

M E M O R A N D U M

ADMINISTRATION DEPARTMENT
TOWN OF CUMBERLAND, MAINE

Date: January 30, 2020
To: Cumberland Planning Board
From: Carla Nixon, Town Planner
Subject: **Christmas Creek Subdivision Revision**

This is a subdivision amendment for the realignment of the subdivision entrance. The change is needed in order to avoid the need to relocate an existing utility pole and guardrail on Tuttle Road.

I have placed a note within the review that there were no changes to the Findings of Fact needed as a result of this change.

I had Dan Diffin, Town Engineer, review the plan also to ensure there would be no effect on the Town's water connection within the subdivision. He is fine with the change.

Date January 30, 2020
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Amendment to 20 Lot Major Subdivision –Christmas Creek**

I. REQUEST/OVERVIEW:

The Applicant is Beta Zeta Properties. The Applicant is requesting an amendment to the approved Christmas Creek subdivision. The purpose of the change is to better align the proposed roadway with the existing farmers road and to avoid needing to relocate an existing utility pole and guardrail on Tuttle Road. There are no changes to parcel lot lines however there is a slight change in the open space configuration, though the open space acreage stays the same.

The 50.58 acre parcel is located off Tuttle Road in the Rural Residential 1 zoning district as shown on Tax Assessor Map R4, Lot 10. Thomas Perkins, P.E., of Dirigo Architectural Engineering is the Applicant's representative.

II. PROJECT HISTORY:

Sketch Plan Review: 9/18/18 and 11/20/18

Site Walk: 11/3/18

Preliminary Plan Approval: 2/19/19

Final Plan Approval: 9/17/19

III. DESCRIPTION:

Parcel size:	50.58 acres
Net Residential Density:	Allows for 20.11 lots.
Proposed number of lots:	20
Zoning:	Rural Residential 1
Development Type:	Clustered Subdivision Design
Min. Lot Size:	30,000 sf
Lot frontage:	100'
Setbacks:	Front: 50', Rear: 75', Side: 30' (combined = 75')
Water:	Public Water
Sewer:	Public Sewer (gravity drained)
Open Space:	14.96 acres (29.6 % of parcel)
Wetlands:	6.6 acres

Trails: 3'6" bark mulch trail. Easement to Town of Cumberland for trail connection from Tuttle Rd. to Val Halla.

Utilities: Natural gas, underground electric, telephone, and cable from Tuttle Road.

Street Lighting: None proposed.

Road: 26' pavement width; 2' gravel shoulder on one side and 4' paved shoulder on other side. Road will be constructed to municipal standards for a Residential Access Road and proposed for public acceptance.

Sidewalks: 4' paved shoulder on the westerly side of Vining Way.

Homeowners Association: Draft Declaration of Protective Covenants and Common Easements are on file.

Right, Title and Interest: Warranty Deed

Waivers Granted:

1. The requirement for a high intensity soil survey.
2. The requirement for a survey of trees over 10" in diameter.

Waivers Denied: None.

Outside Agency Approvals Required:

Agency	Type of Permit	Status
MDEP	Stormwater Permit/General Construction Permit	On file
MDEP	SLODA	On file
MDEP	NRPA Permit by Rule for stream crossing.	On file
Army Corp of Engineers	General Permit	On File
Maine Historic Preservation Commission		Letter on file
Maine Natural Areas Program	Rare & Exemplary Botanical Features. None documented.	Letter on file
Maine Inland Fisheries & Wildlife		Letter on file
Portland Water District		Letter on file

IV. REVIEW COMMENTS:

DEPARTMENT HEAD REVIEWS:

William Longley, CEO: No comments.

Police Chief Charles Rumsey: No concerns.

Fire Chief Small: After reviewing the application for this subdivision I have the following comments:

- 1) The locations of the fire hydrants must be identified.
- 2) It is recommended, **but not required**, to have monitored fire alarm systems in each residence.

- 3) It is recommended, **but not required**, to have fire department approved key boxes on each residence.
-

NOTE RE: FINDINGS OF FACT FOR AMENDED PLAN: The entrance realignment did not necessitate any changes to the Findings of Fact for the original approval.

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 20 lot residential subdivision will be served by public water and sewer; it will not result in undue water or air pollution.

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

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 to serve is on file.

Based on the information provided, the standards of this section have 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;

The applicant has submitted an erosion and sedimentation control plan that has been reviewed and approved by the Town Engineer.

Based on the information provided, the standards of this section have 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;

The plans have been reviewed and approved by the Town Engineer.

Based on the information provided, the standards of this section have 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 public sewer. A capacity to serve letter from the PWD is on file along with a letter from the Superintendent of Wastewater in Falmouth.

Based on the information provided, the standards of this section have 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;

Cumberland provides curbside trash collection and recycling through a contracted waste hauler. The addition of 20 new homes will not cause a burden on the municipality's ability to dispose of solid waste.

Based on the information provided, the standards of this section have 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;

Letters are 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 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 and approved by the town planner, the town engineer and town department heads.

Based on the information provided, the standards of this section have 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 the following experts: a professional engineer, a licensed land surveyor, and a wetland scientist.

Financial capacity is evidence by a letter dated 12/27/18 from Katahdin Trust Company stating that the developer has the financial capability to finance the estimated costs of the project which is estimated to be \$2,535,000.

Based on the information provided, the standards of this section have 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;

The proposed subdivision will not adversely affect the quality of the mapped wetland or unreasonably affect the shoreline of the stream on the parcel. Permits are on file from MDEP and Army Corp of Engineers.

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 20 lot residential subdivision which will be served by public water and sewer will not adversely affect the quality or quantity of ground water.

Based on the information provided, the standards of this section have 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 # 23005C0538F as being in Zone C (area of minimal flooding).

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

14. Storm water. The proposed subdivision will provide for adequate storm water management;
A stormwater management plan was submitted as part of the application packet and has been reviewed and approved by the Town Engineer. A copy of the stormwater management report supporting the application was provided in the packet.

The MEDEP Stormwater Permit is on file.

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

All wetlands within the proposed subdivision were delineated by Sebago Technics and are outlined in the project plan set.

Based on the information provided, the standards of this section have 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]

A perennial stream has been identified on the site. ACE has approved the subdivision plan.

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.



Transmittal

To

Carla Nixon
Town of Cumberland
290 Tuttle Rd
Cumberland, Maine 04021
P: (207) 829-5559

From

Thomas W. Perkins
President

January 28, 2020

Project

18-015 - BZP Cumberland Subdivision

Delivery Method

Runner

Copies To

Contact

Phone

Fax

Email

Dirigo A/E

Zach Quinn

207.225.3040

207.433.1075

zquinn@dirigoae.com

Reasons

- ☒ As requested
- ☒ For your review
- ☒ For your use

Comments

The purpose of the change to the Subdivision Sheet is to better align the proposed roadway with the existing farmers road on the property. The changes are limited from the road entrance to station 3+00. All buildable property lines have stayed the same as the previous submission. Open Space A & B have changed slightly in there areas but overall its the same acres being dedicated to Open Space for the project.

Please find the following:

1. Revised Subdivision Plan. Sheet C2.0
2. Updated Grading and Utility Sheets

APPENDIX B

APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

Applicant's Contact Information

Name: Thomas W. Perkins, PE
Mailing Address: 7 Cobblestone Drive - Suite 2 Turner, Maine 04282
Email Address: tperkins@dirigoae.com
Phone#: Office: 207-225-3040 Cell: 207-475-4958 Fax: 207-433-1075
Interest in property: Legally Authorized Agent / Engineer of Record
Interest in abutting properties, if any: None

Property Owner's Contact Information

Name: Beta Zeta Properties, LLC
Mailing Address: 9 Kimberly Circle Brunswick, Maine 04011
Email Address: johannilsnoren@yahoo.com
Phone#: Office: _____ Cell: 207-415-5731 Fax: _____

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

Name: Thomas W. Perkins, PE - Dirigo Architectural Engineering
Mailing Address: 7 Cobblestone Drive - Suite 2 Turner, Maine 04282
Email Address: tperkins@dirigoae.com
Phone#: Office: 207-225-3040 Cell: 207-475-4958 Fax: 207-433-1075

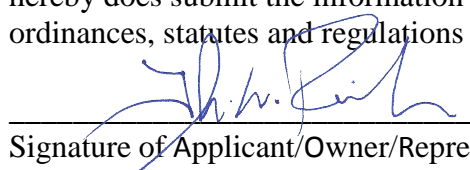
Project Information

Name of Project: Christmas Creek Subdivision
Address of site: 239 Tuttle Road
CCRD Book/Page #: 35013 / 190 Tax Map/Lot #: R04 / 10
Zoning District: RR1 Overlay District (If any): _____
Site size (acres): 52.28 AC # of Lots: _____ # Buildings: _____ # Dwellings: _____
____ 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: \$ 100
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.

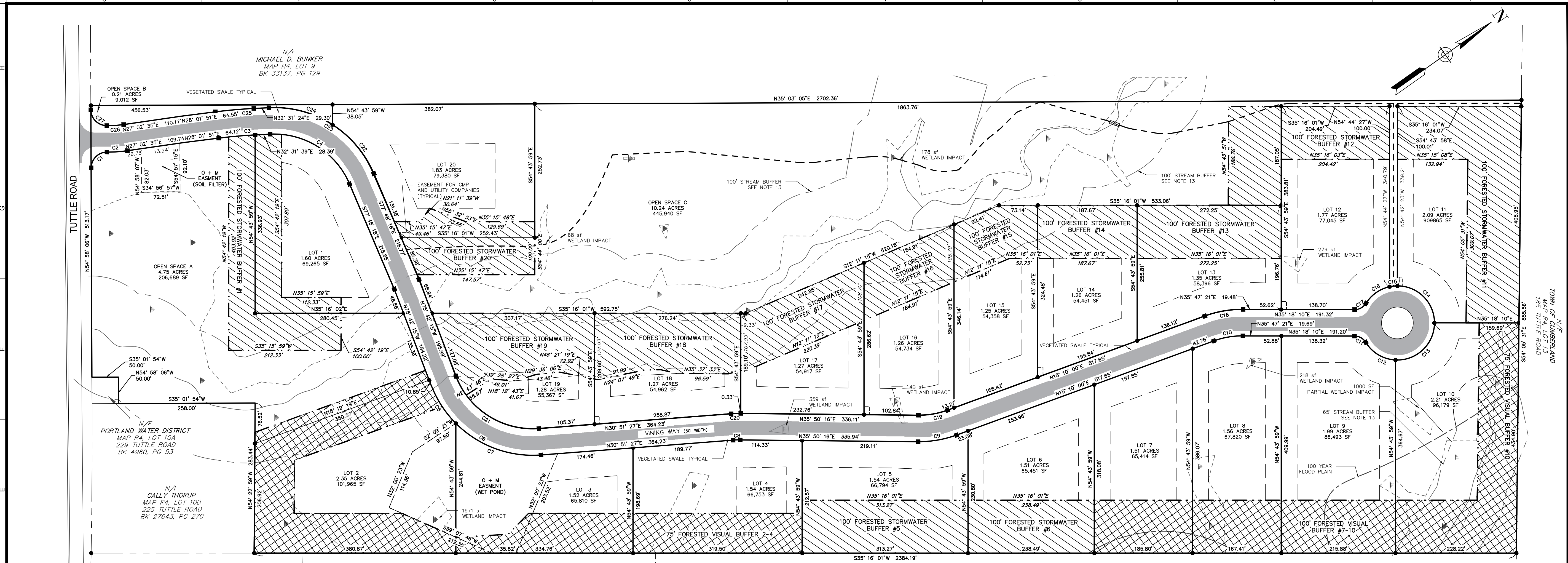
The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances,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



Signature of Applicant/Owner/Representative

01/28/2019

Date



Curve Table				
Curve #	Radius	Arc Length	Chord Bearing	Chord Length
C1	30.00	46.77	N9° 40' 57"W	42.18
C2	244.78	35.14	N31° 09' 18"E	35.10'
C3	917.43	69.17	N30° 11' 26"E	69.16'
C4	156.00	188.47	S67° 21' 41"W	177.07'
C5	205.00	262.76	N67° 34' 36"E	245.14
C6	205.00	262.76	N67° 34' 36"E	245.14
C7	205.00	262.76	N67° 34' 36"E	245.14
C8	155.00	13.47	S33° 20' 51"W	13.47
C9	205.00	73.96	N25° 30' 08"E	73.96
C10	155.00	55.79	S25° 28' 41"W	55.49
C11	25.00	25.49	S64° 31' 04"W	24.40
C12	70.00	68.04	N65° 53' 17"E	65.39
C13	70.00	113.57	N8° 26' 07"W	101.51
C14	70.00	112.04	S79° 14' 06"W	100.45
C15	78.23	15.06	N29° 15' 51"E	15.03
C16	70.00	58.52	S1° 11' 48"W	56.83
C17	25.00	25.33	N6° 16' 31"E	24.26
C18	205.00	73.79	S25° 28' 41"W	73.59
C19	155.00	55.82	N25° 30' 08"E	55.62
C20	205.00	17.82	S33° 20' 51"W	17.81
C21	155.00	196.67	N67° 34' 36"E	185.35
C22	205.00	249.27	S67° 21' 41"W	234.19
C23	205.00	249.27	S67° 21' 41"W	234.19
C24	205.00	249.27	S67° 21' 41"W	234.19
C25	967.43	73.02	N30° 11' 35"E	73.00'
C26	194.78	27.96	N31° 09' 18"E	27.93'
C27	30.00	47.00	N79° 54' 32"E	42.34

LINE TABLE: FORESTED STORMWATER BUFFER			
LINE #	DISTANCE	BEARING	F.S.W.B #
L1	78.29	N32° 30' 01"E	BUFFER 1
L2	21.81	N36° 33' 41"E	BUFFER 1
L3	31.07	N20° 09' 42"E	BUFFER 17
L4	24.23	N20° 09' 42"E	BUFFER 18
L5	32.24	N48° 17' 16"E	BUFFER 18
L6	29.24	N33° 33' 32"E	BUFFER 18
L7	5.47	N46° 21' 19"E	BUFFER 18

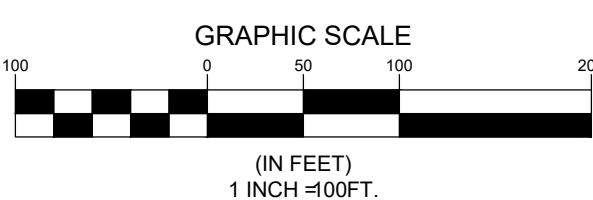
CLUSTERED				
Net Residential Density/Acreage	Square Feet	Acres	% of Parcel	Comments
Gross Area	2,203,371	50.58	100.0%	Measurement provided by licensed surveyor
- Roads/Parking	-	0.00	0.0%	Included in ROW/Easements
- Slope > 20%	-	0.00	0.0%	Slope slopes coincide with wetland delineation
- Wetlands	287,613	6.60	13.1%	Measurement provided by licensed surveyor
- 100-Yr Flood Areas	3,369	0.08	0.2%	Per FEMA Flood Plain Map
- ROW/Easements	160,717	3.69	7.3%	Total ROW including road and utility easements
- Resource Protection Districts	-	0.00	0.0%	Within wetland delineation
Net Area Available for Lots	1,751,673	40.21	79.5%	
Open Space Allocation	653,814	14.96	29.6%	Per attached subdivision plan, >25% MIN
Net Residential Density Limit	87,100	2.00		With public sewer and water
Maximum Number of Lots	20.11			

FORESTED VISUAL & STORMWATER BUFFER NOTES:

- ALL BUFFERS WILL REMAIN IN THEIR NATURAL STATE. NO MOWING, CLEARING, DEVELOPMENT OR DUMPING WITHIN THEM.
- DUFF LAYER, LEAF LITTER, SHALL BE LEFT IN PLACE. NO GRADING OR EXCAVATION OF THE BUFFER AREA IS PERMITTED.
- DEAD AND DISEASED TREES MAY BE REMOVED.
- PRUNING OF TREES TO A HEIGHT OF (12) FEET IS PERMITTED PROVIDED THAT THE TOP TWO-THIRDS (2/3) OF THE TREE CANOPY IS MAINTAINED.
- NO CONCENTRATED FLOWS SHALL BE ALLOWED TO ENTER THE BUFFER EXCEPT THOSE WHICH ARE NATURALLY OCCURRING AND CURRENTLY EXIST. FLOWS CONCENTRATED FROM DEVELOPMENT SHALL BE SPREAD OUT BY USE OF A LEVEL SPREADER OR OTHER MEANS.
- ALL BUFFER REQUIREMENTS TO BE ENFORCED BY THE LAND OWNERS ASSOCIATION OR LOCAL CODE ENFORCEMENT OFFICER.
- REFER TO APPENDIX G OF THE STORMWATER MANAGEMENT REPORT FOR CHRISTMAS CREEK AND THE PROTECTIVE COVENANTS FOR CHRISTMAS CREEK SUBDIVISION FOR FURTHER RESTRICTIONS ON THE FORESTED STORMWATER BUFFERS.

LEGEND

	BOUNDARY LINE
	BUILDING ENVELOPE
	TREE CLEARING LIMITS
	IRON ROD / MONUMENT FOUND
	IRON ROD / MONUMENT TO BE SET
	PROPOSED TRAIL SYSTEM
	TRAIL BRIDGE CROSSING
	EDGE OF WETLANDS
	STREAM BED / STREAM BED BUFFER
	100 YEAR FLOOD PLAIN
	WETLAND
	FORESTED STORMWATER BUFFER
	FORESTED VISUAL BUFFER



GENERAL NOTES:

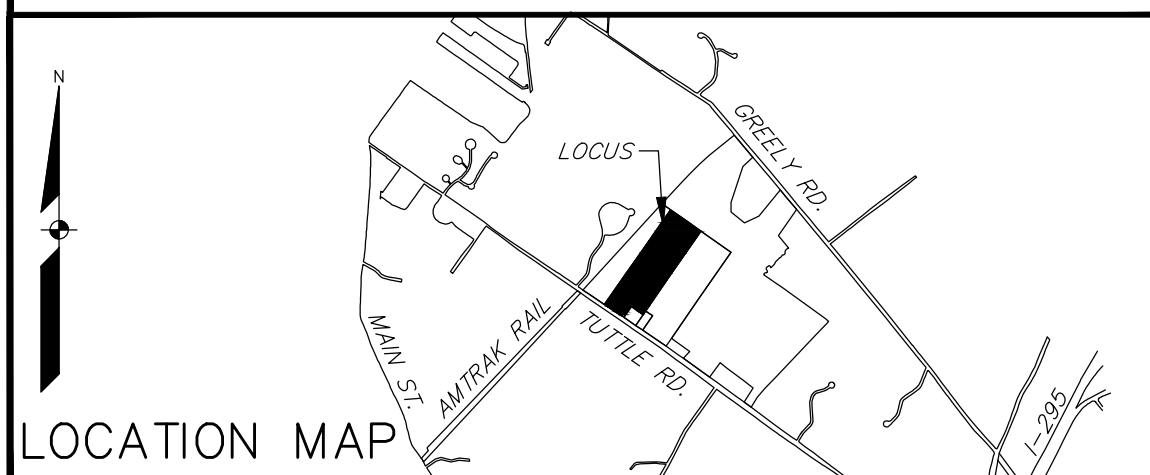
- THE RECORD OWNER OF THE PARCEL IS BETA ZETA PROPERTIES, LLC - 9 KIMBERLY CIRCLE BRUNSWICK, MAINE - BY DEED DATED MAY 24, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 35013, PAGE 190.
- THE PROPERTY IS SHOWN AS LOT 10 ON THE TOWN OF CUMBERLAND TAX MAP R4.
- TOTAL AREA OF SUBDIVISION IS APPROXIMATELY 50.58 ACRES.
- THE PROJECT AREA IS LOCATED WITHIN THE "RURAL RESIDENTIAL I (RR1)" ZONING DISTRICT. IT WILL BE SERVICED BY PUBLIC SEWER AND WATER.
FOR CLUSTERED SUBDIVISION
MINIMUM LOT SIZE: 30,000 SF
MINIMUM FRONTAGE: 100 FT
SETBACKS: FRONT:50 FT SIDE:30 FT REAR: 75 FT
- ROADWAY TYPE: RESIDENTIAL ACCESS > 50 VPD
ROW WIDTH: 50 FT
PAVEMENT WIDTH: 26 FT
SHOULDERS: 2 FT (GRAVEL) & 4 FT PAVED SHOULDER (PEDESTRIAN LANE)
SIDEWALK: N/A
DESIGN SPEED: 25 MPH
- BOUNDARY AND INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHINCS, INC. IN AUGUST OF 2018. SEE PLAN REFERENCE 7G
- PLAN REFERENCES:
 - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY, CUMBERLAND, CUMBERLAND COUNTY, STATE AID NO.3," S.H.C. FILE #5-3-289, DATED JUNE 1966 AND RECORDED AT THE CORD IN PLAN BOOK 73, PAGE 34.
 - "STANDARD BOUNDARY SURVEY OF DILLENBACK PARCEL, TUTTLE ROAD, CUMBERLAND MAINE, TOWN OF CUMBERLAND PURCHASE," PREPARED BY SQUAW BAY CORP. DATED MARCH 1994 AND RECORDED AT THE CORD IN PLAN BOOK 194, PAGE 113.
 - "STANDARD BOUNDARY SURVEY ON GREELY ROAD, CUMBERLAND, CUMBERLAND COUNTY, MAINE FOR THE TOWN OF CUMBERLAND, OWNER OF RECORD: GREGORY & KATHERINE FOWLER," PREPARED BY WALT DUNLAP, PLS, DATED SEPTEMBER 18, 1996 AND RECORDED AT THE CORD IN PLAN BOOK 196, PAGE 334.
 - "DIVISION OF PROPERTY, 223 TUTTLE ROAD, CUMBERLAND, MAINE, MADE FOR GREG VINING, MARCH 1, 2010 BY CULLENBERG LAND SURVEYING," RECORDED AT THE CORD IN PLAN BOOK 210, PAGE 61.
 - "TUTTLE ROAD LOT, CUMBERLAND, MAINE, STANDARD BOUNDARY SURVEY," PREPARED BY HARTY & HARTY PROFESSIONAL LAND SURVEYORS FOR WILLIAM R. GORMAN, DATED DECEMBER 1, 2010. UNRECORDED. PROJECT #10169.
 - "PLAN OF A PRIVATE STREET ON TUTTLE ROAD IN CUMBERLAND, MAINE FOR OWNER OF RECORD: MICHAEL BUNKER," PREPARED BY WAYNE T. WOOD & CO. DATED MAY 2016, JOB #216074.
 - "BOUNDARY RETRACEMENT SURVEY OF CHRISTMAS CREEK, TUTTLE ROAD, CUMBERLAND MAINE, FOR RECORD OWNER: BETA ZETA PROPERTIES, LLC" BY SEBAGO TECHINCS INC. DATED SEPTEMBER 1, 2018 UNRECORDED. PROJECT NUMBER 18280.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND MAINE GIS.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CUMBERLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2301620015B, HAVING AN EFFECTIVE DATE OF MAY 19, 1981. A PORTION OF THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE B, AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD. THE REMAINING PORTION OF THE LOCUS PROPERTY FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY 2018 BY DAVID V. CHAPMAN, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHINCS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL, AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY, CAPABLE OF DECIMETER ACCURACY. SEE "WETLAND DELINEATION, TUTTLE ROAD, CUMBERLAND" SOILS REPORT DATED JULY 23, 2018 AND PREPARED BY SEBAGO TECHINCS, INC. PROJECT #18280. WETLANDS ARE APPROXIMATE ONLY.
- CONDITIONS FOR FINAL PLAN APPROVAL:
 - MDEP, SLODA AND NFPA WETLAND PERMITS TO BE SUBMITTED PRIOR TO RELEASING THE PLAT FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - A SCHEDULE OF VALUES AND A PERFORMANCE GUARANTEE IN A FORM AND AMOUNT ACCEPTABLE TO THE TOWN MANAGER SHALL BE PROVIDED PRIOR TO RELEASING THE PLAT FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE APPLICANT SHALL PROVIDE AN ESCROW FOR 2% OF THE COST OF THE SCHEDULE OF VALUES TO BE USED FOR INSPECTION FEES.
 - A BLASTING PERMIT, IF REQUIRED, SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICER.
 - THE TOWN ENGINEER TO APPROVE THE FINAL STORMWATER QUANTITY CALCULATIONS AT THE TUTTLE ROAD CULVERTS PRIOR TO RELEASING THE PLAT FOR RECORDING AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF WORK.
 - CLEARING LIMITS SHALL BE FLAGGED AND APPROVED BY THE PEER REVIEW ENGINEER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
 - THE PROPOSED STREAM CROSSING AND WETLAND IMPACTS WILL CONFORM TO, THE REQUIREMENTS OF THE MDEP AND ACOE.
 - THE APPLICANT SHALL PROVIDE EVIDENCE OF THE RESERVATION OF THE REQUIRED NUMBER OF SEWER USER PERMITS FROM THE TOWN MANAGER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR THE REPAIR TO TUTTLE ROAD FROM ANY DAMAGES CAUSED TO NEW PAVEMENT BE THE INSTALLATION OF UTILITIES.
 - THE APPLICANT OR THE HOA (ONCE IN PLACE) SHALL HAVE A CONTINUING OBLIGATION TO MAINTAIN REQUIRED PLANTINGS IN A GOOD AND HEALTHY CONDITION. ANY DEAD OR DISEASED TREES SHALL BE REMOVED AND REPLACED WITH A PLANT OF THE SAME TYPE, SUBJECT TO THE TOWN PLANNER'S APPROVAL. NO INVASIVE SPECIES OF PLANTS ARE PERMITTED.
 - THE HOA DOCUMENTS, AS REVIEWED AND APPROVED BY THE TOWN ATTORNEY, SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE PRECONSTRUCTION CONFERENCE.
 - THE HOA DOCUMENTS, AS REVIEWED AND APPROVED BY THE TOWN ATTORNEY, SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE PRECONSTRUCTION CONFERENCE.
 - STREAM BUFFERS ARE TO REMAIN IN THEIR NATURAL STATE WITH NO CUTTING OR CLEARING OF VEGETATION, NO REMOVAL OF THE DUFF LAYER, NO FILL MATERIAL, NO DEVELOPMENT INCLUDING BUILDING, LAWNS, LANDSCAPING, STRUCTURES, ETC.

AREA	TRAIL 1	TRAIL 2	ROAD	LOT 16	LOT 12	LOT 8	LOT 10
WETLAND IMPACT (sf)	68	178	1971	359	140	279	218
CUMULATIVE IMPACT (sf)	68	246	2217	2576	2716	2995	3213
							4213

NOTE: NO ADDITIONAL WETLAND DISTURBANCE ALLOWED WITHOUT ADDITIONAL PERMITTING.

APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

DATED:



SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

JIMMY C. COURBON, PLS

DATE

State of Maine, Cumberland ss
Registry of Deeds
Received _____ 20____
at _____ m _____ M and recorded in
Plan Book _____ Page _____
Attest: _____
Register

SUBDIVISION PLAN

PH: (207) 225 - 3040
7 Cobblestone Way,
Suite 2
Turner, ME 04282

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ENGINEERING • CONSTRUCTION MANAGEMENT
EM:tperkins@dirigoae.com W:www.dirigoae.com

DATE: 9/25/2019

PROJECT NO. 18-015

SHEET NO.

C2.0

CHRISTMAS CREEK

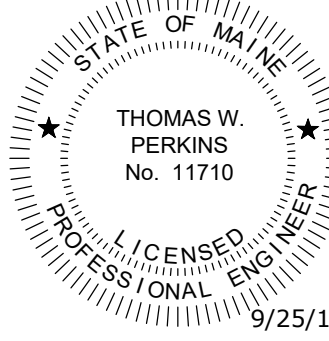
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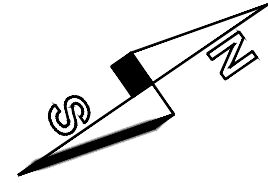
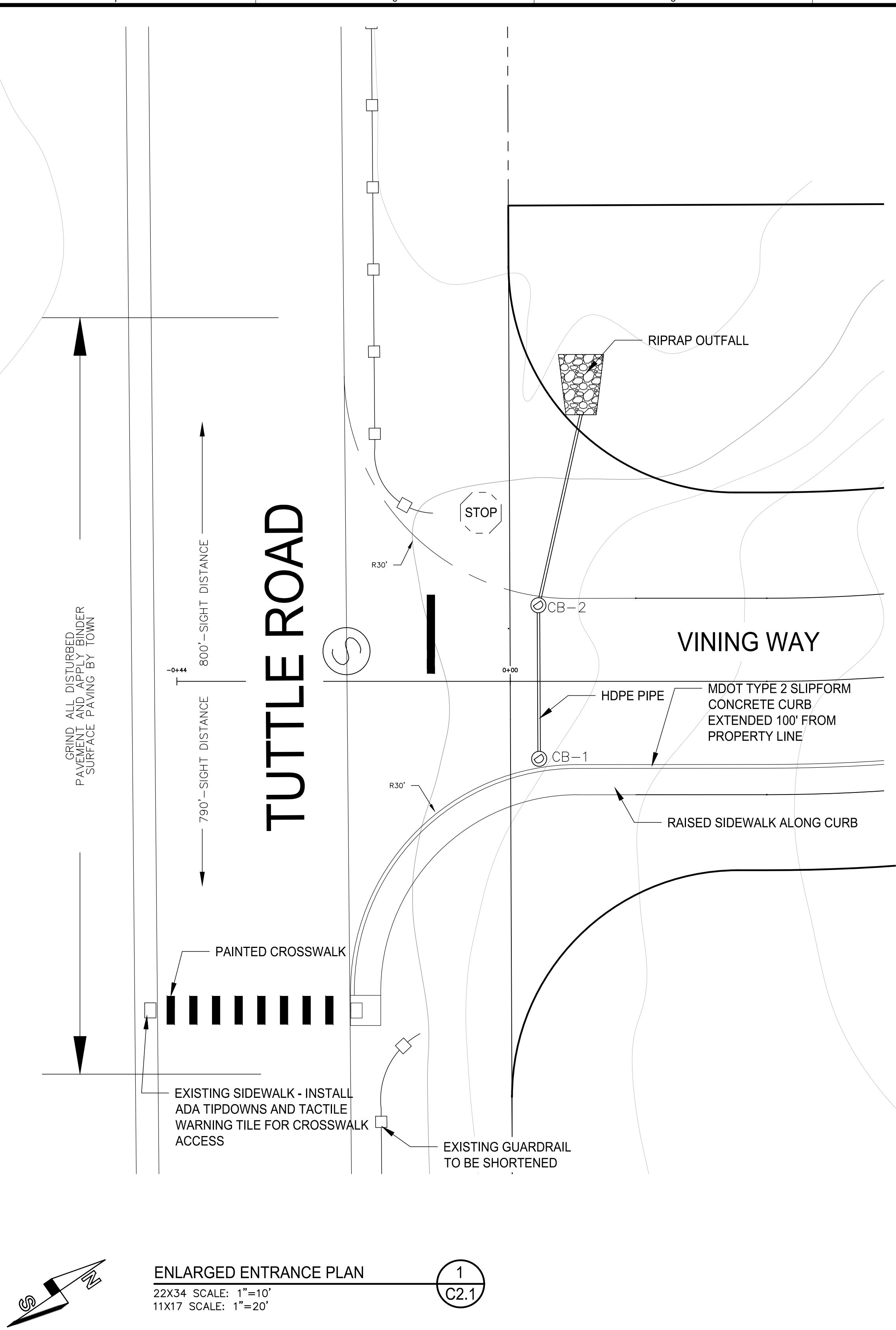
239 TUTTLE ROAD, CUMBERLAND, MAINE 04021
FOR RECORD OWNER: BETA ZETA PROPERTIES, LLC
9 KIMBERLY CIRCLE, BRUNSWICK, MAINE 04011

CUMBERLAND

MAINE

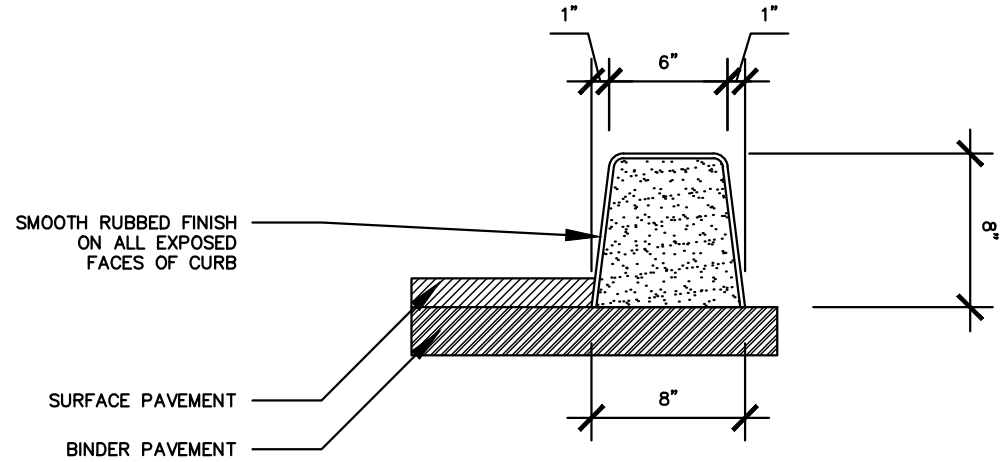
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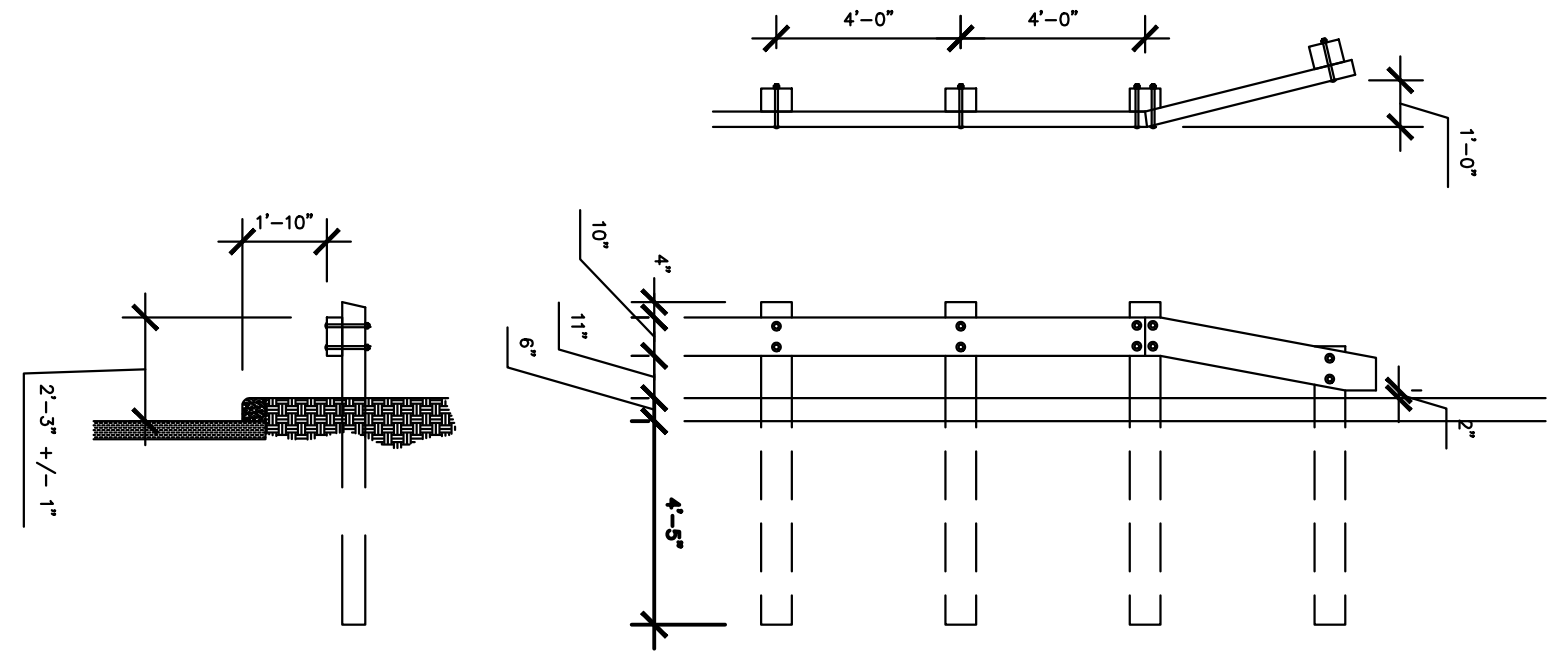
ENLARGED ENTRANCE PLAN
22X34 SCALE: 1"=10'
11X17 SCALE: 1"=20'

1
C2.1



TYPICAL VERTICAL SLIPFORM CURB 6" X 8"

2
C2.1



TIMBER GUARDRAIL NOTES:
POSTS: 6X10 PT
RAILS: 4X10 PT
BOLTS: 3/4" X 12" GALVANIZED

TIMBER GUARDRAIL

3
C2.1

CHRISTMAS CREEK
SUBDIVISION
239 TUTTLE ROAD, CUMBERLAND, MAINE 04021

CUMBERLAND
MAINE

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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/25/19

ENLARGED ENTRANCE PLAN

REV.	DATE	DESCRIPTION
7	9/25/19	REVISED PER DEP COMMENTS
8	12/23/19	REVISED ENTRANCE PLAN - ISSUED FOR TOWN APPROVAL
9	01/07/20	REVISED UTILITY PLANS - PWD

DRAWN BY: ZTQ
CHECKED BY: TWP

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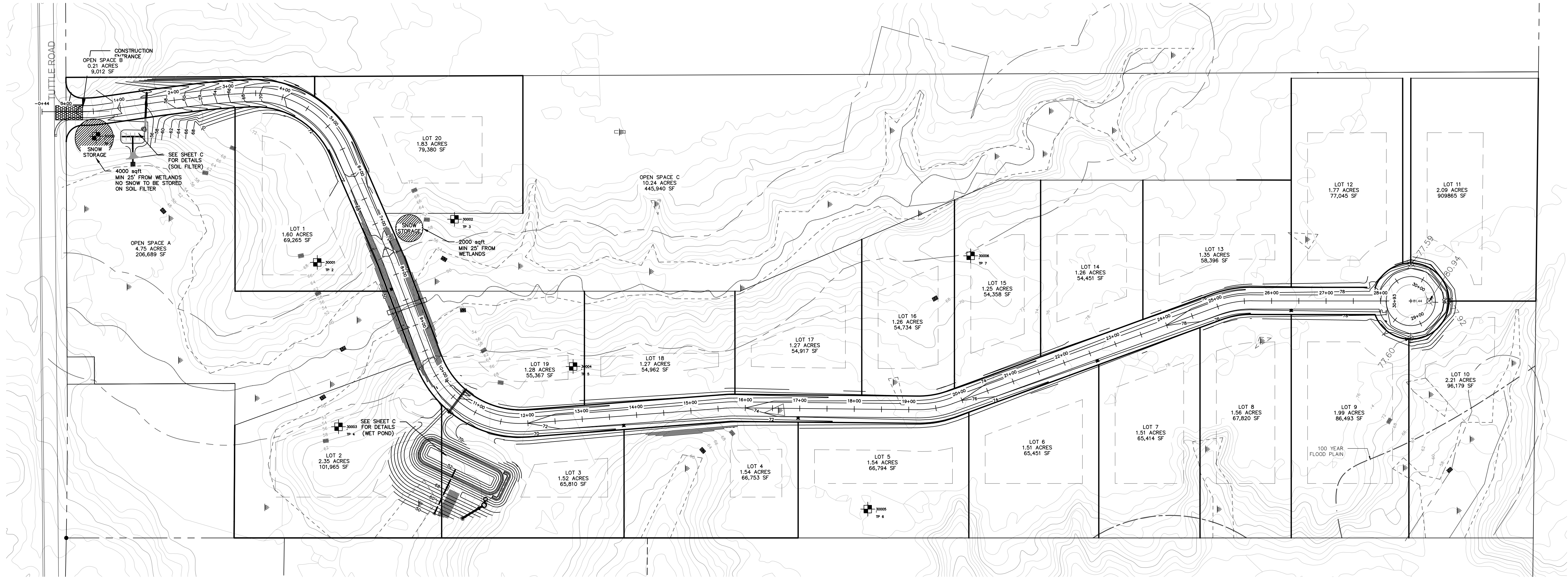
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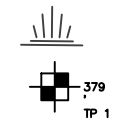
GRADING AND DRAINAGE PLAN

22X34 SCALE: 1"=100'
11X17 SCALE: 1"=200'

1
C3.0

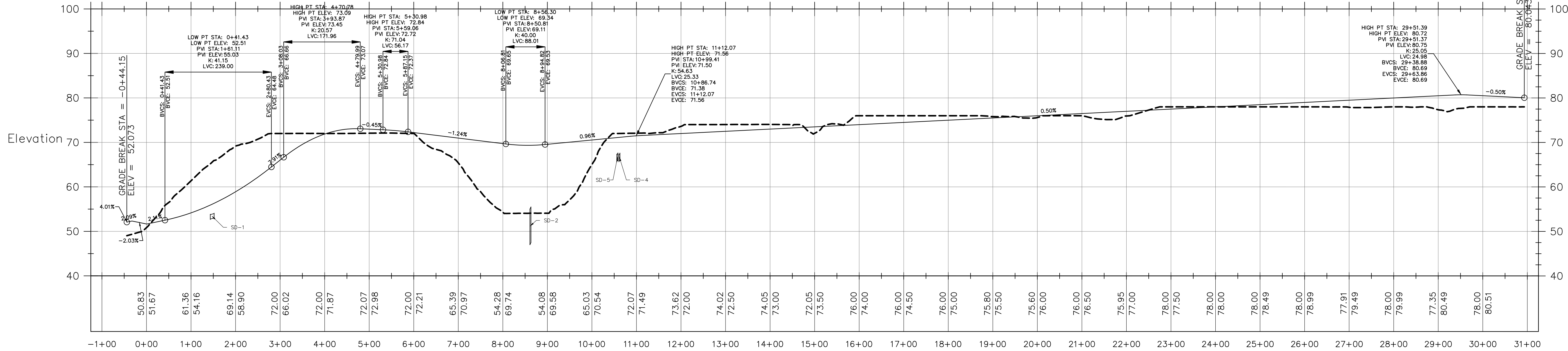
WETLAND IMPACT = 3150 SF

LEGEND



WETLAND

TEST PIT



PROFILE

22X34 SCALE: V: 1"=4' H: 1"=40'
11X17 SCALE: V: 1"=8' H: 1"=80'

2
C3.0

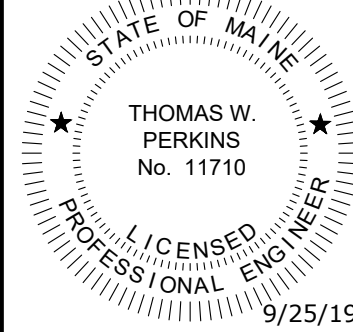
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GRADING + DRAINAGE PLAN AND PROFILE

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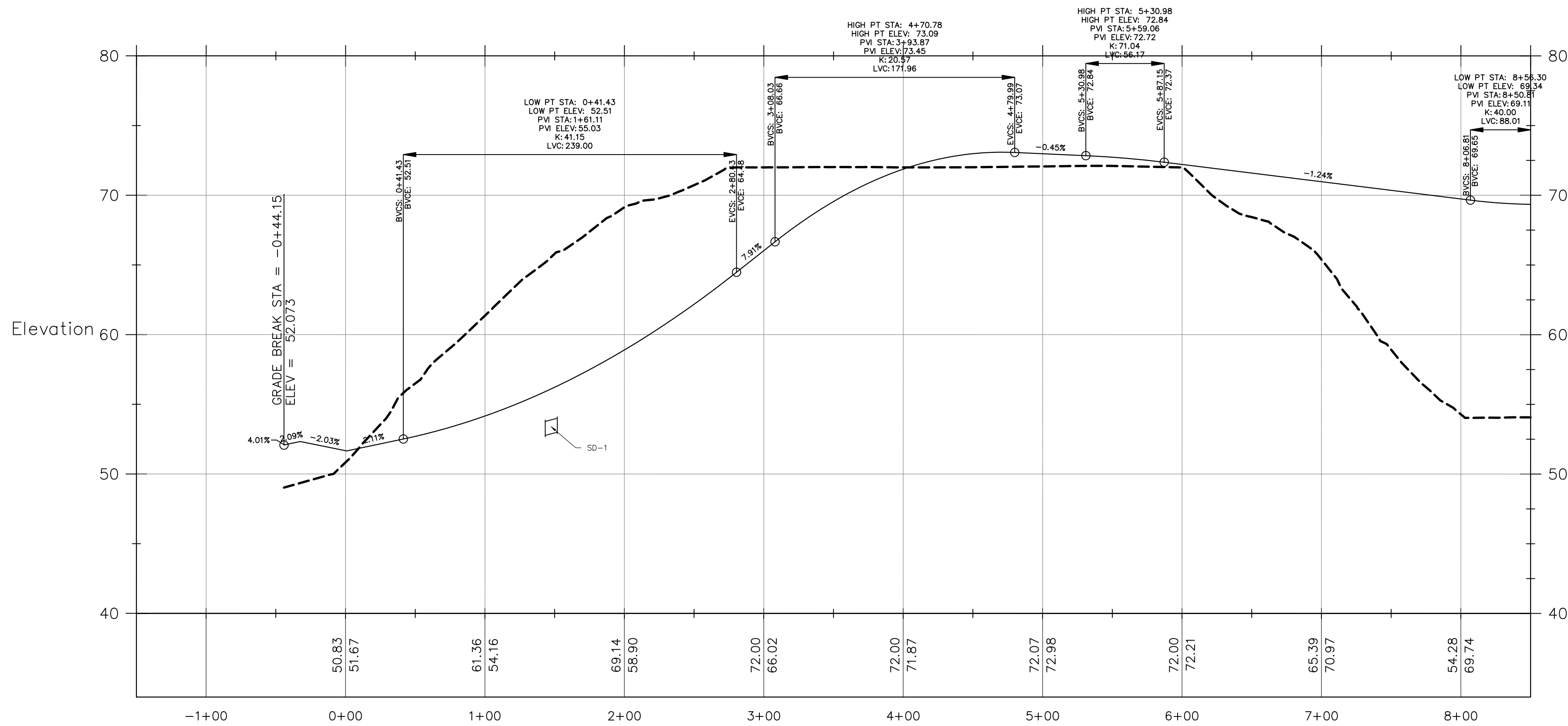
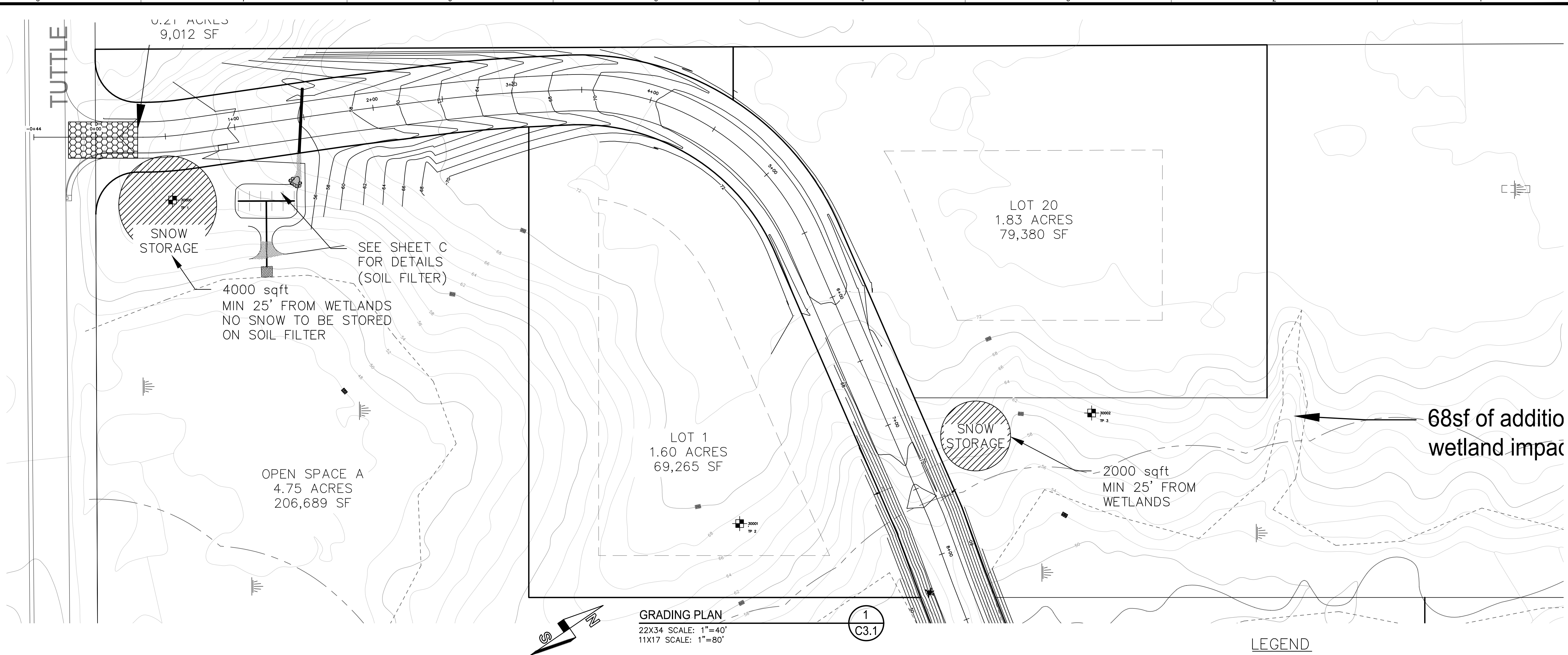
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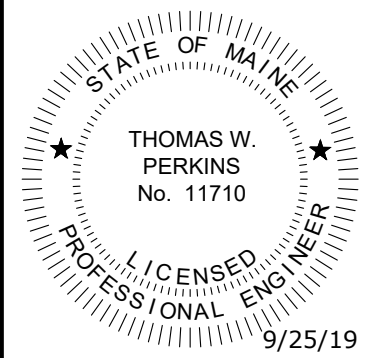


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DATE: 9/9/2019

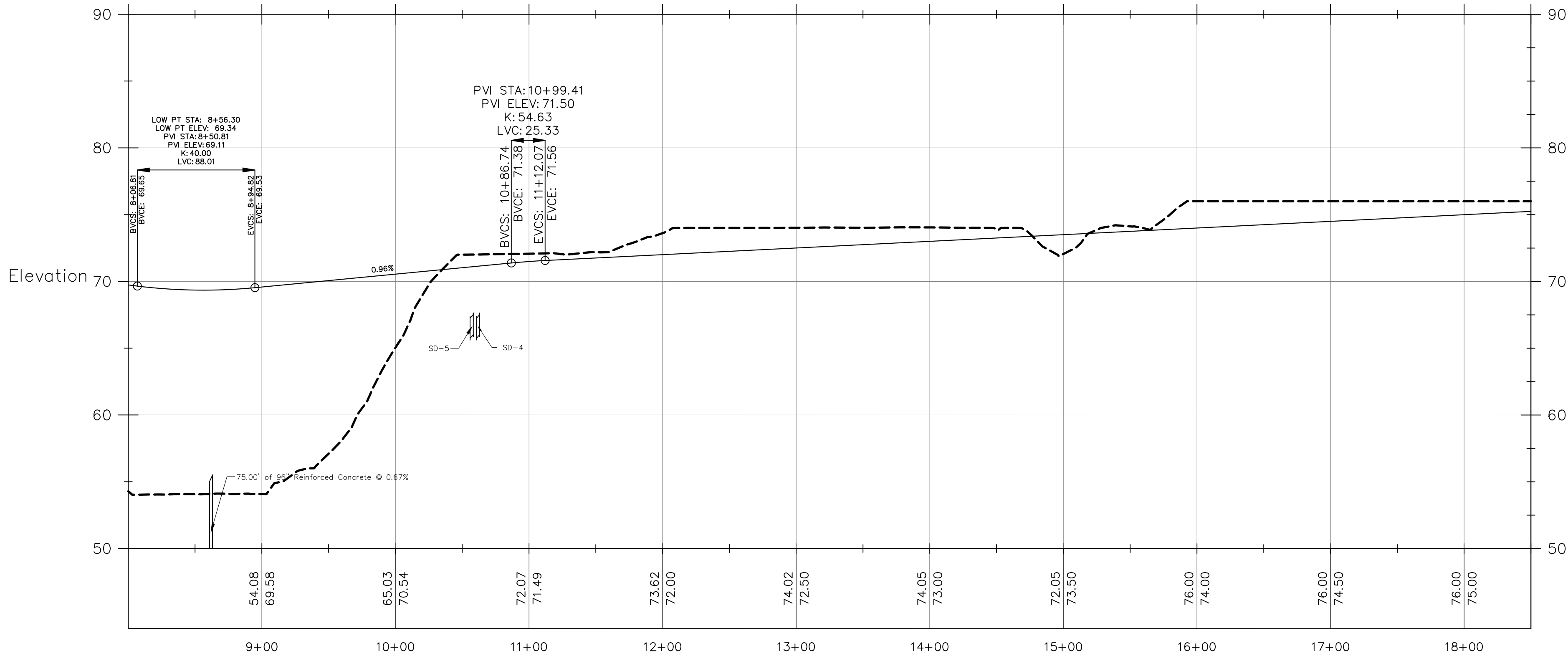
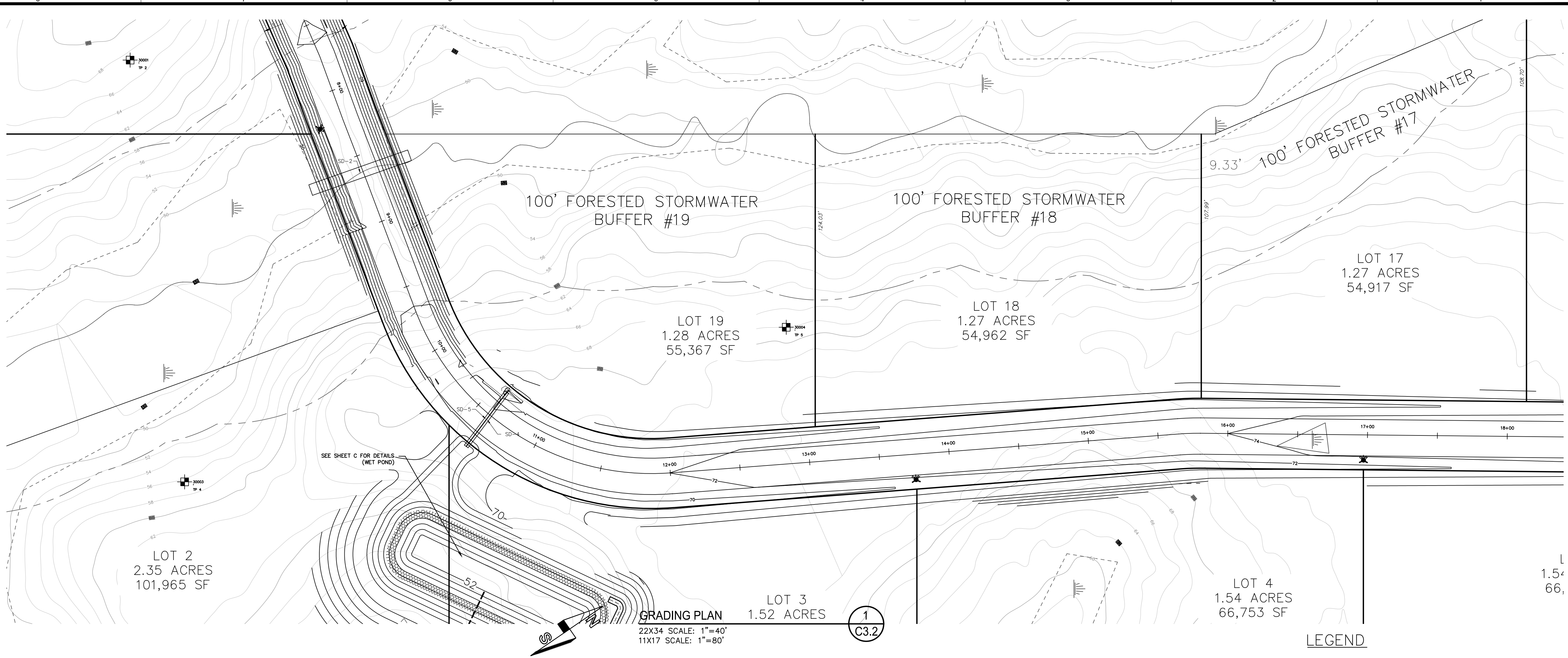
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LEGEND



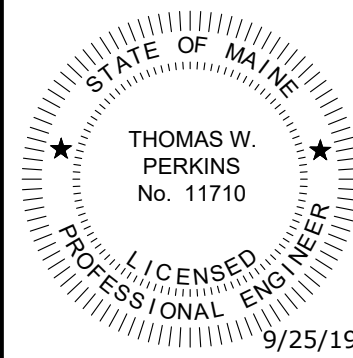
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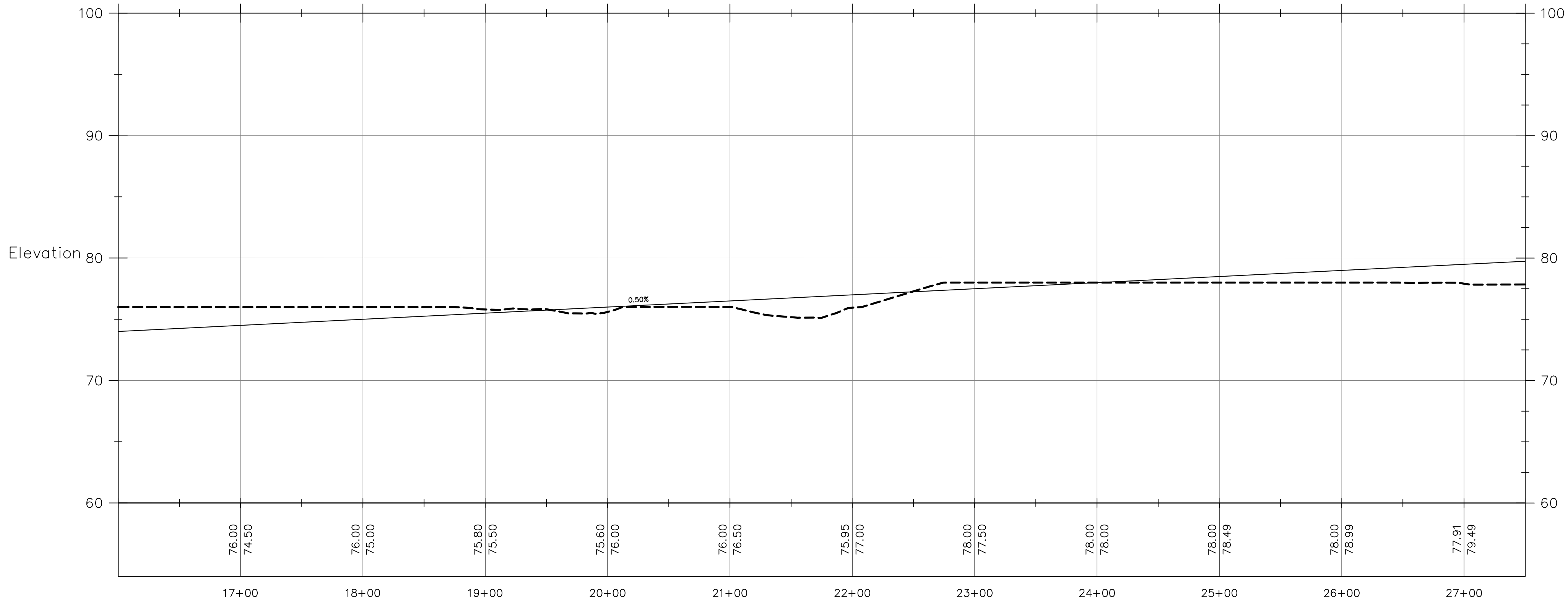
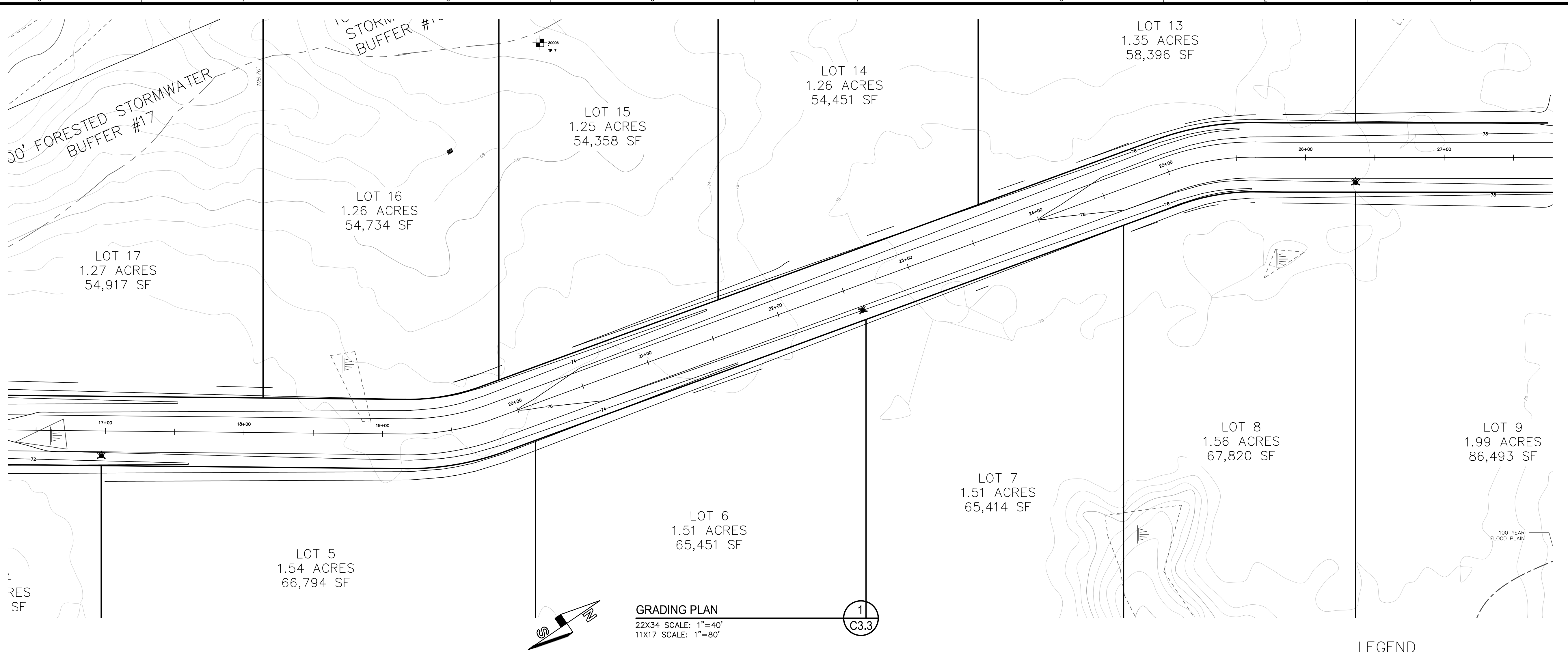
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STATE OF MAINE

THOMAS W. PERKINS
No. 11710

LICENSED PROFESSIONAL ENGINEER
9/25/19

GRADING PLAN & PROFILE

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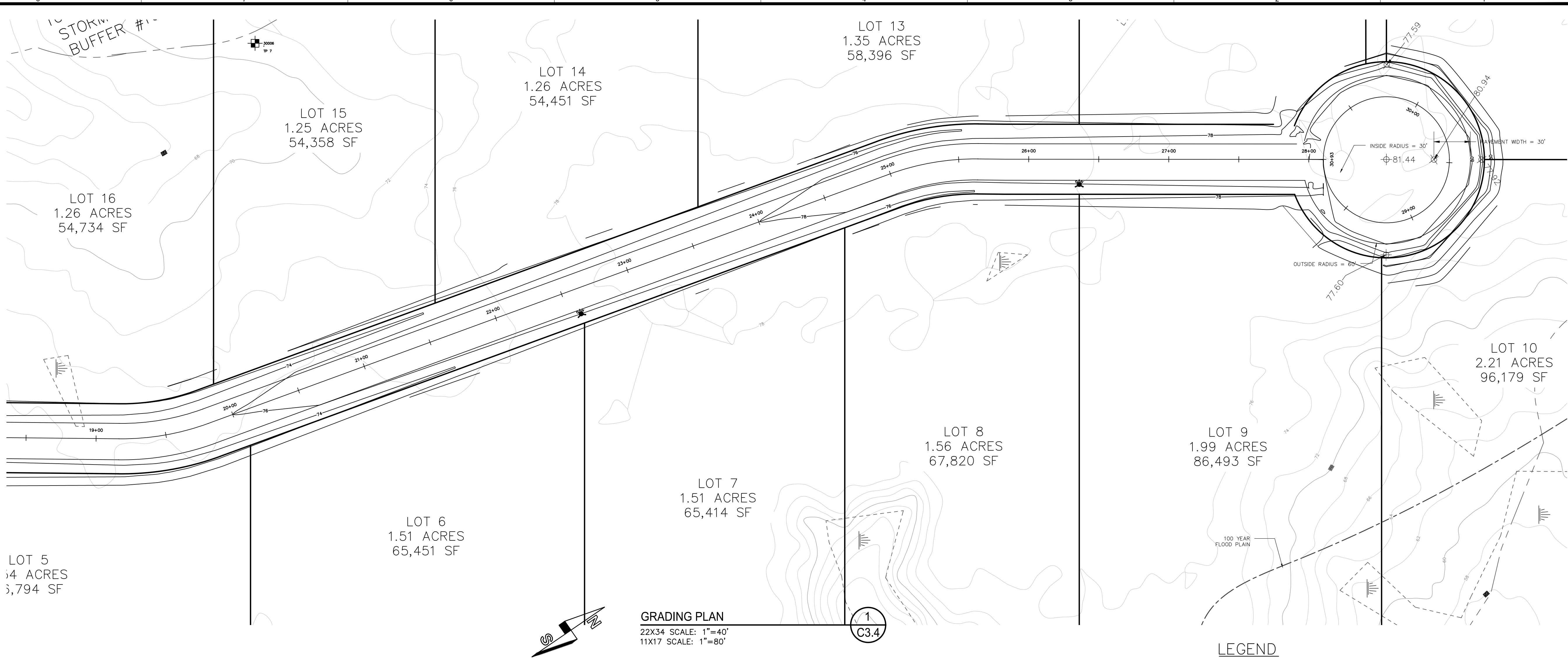
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CUMBERLAND

MAINE

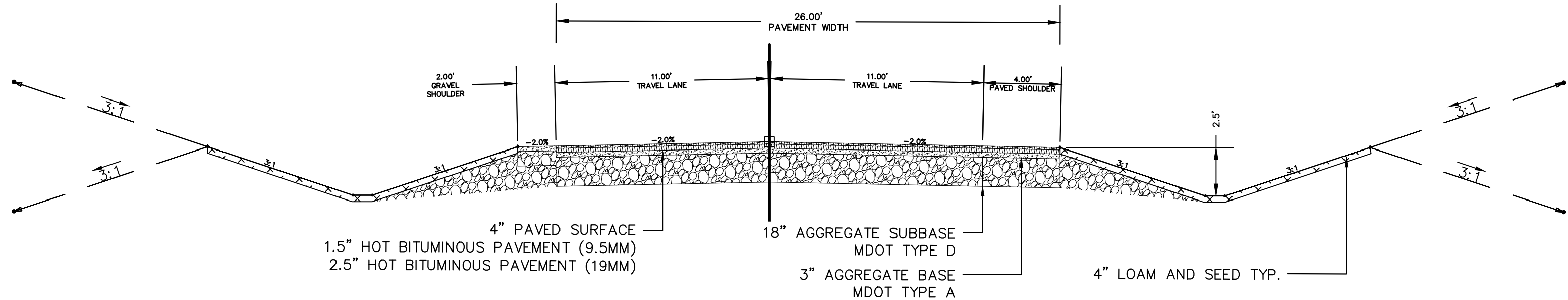
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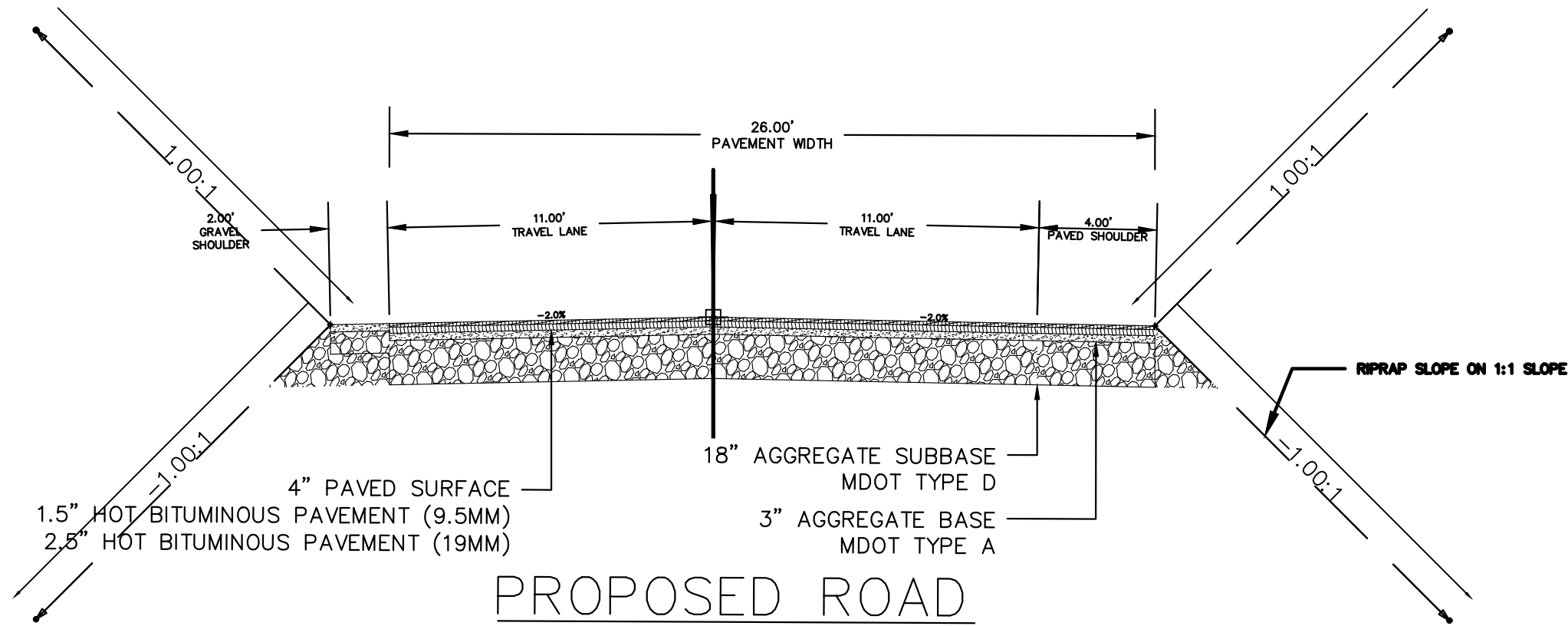


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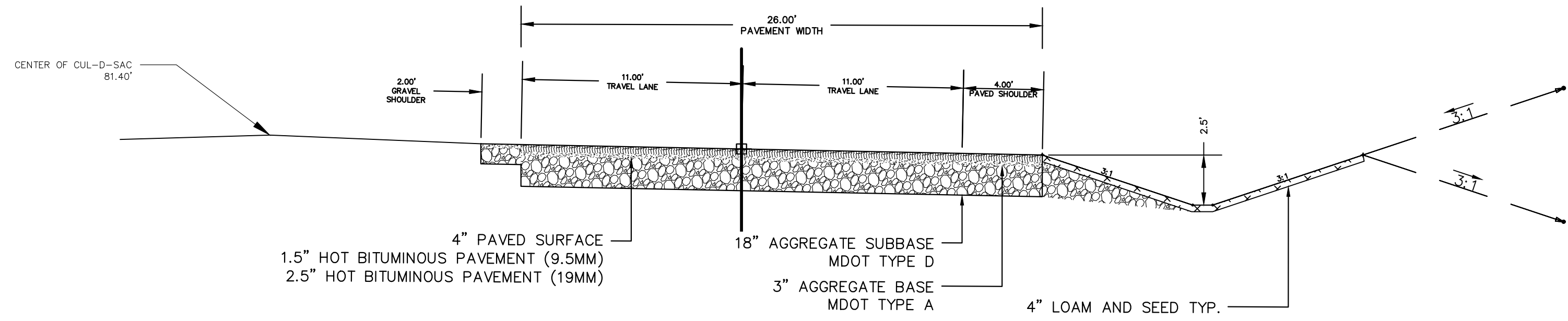


PROPOSED ROAD
STA. 1+00 TO 6+00
STA. 10+25 TO 27+90

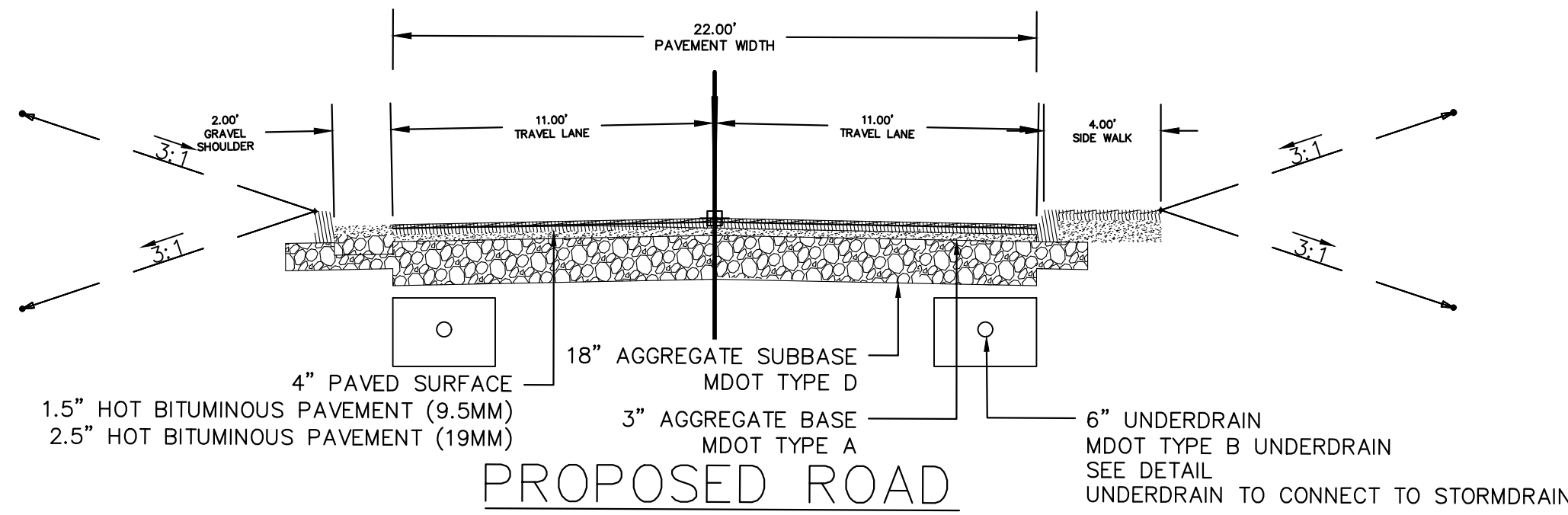


PROPOSED ROAD
STA. 6+00 TO 10+25

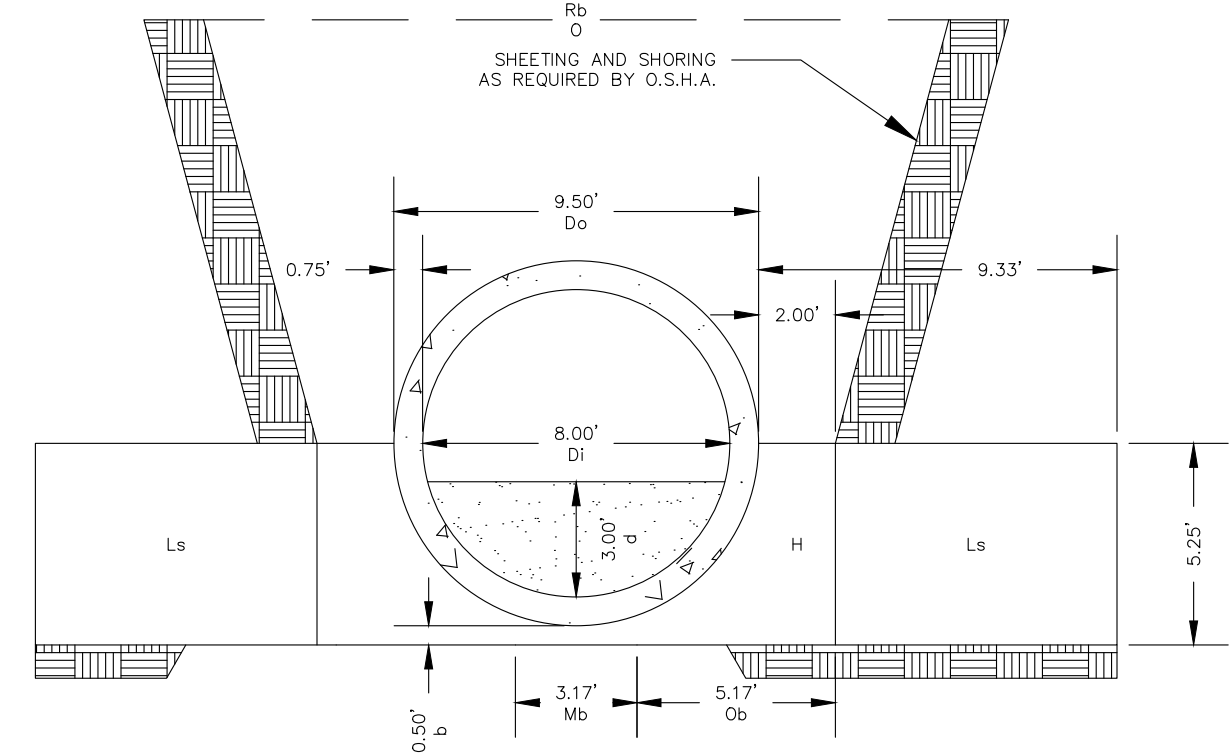
NOTE:
GUARDRAIL TO BE PROVIDED ALONG
1:1 SLOPE. SEE DETAIL 3/C2.1



PROPOSED ROAD
STA. 27+90 TO 30+80



PROPOSED ROAD
STA. 00+00 TO 1+00

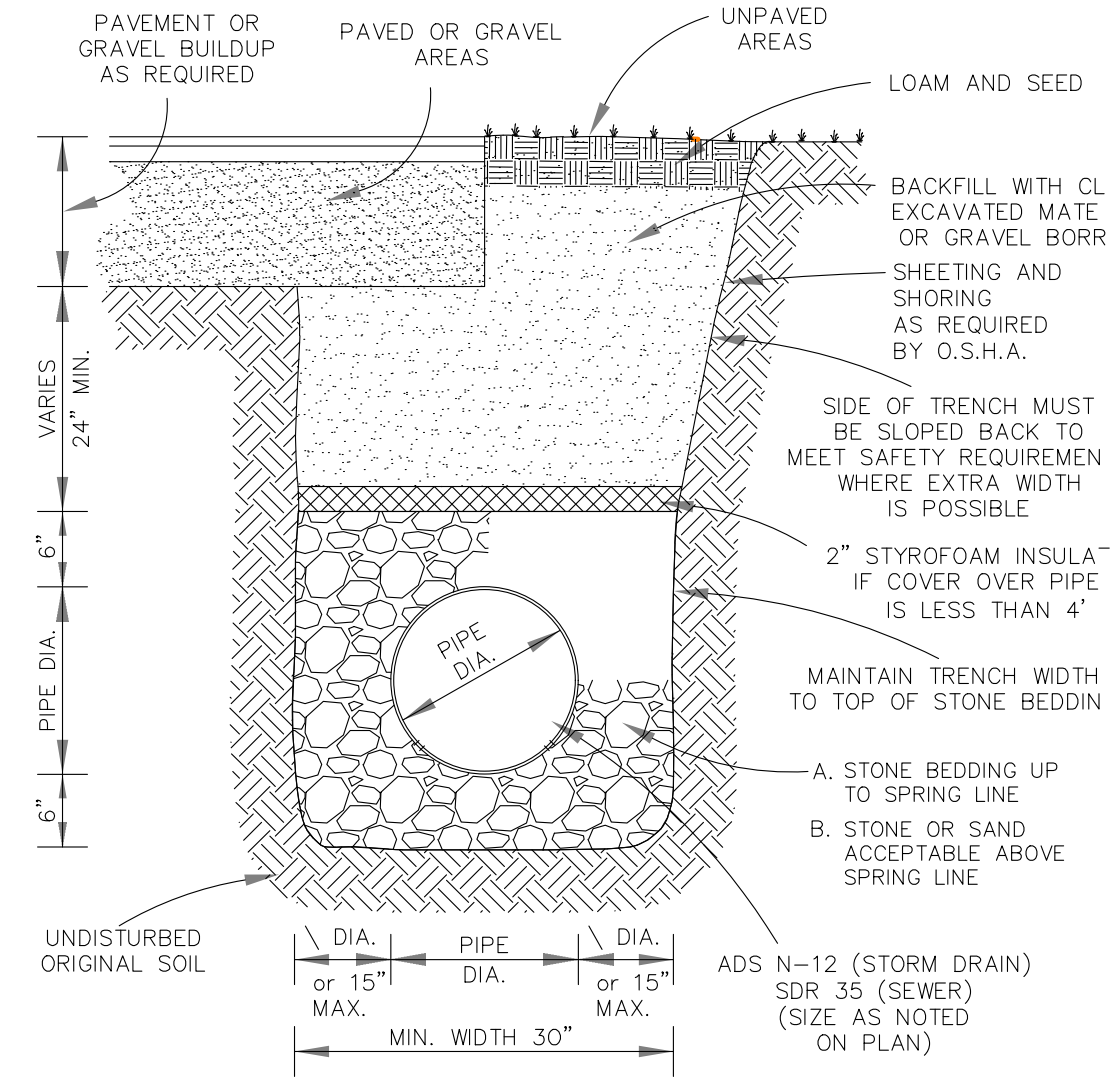


ITEM	DESCRIPTION	MATERIAL CATEGORY	COMPACTION REQUIREMENTS
D _o	PIPE O.D.	REINF. CONC. PIPE	-
M _b	MIDDLE BEDDING	I.	LOOSELY PLACED, UNCOMPACTED
G	OVERFILL	II.	95% MOD PROCTOR
d	STREAM BED FILL	IV.	NONE
L _s	LOWER SIDE	III.	90% EQUIV. FIRMNESS, MOD PROCTOR
H	HAUNCH	I.	95% MOD PROCTOR
R _b	ROAD BASE	SEE ROAD SECTION	SEE ROAD SECTIONS
O _b	OUTER BEDDING	I.	95% MOD PROCTOR

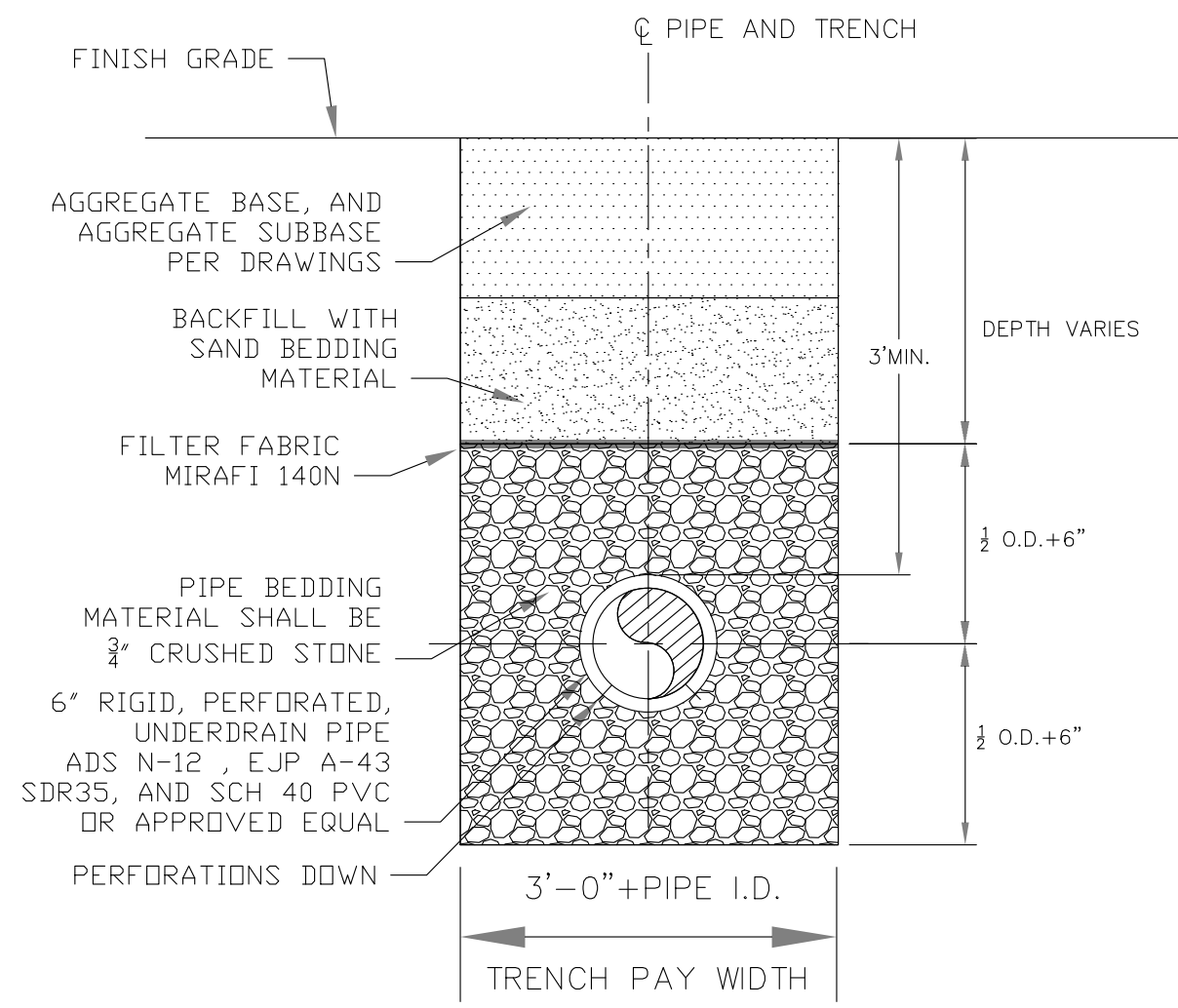
SOIL TYPES	MDOT SPEC
CAT. I.	703.20 GRAVEL BORROW
CAT. II.	703.19 GRANULAR BORROW
CAT. III.	703.18 COMMON BORROW
CAT. IV.	ON-SITE MATERIAL

LOCATION	INVERT ELEV	STREAM BEDDING ELEV
8+60, 37.5' L ±	44.50	47.50
8+60, 37.5' R ±	44.00	47.00

STREAM CROSSING – PIPE SECTION
NOT TO SCALE



STORM DRAIN / SEWER TRENCH DETAIL
NOT TO SCALE



MDOT TYPE "B" UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

CHRISTMAS CREEK
SUBDIVISION
239 TUTTLE ROAD, CUMBERLAND, MAINE 04021

MAINE
CUMBERLAND

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STATE OF MAINE
THOMAS W. PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/25/19

ROAD SECTIONS AND DETAILS			
REV.	DATE	DESCRIPTION	
7	9/25/19	REVISED PER DEP COMMENTS	
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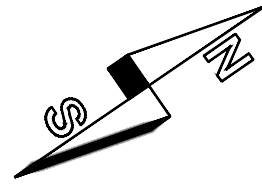
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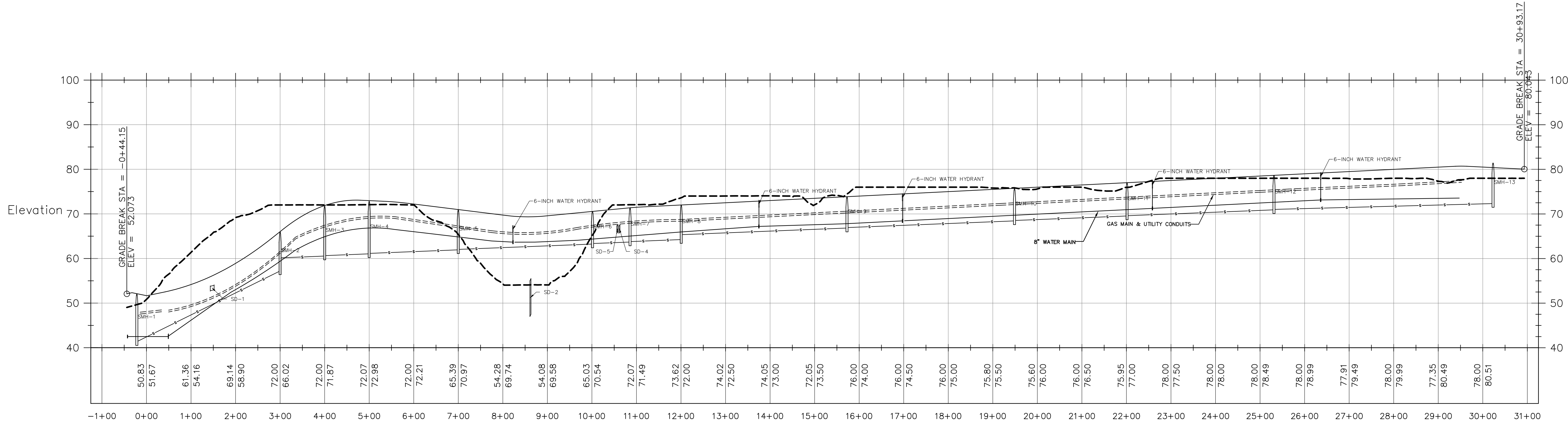
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OVERALL UTILITY PLAN
22X34 SCALE: 1"=100'
11X17 SCALE: 1"=200'

1
C4.0

NOTE: UTILITY EASMENT TO BE GRANTED TO ALL UTILITIES WITHIN ROAD RIGHT OF WAY. 50' WIDTH



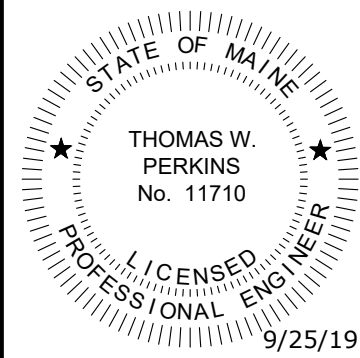
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OVERALL UTILITY PLAN

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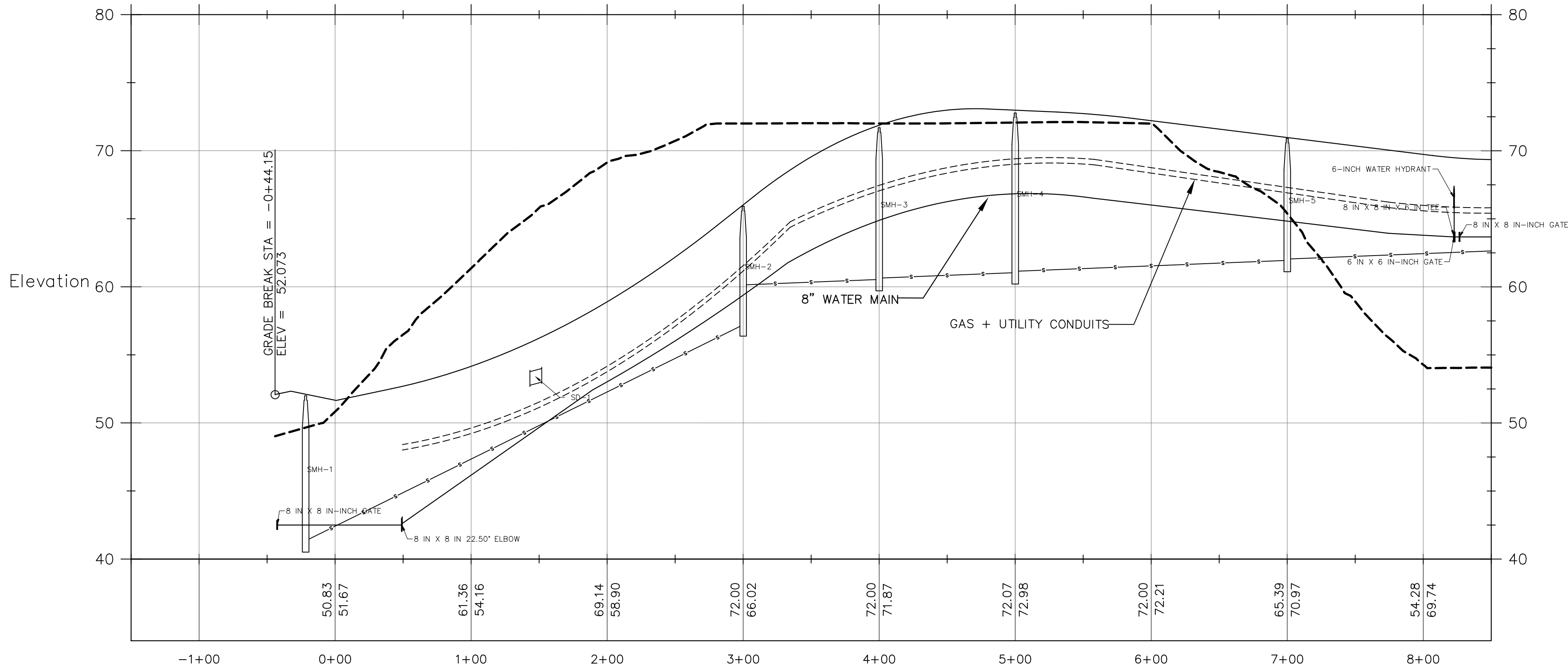
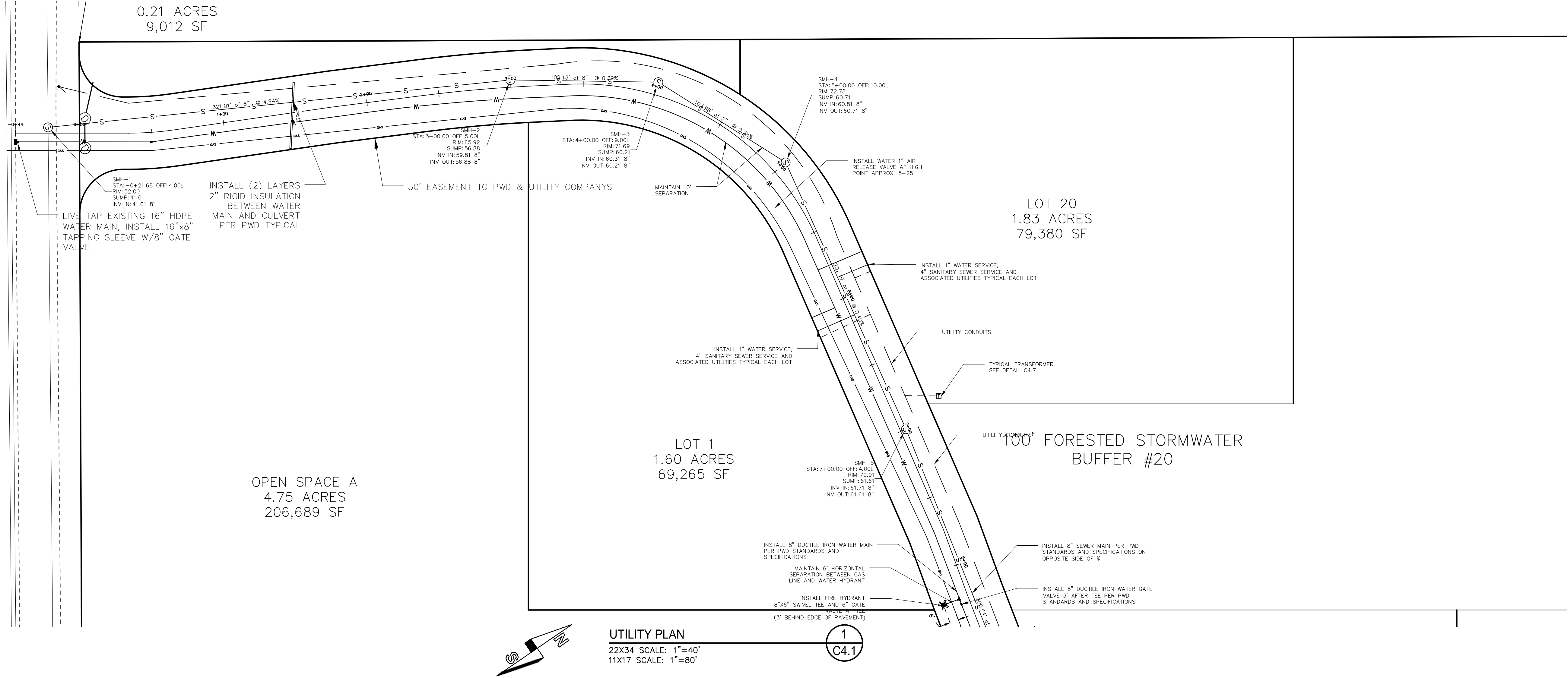
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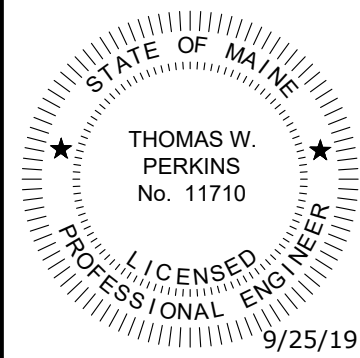


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UTILITY PLAN		DESCRIPTION	
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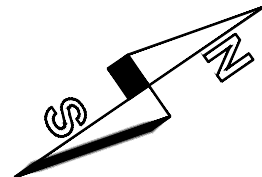
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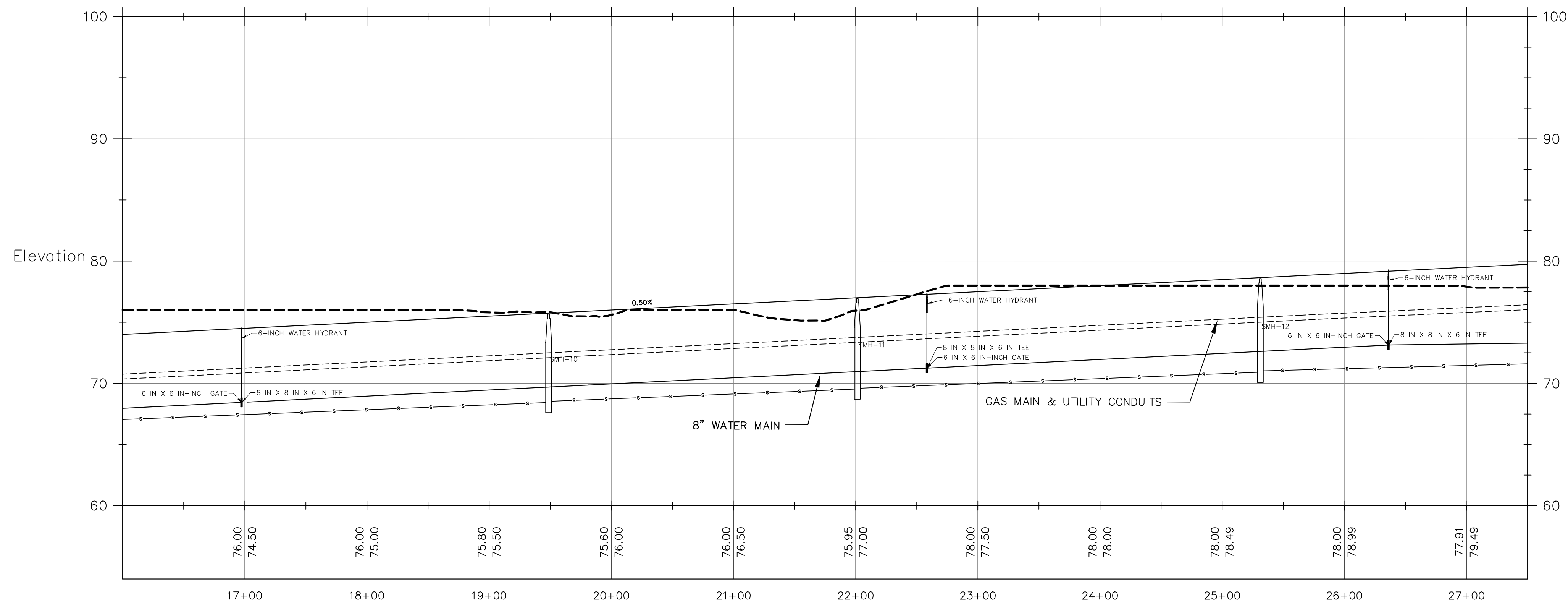
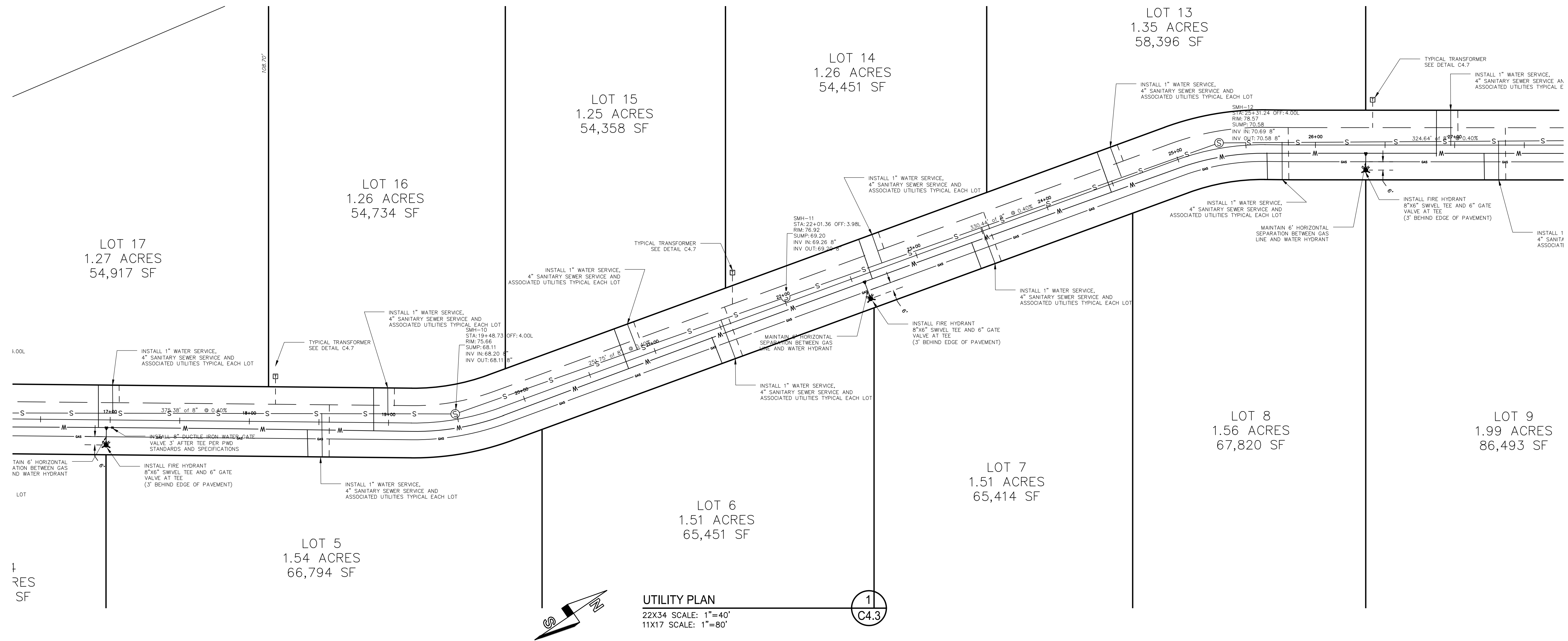
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C4.1



C4.2



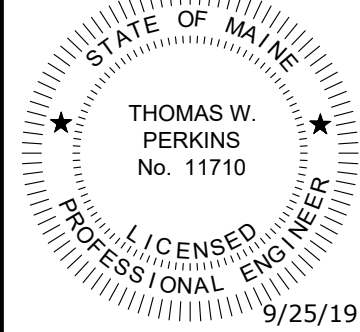
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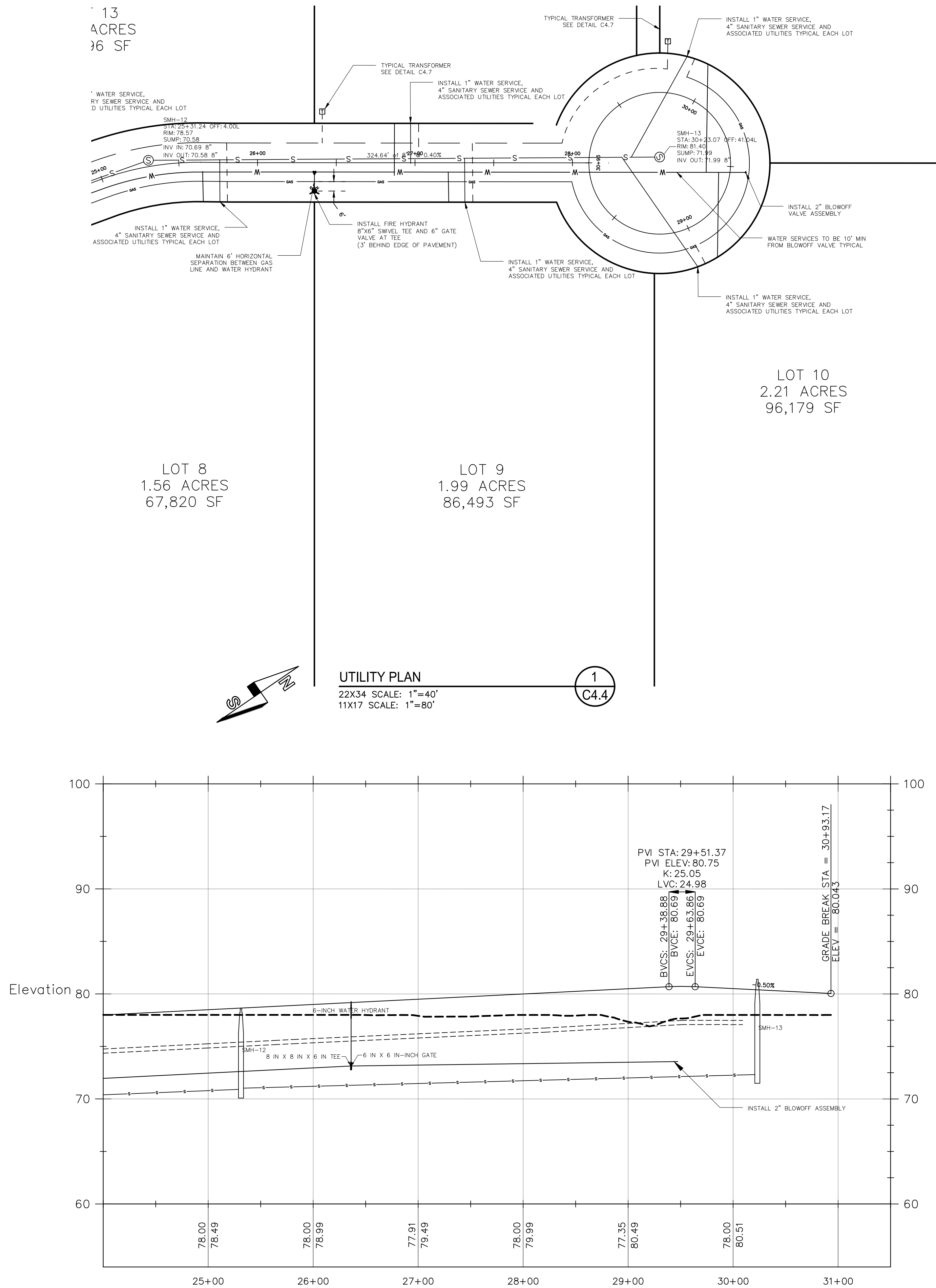
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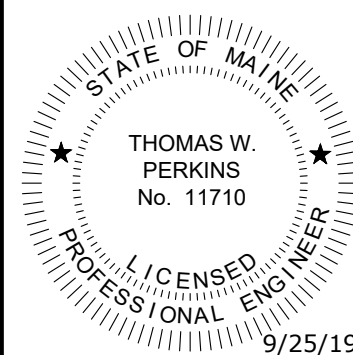
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239 TUTTLE ROAD, CUMBERLAND, MAINE 04021

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ON FILE AT DIRIGO A/E
OFFICE



UTILITY PLAN

REV.	DATE	DESCRIPTION
7	9/25/19	REVISED PER DEP COMMENTS
8	12/23/19	REVISED ENTRANCE PLAN - ISSUED FOR TOWN APPROVAL
9	01/07/20	REVISED UTILITY PLANS - PWD
DRAWN BY: ZTO		CHECKED BY: TWP

PH: (207) 225 - 3040
7 Cobblestone Way,
Suite 2
Turner, ME 04282

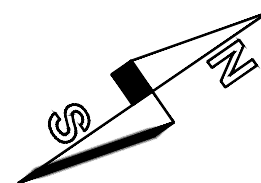


DATE: 9/9/2019

PROJECT NO. 18-015

SHEET NO.

C4.4



1
C4.5

MAINE

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SMH-1	48" RIM = 52.00 SUMP = 41.0 INV IN = 41.01	Pipe - (100), 8" INV IN =41.01	
SMH-2	48" RIM = 65.92 SUMP = 56.9 INV IN = 59.81 INV OUT = 56.88	Pipe - (99), 8" INV IN =59.81	Pipe - (100), 8" INV OUT =56.88
SMH-3	48" RIM = 71.69 SUMP = 60.2 INV IN = 60.31 INV OUT = 60.21	Pipe - (98), 8" INV IN =60.31	Pipe - (99), 8" INV OUT =60.21
SMH-4	48" RIM = 72.78 SUMP = 60.7 INV IN = 60.81 INV OUT = 60.71	Pipe - (97), 8" INV IN =60.81	Pipe - (98), 8" INV OUT =60.71
SMH-5	48" RIM = 70.91 SUMP = 61.6 INV IN = 61.71 INV OUT = 61.61	Pipe - (96), 8" INV IN =61.71	Pipe - (97), 8" INV OUT =61.61
SMH-6	48" RIM = 70.54 SUMP = 62.9 INV IN = 63.03 INV OUT = 62.91	Pipe - (95), 8" INV IN =63.03	Pipe - (96), 8" INV OUT =62.91
SMH-7	48" RIM = 71.29 SUMP = 63.4 INV IN = 63.46 INV OUT = 63.36	Pipe - (94), 8" INV IN =63.46	Pipe - (95), 8" INV OUT =63.36
SMH-8	48" RIM = 71.93 SUMP = 63.9 INV IN = 65.01 INV OUT = 63.91	Pipe - (93), 8" INV IN =65.01	Pipe - (94), 8" INV OUT =63.91
SMH-9	48" RIM = 73.78 SUMP = 66.5 INV IN = 66.60 INV OUT = 66.50	Pipe - (92), 8" INV IN =66.60	Pipe - (93), 8" INV OUT =66.50
SMH-10	48" RIM = 75.66 SUMP = 68.1 INV IN = 68.20 INV OUT = 68.11	Pipe - (91), 8" INV IN =68.20	Pipe - (92), 8" INV OUT =68.11
SMH-11	48" RIM = 76.92 SUMP = 69.2 INV IN = 69.26 INV OUT = 69.20	Pipe - (90), 8" INV IN =69.26	Pipe - (91), 8" INV OUT =69.20
SMH-12	48" RIM = 78.57 SUMP = 70.6 INV IN = 70.69 INV OUT = 70.58	Pipe - (88), 8" INV IN =70.69	Pipe - (90), 8" INV OUT =70.58
SMH-13	48" RIM = 81.40 SUMP = 72.0 INV OUT = 71.99		Pipe - (88), 8" INV OUT =71.99

Pipe Table						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	INVERT	OUTVERT
SD-1	12"	45.46'	0.51%	Corrugated HDPE Pipe	53.00	52.77
SD-2	96"	75.00'	0.67%	Reinforced Concrete	47.50	47.00
SD-4	18"	48.35'	0.52%	Corrugated HDPE Pipe	66.00	65.75
SD-5	18"	48.35'	0.52%	Corrugated HDPE Pipe	66.00	65.75

CHRISTMAS CREEK
SUBDIVISION
239 TUTTLE ROAD, CUMBERLAND, MAINE 04021

MAINE
CUMBERLAND


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OFFICE

STATE OF MAINE
★
THOMAS W.
PERKINS
No. 11710
LICENSED PROFESSIONAL ENGINEER
9/25/19

TABLES

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7	9/25/19	REVISED PER DEP COMMENTS
8	12/23/19	REVISED ENTRANCE PLAN - ISSUED FOR TOWN APPROVAL
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DRAWN BY: ZIQ
CHECKED BY: TWP



DIRIGO

ARCHITECTURAL

ENGINEERING • CONSTRUCTION MANAGEMENT

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DATE: 9/9/2019

PROJECT NO. 18-015

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