

CUMBERLAND CODE

**Appendix A
Planning Board Application**

Map: R04
Lot: 10

1. APPLICANT:

Name: Thomas W. Perkins, PE Telephone: 207.225.3040
Address: 7 Cobblestone Drive - Suite 2 Cell: 207.475.4958
Turner, ME 04282 Fax: 207.433.1075
E-mail: tperkins@dirigoae.com
Interest in property: Legally Authorized Agent/Engineer of Record
Interest in abutting properties, if any: None

2. OWNER:

Name: Beta Zeta Properties, LLC Telephone: _____
Address: 9 Kimberley Circle Cell: 207.415.5731
Brunswick, ME 04011 Fax: _____
E-mail: johannilsnoren@yahoo.com

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

Name: Thomas W. Perkins, PE Telephone: 207.225.3040
Address: 7 Cobblestone Drive - Suite 2 Cell: 207.475.4958
Turner, ME 04282 Fax: 207.433.1075
E-mail: tperkins@dirigoae.com
(If more than one, please attach name
and contact information for each.)

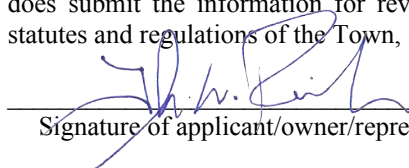
4. PROJECT:

Name of project: Christmas Creek Subdivision
Address of site: 239 Tuttle Road
Project data: Book: 35013 Map: R04
Page: 190 Lot: 10
Zoning district: RR1 Number of dwellings: TBD
Overlay district: _____ Number of buildings: TBD
Size of site: 52.28 AC Number of lots: TBD
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? x Yes _____ No _____
(If 'Yes' attach a list of waivers and reasons for their request.)
c) Application fee per Town ordinance: \$100
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

August 24th, 2018

Date

Christmas Creek Subdivision

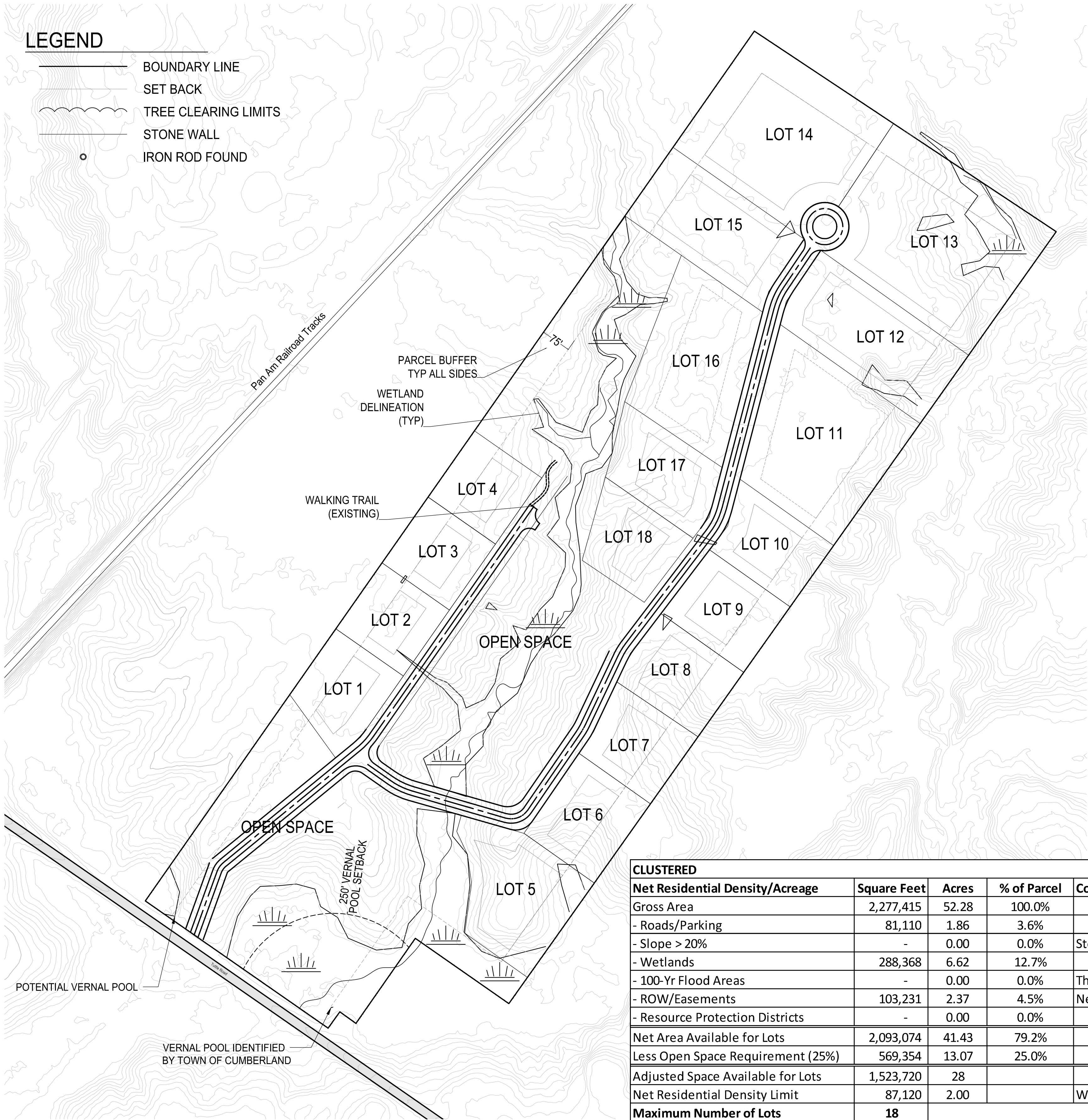
Waiver Requests

1. If a Traditional/Open Space subdivision is selected by the Planning Board, then a waiver will be requested for extending the length of the dead-end street.

Sep 04, 2018 - 3:36pm
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LEGEND

- BOUNDARY LINE
- SET BACK
- TREE CLEARING LIMITS
- STONE WALL
- IRON ROD FOUND



CLUSTERED				
Net Residential Density/Acreage	Square Feet	Acres	% of Parcel	Comments
Gross Area	2,277,415	52.28	100.0%	
- Roads/Parking	81,110	1.86	3.6%	
- Slope > 20%	-	0.00	0.0%	Steep slopes coincide with wetland delineation
- Wetlands	288,368	6.62	12.7%	
- 100-Yr Flood Areas	-	0.00	0.0%	The parcel is outside of the FEMA 100-year delineations
- ROW/Easements	103,231	2.37	4.5%	Net area minus roadway width
- Resource Protection Districts	-	0.00	0.0%	
Net Area Available for Lots	2,093,074	41.43	79.2%	
Less Open Space Requirement (25%)	569,354	13.07	25.0%	
Adjusted Space Available for Lots	1,523,720	28		
Net Residential Density Limit	87,120	2.00		With sewer and water from Town
Maximum Number of Lots	18			

NOTES

- EXISTING CONDITIONS ARE BASED ON DEED INFORMATION, GIS DATA AND WETLAND SURVEY DELINEATION
- PARCEL AREA = 52.28 ACRES / 2,277,415.43 SF
- ALL BOOK AND PAGE NUMBERS MAKE REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD - BETA ZETA PROPERTIES, BOOK 35013, PAGE 190
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0536F, MAP NO. 23005C0536F, DATED NOV 5, 2013.
- 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: 22 FT
SHOULDERS: 2 FT (GRAVEL, NO PARKING)
SIDEWALK: TBD
DESIGN SPEED: 25 MPH

LOT NO.	SQ FEET	ACRES	FRONTAGE (FT)
OPEN SPACE	770,855	17.70	-
1	47,319	1.09	189
2	40,942	0.94	200
3	40,877	0.94	200
4	41,016	0.94	133
5	78,649	1.81	162
6	52,085	1.20	241
7	45,839	1.05	201
8	50,473	1.16	203
9	49,646	1.14	200
10	47,909	1.10	195
11	132,319	3.04	397
12	92,895	2.13	212
13	173,235	3.98	162.3
14	146,020	3.35	162.3
15	83,533	1.92	211
16	101,086	2.32	399
17	52,762	1.21	194
18	45,616	1.05	200



CLUSTER SUBDIVISION LAYOUT
22X34 SCALE: 1"=150'
11X17 SCALE: 1"=300'

1
C1.1

BETA ZETA PROPERTIES
TUTTLE ROAD SUBDIVISION

CUMBERLAND
MAINE

SIGNED COPY OF DRAWING
ON FILE AT DIRIGO A/E
OFFICE

CLUSTER LAYOUT

REV.	DATE	DESCRIPTION

DRAWN BY: ZTC

CHECKED BY: TWP

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

DIRIGO
ARCHITECTURAL

ENGINEERING • CONSTRUCTION MANAGEMENT

EM:tperkins@dirigoae.com W:www.dirigoae.com

DATE: 9/4/18

PROJECT NO. 18-015

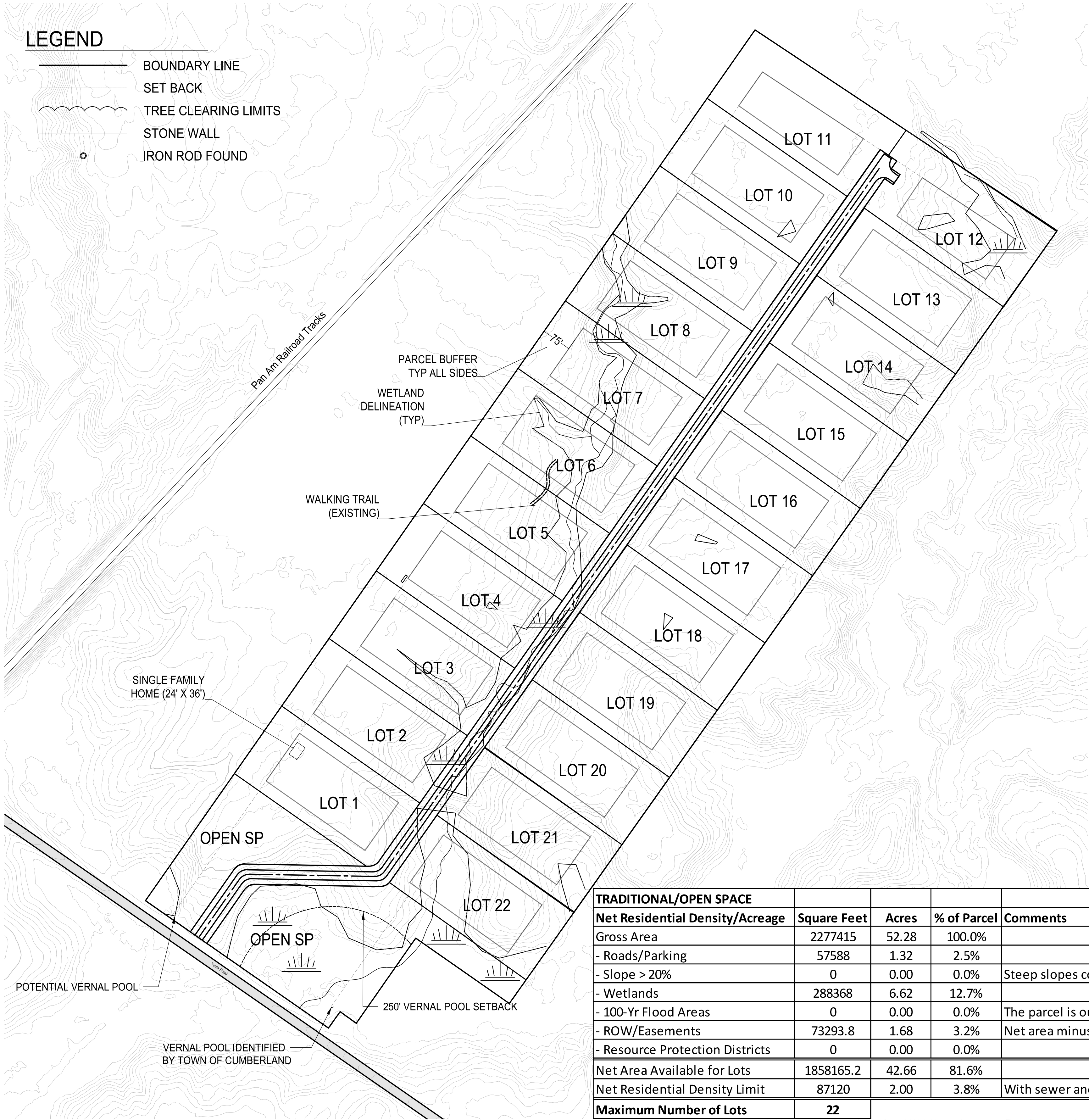
SHEET NO.

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LEGEND

- BOUNDARY LINE
- SET BACK
- TREE CLEARING LIMITS
- STONE WALL
- IRON ROD FOUND



TRADITIONAL/OPEN SPACE				
Net Residential Density/Acreage	Square Feet	Acres	% of Parcel	Comments
Gross Area	2277415	52.28	100.0%	
- Roads/Parking	57588	1.32	2.5%	
- Slope > 20%	0	0.00	0.0%	Steep slopes coincide with wetland delineation
- Wetlands	288368	6.62	12.7%	
- 100-Yr Flood Areas	0	0.00	0.0%	The parcel is outside of the FEMA 100-year delineations
- ROW/Easements	73293.8	1.68	3.2%	Net area minus roadway width
- Resource Protection Districts	0	0.00	0.0%	
Net Area Available for Lots	1858165.2	42.66	81.6%	
Net Residential Density Limit	87120	2.00	3.8%	With sewer and water from Town
Maximum Number of Lots	22			

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FOR TRADITIONAL SUBDIVISION
MINIMUM LOT SIZE: 87,120 SF
MINIMUM FRONTAGE: 200 FT
SETBACKS:
FRONT: 50 FT
SIDE: 30 FT
REAR: 75 FT
- ROADWAY TYPE: RESIDENTIAL ACCESS > 50 VPD
ROW WIDTH: 50 FT
PAVEMENT WIDTH: 22 FT
SHOULDERS: 2 FT (GRAVEL, NO PARKING)
SIDEWALK: TBD
DESIGN SPEED: 25 MPH

LOT NO.	SQ FEET	ACRES	FRONTAGE (FT)
OPEN SPACE	223,388	5.13	
1	87,120	2	200
2	87,120	2	200
3	87,120	2	200
4	87,120	2	200
5	87,120	2	200
6	87,120	2	200
7	87,120	2	200
8	87,120	2	200
9	87,120	2	200
10	87,120	2	200
11	87,120	2	200
12	87,120	2	200
13	87,120	2	200
14	87,120	2	200
15	87,120	2	200
16	87,120	2	200
17	87,120	2	200
18	87,120	2	200
19	87,120	2	200
20	87,120	2	200
21	87,120	2	200
22	87,120	2	200



TRADITIONAL SUBDIVISION LAYOUT
22X34 SCALE: 1"=150'
11X17 SCALE: 1"=300'

1
C1.2

BETA ZETA PROPERTIES
TUTTLE ROAD SUBDIVISION

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TRADITIONAL LAYOUT

REV.	DATE	DESCRIPTION

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

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C1.2