N/F
CUMBERLAND CONSERVATION
COMPANY, LLC
BK 25325 PG 86

N/F
JAMES TARBOX
TYRA TARBOX
BK 10432 PG 185

APPROVAL- TOWN OF CUMBERLAND PLANNING BOARD

_____	DATE
_____	CHAIRPERSON

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	EASEMENT	---
---	SETBACK	---
□	MONUMENT	□
●	IRON PIPE/ROD	●
---	CONTOURS	---
---	EDGE PAVEMENT	---
---	EDGE OF GRAVEL	---
○	HYDRANT	○
○	UTILITY POLE	○



GENERAL NOTES

- 1) THE RECORD OWNERS OF THE PROPERTY ARE RONALD COPP SR., HOWELL COPP AND JERALD COPP, JR. AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34640 PAGE 209.
- 2) THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP U19 BEING DEPICTED AS LOT 8.
- 3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON LIDAR AERIAL TOPOGRAPHY REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988. LIDAR CONTOURS ARE BASED UPON THE LATEST AVAILABLE DATA AND MAY NOT ACCURATELY REPRESENT CURRENT CONDITIONS.
- 4) PLAN REFERENCES:
 - A) PLAN OF PRIVATE WAY FOR ACCESS BY THE TOWN OF CUMBERLAND AND OTHERS DATED JULY 7, 2007 BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYORS, AND RECORDED IN PLAN BOOK 211 PAGE 199.
 - B) BOUNDARY SURVEY LAND OWNED BY MARY PAT WARMING DATED APRIL 9, 2005 BY R.W. EATON ASSOCIATES AND RECORDED IN PLAN BOOK 207 PAGE 178.
 - C) PLAN OF LAND ON ROUTE 100 IN CUMBERLAND, MAINE FOR MICHAEL WILSON, ESTATE OF JAMES WILSON DATED MAY 25, 1988 BY D.T.C. LAPONT, AND RECORDED IN PLAN BOOK 172 PAGE 47.
 - 5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - 6) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED, AND NO REPORT OF SURVEY HAS BEEN PREPARED.
 - 7) THE PROPERTY IS LOCATED IN THE TOWN OF CUMBERLAND VILLAGE CENTER COMMERCIAL (VCC) ZONING DISTRICT. THE SPACE & BULK REQUIREMENTS FOR THIS ZONING DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE: 20,000 SQUARE FEET
MINIMUM STREET FRONTAGE: 75 FEET
MINIMUM FRONT YARD: 45 FEET
MINIMUM REAR YARD: 50 FEET
MINIMUM SIDE YARD: 15 FEET

NOTE: THE FRONT SETBACK FOR LOTS WITH FRONTAGE ON ROUTE 100 IN THIS DISTRICT SHALL INCLUDE THE REQUIRED TWENTY-FIVE-FOOT LANDSCAPE EASEMENT TO THE TOWN OF CUMBERLAND.

NOTE: WHERE A PROPOSED NONRESIDENTIAL USE WILL ABUT AN EXISTING RESIDENTIAL ZONE, THERE SHALL BE A TWENTY-FIVE-FOOT LANDSCAPE BUFFER WITHIN THE REQUIRED SETBACK.

REFER TO THE TOWN OF CUMBERLAND ZONING ORDINANCE FOR ADDITIONAL DETAILED INFORMATION REGARDING ZONING AND USES IN THE VCC ZONING DISTRICT.

8) NET DENSITY CALCULATIONS:

THE PROPERTY IS LOCATED IN THE VCC ZONING DISTRICT. THE NET DENSITY FOR THE VCC ZONING DISTRICT IS AS FOLLOWS:

THE TOTAL AREA OF THE PROPERTY IS:		7.88 AC.	343,335 S.F.
DESCRIPTION	AREA	NET AREA	
A) AREA FOR ROADS & PARKING:	83,099 S.F.	260,236 S.F.	
B) LAND CUT OFF FROM MAIN PARCEL BY ROAD OR EXISTING LAND USE	3,923 S.F.	256,313 S.F.	
C) AREAS UNSUITABLE FOR DEVELOPMENT IN THEIR NATURAL STATE (SLOPES)	0	256,313 S.F.	
D) AREAS UNSUITABLE FOR DEVELOPMENT IN THEIR NATURAL STATE (WETLANDS)	0	256,313 S.F.	
E) AREAS UNSUITABLE FOR DEVELOPMENT IN THEIR NATURAL STATE (100 YEAR FLOOD)	0	256,313 S.F.	
F) AREAS SUBJECT TO RIGHTS OF WAY OR EASEMENTS	0	256,313 S.F.	
G) AREAS WITHIN RIP, EXCEPT LAND ABOVE THE UPLAND EDGE OF WETLANDS	0	256,313 S.F.	
NET RESIDENTIAL AREA		256,313 S.F.	
ZONING DISTRICT (VCC)			
NUMBER OF LOTS ALLOWED PER NET RESIDENTIAL ACRES (256,313/20,000)		12.82	

9) THE NEAREST FIRE HYDRANT IS LOCATED ON THE EASTERLY SIDE OF GRAY ROAD (STATE ROUTE 100) OPPOSITE PARCEL B SHOWN HEREON.

N/F
WSAH PROPERTY LLC
BK 24333 PG 340

STATE OF MAINE

_____ COUNTY
REGISTRY OF DEEDS RECEIVED

_____, 20__ AT ____h

____m ____M. AND RECORDED

IN PLAN BOOK ____ PAGE ____

ATTEST _____
REGISTER

ST.CLAIR ASSOCIATES

LAND SURVEYING AND CIVIL ENGINEERING

34 Forest Lane
Cumberland, ME 04021
Tel (207) 829-5555

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
17013	ELECT		DCS	DCS

SUBDIVISION PLAN

OF:
GRAY ROAD PROPERTY
187 GRAY ROAD
CUMBERLAND, MAINE

FOR RECORD OWNER:
RONALD W. COPP
187 GRAY ROAD
CUMBERLAND, ME 04021

DATE	SCALE
8-11-20	1"=40'

SHEET 1

17013S