



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

27318.2

July 28, 2017

Carla Nixon, Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

Re: Sketch Plan Review (Blanchard Road Extension); N/F McCormack

Dear Carla:

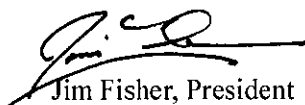
On behalf of Kerry and Suzie McCormack, we are pleased to submit the attached application and plan for Sketch Plan review by the Planning Board of a proposed ten-lot residential subdivision off of Blanchard Road Extension. Located in the RR-2 zone, the property is shown as lot 68A on tax map R-8, and will be served by private wells and septic systems. The overall lot has been boundary and topographically surveyed, wetlands have been delineated, and test pits have been completed for all proposed lots. The two proposed internal roadways would be approximately 1430' long and 790' long, with the lots configured as shown on the plan for a cluster development. A plan reflecting a traditional lot layout has also been included herewith.

The DEP has been to the site with the Maine-licensed professional soils scientist who completed the on-site soils work, and the road and lot locations as shown on the plans take advantage of the natural topography throughout the area and minimize impacts to wetland areas and streams. The lots meet or exceed the criteria for a cluster development with preservation of open space, including a 75-foot-wide natural buffer around the perimeter of the overall property.

Access to the development would be via a proposed private road near the end of the publicly-accepted portion of Blanchard Road. A detention pond may be required, which would likely be in the southerly portion of the locus near the access to Blanchard Road. Homes to be built on the lots would be similar in character to those which exist in the other developments in the area. Sidewalks, street lighting, curbing, etc., are not proposed in order to maintain the general rural character of the neighborhood. A fire hydrant is located within a short distance of the proposed roadway entrance off of Blanchard Road.

We would like to meet with the Planning Board on August 15 to present this concept to Board members and solicit their comments and feedback. If you have any questions in the interim, please contact Ben Singer or me at any time. Thank you.

Sincerely,
Northeast Civil Solutions, Inc.



Jim Fisher, President

CUMBERLAND CODE

Appendix A
Planning Board Application

Map: R8
Lot: 68A

1. **APPLICANT:**

Name: KERRY MCCORMACK Telephone: _____
Address: 365 BLANCHARD RD Cell: _____
CUMBERLAND, ME 04021 Fax: _____
E-mail: kemccormack@icloud.com
Interest in property: FEE OWNER, RESIDENT
Interest in abutting properties, if any: NONE

2. **OWNER:**

Name: SAME AS ABOVE Telephone: _____
Address: _____ Cell: _____
Fax: _____
E-mail: _____

3. **APPLICANT'S ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, PLANNER OR SURVEYOR:**

Name: NORTHEAST CIVIL SOLUTIONS, INC Telephone: 883-1000
Address: 381 PAYNE RD Cell: _____
SCARBOROUGH, ME 04074 Fax: _____
E-mail: jim.fisher@northeastcivilsolutions.com
(If more than one, please attach name and contact information for each.)

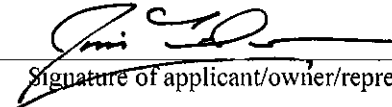
4. **PROJECT:**

Name of project: PROPOSED SUBDIVISION
Address of site: 365 BLANCHARD RD
Project data: Book: 22555, 23616 Map: R8
Page: 115, 318 Lot: 68A
Zoning district: RR2 Number of dwellings: 10
Overlay district: NONE Number of buildings: _____
Size of site: 44 ACRES Number of lots: 10
Minor subdivision _____ Minor site plan _____
Major subdivision X Major site plan _____
Other: _____

5. **OTHER INFORMATION:**

- a) Is Board of Adjustment and Appeals approval required? NO
b) Are any ordinance waivers requested? Yes X No
(If 'Yes' attach a list of waivers and reasons for their request.)
c) Application fee per Town ordinance: NONE (SKETCH PLAN REVIEW)
d) 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.


Signature of applicant/owner/representative

7.24.17
Date

IRON

Oilfield Pole

Y Y Y) TREE LINE (APPROXIMATE)

DOORWAY LINE

EDGE OF GRAVE

EDGE OF PAVEMENT
RIGHT-OF-WAY LINE

ABUTTER LINE

BOEING DELTA ONE
FOUR ZERO ONE

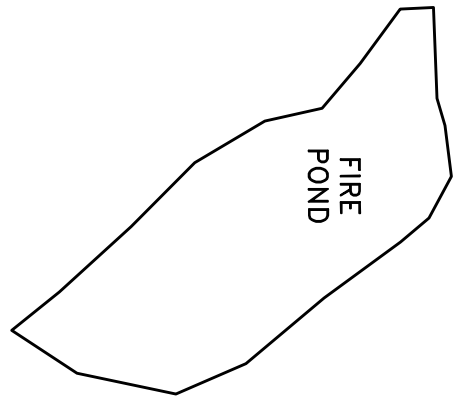
1/F
NOW OR FORMERLY

DEED BOOK AND PAGE (CCRD)

PARENTHESIS DENOTE RECORD DATA

--- THE COURSE

1. RECORD OWNER OF THE PARCEL SURVEYED IS STANLIE L. MCCORMACK.
DECLARATION OF TRUST AS DESCRIBED IN DEED BOOK 22555, PAGE 115, AND
DEED BOOK 22616, PAGE 318, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND TAX ASSESSOR'S
MAP 88, PARCEL 68A.
3. THE ORIENTATION OF THIS PLAN IS BASED ON GRID NORTH, TAKEN FROM PLAN
REF. 4a).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. "BOUNDARY SURVEY OF MCCORMACK PROPERTY, BLANCHARD ROAD,
CUMBERLAND, MAINE" PREPARED FOR KENNETH MCCORMACK, BY SEBAO
TECHNICAL, DATED APRIL 12, 2004.
b. "DEED BOOK 22555, BLANCHARD ROAD, CUMBERLAND, MAINE"
PREPARED FOR KENNETH MCCORMACK, BY NORTHEAST CIVIL SOLUTIONS, INC.,
DATED NOVEMBER 10, 2005 (NCS PROJECT NUMBER 27318).
5. FOR RIGHT OF WAY INFORMATION ABOUT BLANCHARD ROAD EXTENSION SEE PLAN REF.
4a).
6. FOR EASEMENT INFORMATION SEE PLAN REF. 4a).
7. THE PARCEL SURVEYED IS LOCATED IN THE RURAL, RESIDENTIAL, 2 (R2) DISTRICT. BUILD
& SPACE REQUIREMENTS FOR LOTS THAT ARE PART OF A CLUSTERED OR DISPersed
RESIDENTIAL DEVELOPMENT INCLUDE THE FOLLOWING:
MINIMUM FRONTAGE = 100 FEET
SETBACKS:
FRONT = 50'
SIDE = 57.5'
REAR = 75'
8. OTHER REGULATIONS AND OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST
AND APPLY. SEE NOTE 8, BELOW.
9. THIS PLAN IS NEITHER A BOUNDARY SURVEY NOR A SUBDIVISION PLAT. THIS
CONCEPTUAL PLAN OF LOTS IS FOR ILLUSTRATIVE PURPOSES ONLY. COMPLIANCE
WITH ALL APPLICABLE REGULATIONS AND ORDINANCES SHALL BE THE RESPONSIBILITY OF
OWNER AND OTHERS SHOULD BE VERIFIED PRIOR TO USING THIS PLAN FOR
SUBDIVISION PURPOSES. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
ONLY.
10. WETLANDS, AND STREAM BUFFER LOCATIONS TAKEN FROM PLAN BY LONGVIEW
ENGINEERS, LLC, DATED MAY 25, 2017, "WETLAND AREA IS



PROJECT: 27318.2	DRAWING NAME: 27318-2.dwg	DRAWN BY: BS
SUBJECT: JULY 24, 2017	SCALE: 1"=100'	CHECKED BY: CJF
Drawing Name and Location: 655 BLANCHARD ROAD, CUMBERLAND, MAINE CONCEPTUAL PLAN OF LOTS (CLUSTERED)		
Owner: SUZANNE L. MCCORMACK DECL. OF TRUST 655 BLANCHARD ROAD, CUMBERLAND, MAINE 04021 Prepared For: KERRY & SUZIE MCCORMACK 65 BLANCHARD ROAD, CUMBERLAND, MAINE 04021		


LEGEND

- IRON
- UTILITY POLE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- FORMER DEED LINES
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORG)
- TAX MAP-LOT
- PARENTSIS DENOTE RECORD DATA
- THE COURSE

NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS SUZANNE L. MCCORMACK. DECLARATION OF TRUST AS DESCRIBED IN DEED BOOK 22553, PAGE 115 AND DEED BOOK 23816, PAGE 318, CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND TAX ASSESSOR'S MAP RE, PARCEL 68A.
- THE ORIENTATION OF THIS PLAN IS BASED ON GRID NORTH, TAKEN FROM PLAN REF. 4.0.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "BOUNDARY SURVEY OF MCCORMACK PROPERTY, BLANCHARD ROAD, CUMBERLAND, MAINE," PREPARED FOR KERMIT MCCORMACK BY SEBAGO TECHNICS, DATED APRIL 12, 2004, BLANCHARD ROAD, CUMBERLAND, MAINE."
 - b. PREPARED FOR KERMIT MCCORMACK BY NORTHEAST CIVIL SOLUTIONS, INC., DATED NOVEMBER 10, 2005 (NCS PROJECT NUMBER 27318).
- FOR RIGHT OF WAY INFORMATION ABOUT BLANCHARD ROAD EXTENSION SEE PLAN REF. 4.0.
- FOR EASEMENT INFORMATION SEE PLAN REF. 4.0.
- THE PARCEL SURVEYED IS LOCATED IN THE RURAL RESIDENTIAL 2 (RR2) DISTRICT. BULK & SPACE REQUIREMENTS FOR LOTS THAT ARE PART OF A CLUSTERED OR DISPERSED RESIDENTIAL SUBDIVISION ARE THE FOLLOWING:
 - MINIMUM LOT AREA = 60,000 S.F.
 - MINIMUM FRONTAGE = 100 FEET
 - SETBACKS:
 - FRONT = 50'
 - SIDE = 37.5'
 - REAR = 75'OTHER REGULATIONS AND OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. SEE NOTE 8, BELOW.
- THIS PLAN IS NEITHER A BOUNDARY SURVEY NOR A SUBDIVISION PLAT. THIS CONCEPTUAL PLAN OF LOTS IS FOR ILLUSTRATIVE PURPOSES ONLY. COMPLIANCE WITH ALL REGULATIONS OF THE TOWN OF CUMBERLAND AND THE STATE OF MAINE MUST BE OBTAINED BEFORE THE SUBDIVISION IS DEVELOPED AND THE STATE OF SUBDIVISION PURPOSES. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- WETLANDS AND STREAM BUFFER LOCATIONS TAKEN FROM PLAN BY LONGVIEW PARTNERS, LLC, DATED MAY 25, 2017. WETLAND AREA IS

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Drawing Name and Location					
CONCEPTUAL PLAN OF LOTS (CLUSTERED)					
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365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021					
Prepared for:					
KERRY & SUZIE MCCORMACK					
365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021					



NCS
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SURVEYING • ENGINEERING • LAND PLANNING
INCORPORATED

Northeast Civil Solutions

381 PINE ROAD, SCARBOROUGH, MAINE 04074

253.853.1000 253.853.1001

www.northeastcivilsolutions.com



0 100' 200' 400'

1"=100'

