

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.)

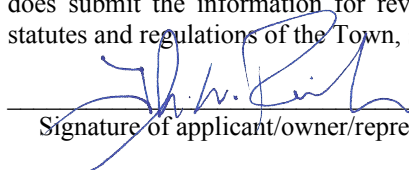
4. PROJECT:

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: 50.58 acres 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

November 6th, 2018
Date

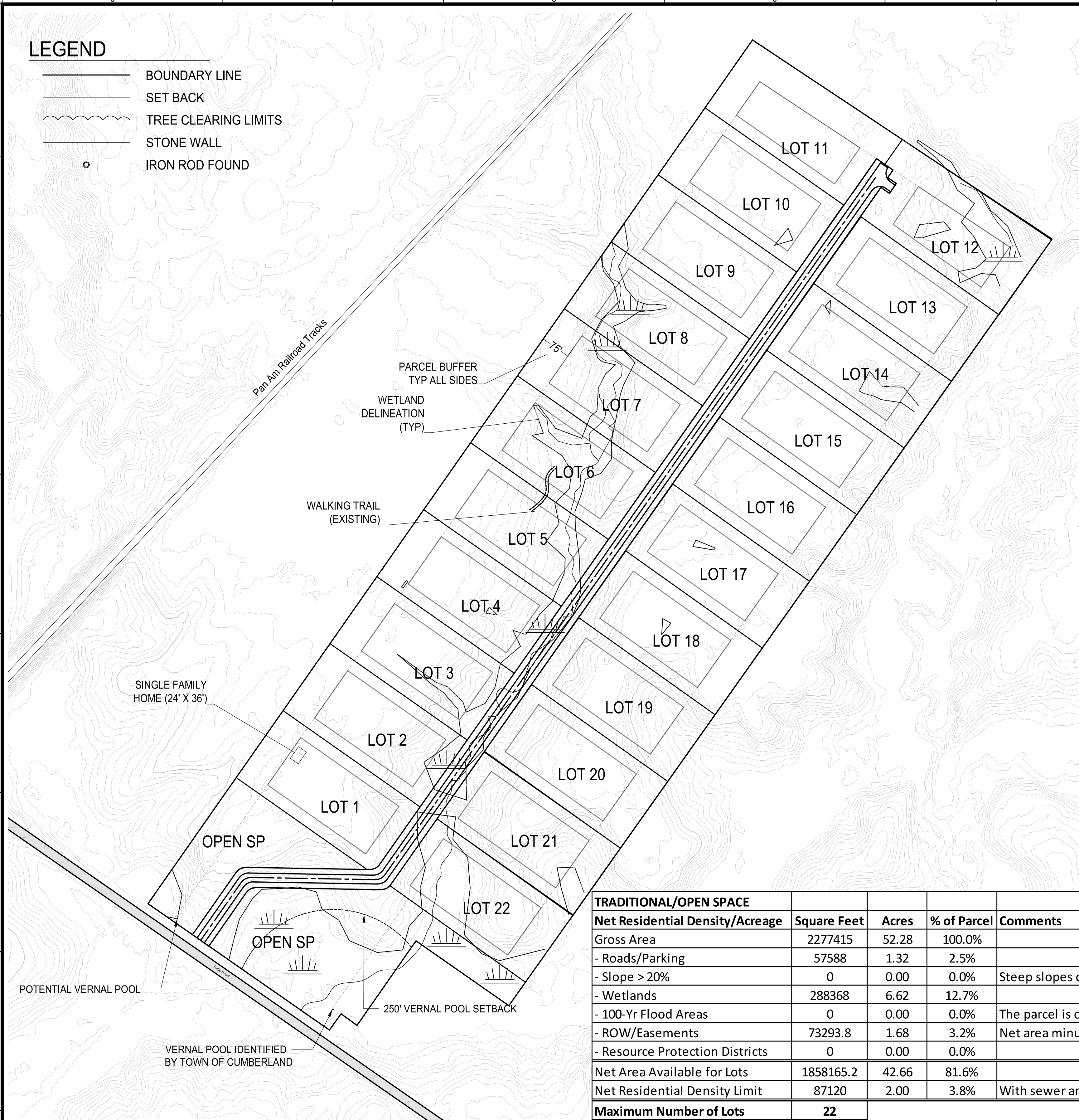
Christmas Creek Subdivision

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.

LEGEND

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

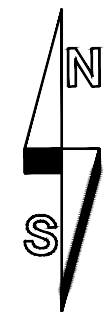


NOTES

- 1) EXISTING CONDITIONS BASED ON DEED INFORMATION, GIS DATA AND WETLAND SURVEY DELINEATION
- 2) PARCEL AREA = 52.28 ACRES / 2,277,415.43 SF
- 3) ALL BOOK AND PAGE NUMBERS MAKE REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 4) OWNER OF RECORD - BETA ZETA PROPERTIES, BOOK 35013, PAGE 190
- 5) 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.
- 6) THE PROJECT AREA IS LOCATED WITHIN THE "RURAL RESIDENTIAL I (RR1)" ZONING DISTRICT. IT WILL BE SERVICED BY PUBLIC SEWER AND WATER.
FOR TRADITIONAL SUBDIVISION
 - MINIMUM LOT SIZE: 87,120 SF
 - MINIMUM FRONTAGE: 200 FT
 - SETBACKS:
 - FRONT: 50 FT
 - SIDE: 30 FT
 - REAR: 75 FT
- 7) ROADWAY TYPE: RESIDENTIAL ACCESS > 50 VPD
 - ROW WIDTH: 50 FT
 - PAVEMENT WIDTH: 22 FT
 - SHOULDER: 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/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			



TRADITIONAL SUBDIVISION LAYOUT

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

1

C1.2

TRADITIONAL LAYOUT

REV.	DATE	DESCRIPTION
DRAWN BY: ZTC		CHECKED BY: TWP

PH: (207) 225 - 304
7 Cobblestone Drive
Suite 2
Turner, ME 04282



DIRIGO

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

DATE: 9/4/18

PROJECT NO. 18-015

SHEET NO.

C1.2

TRADITIONAL LAYOUT

PH: (207) 225 - 304
7 Cobblestone Drive
Suite 2
Turner, ME 04282



DIRIGO

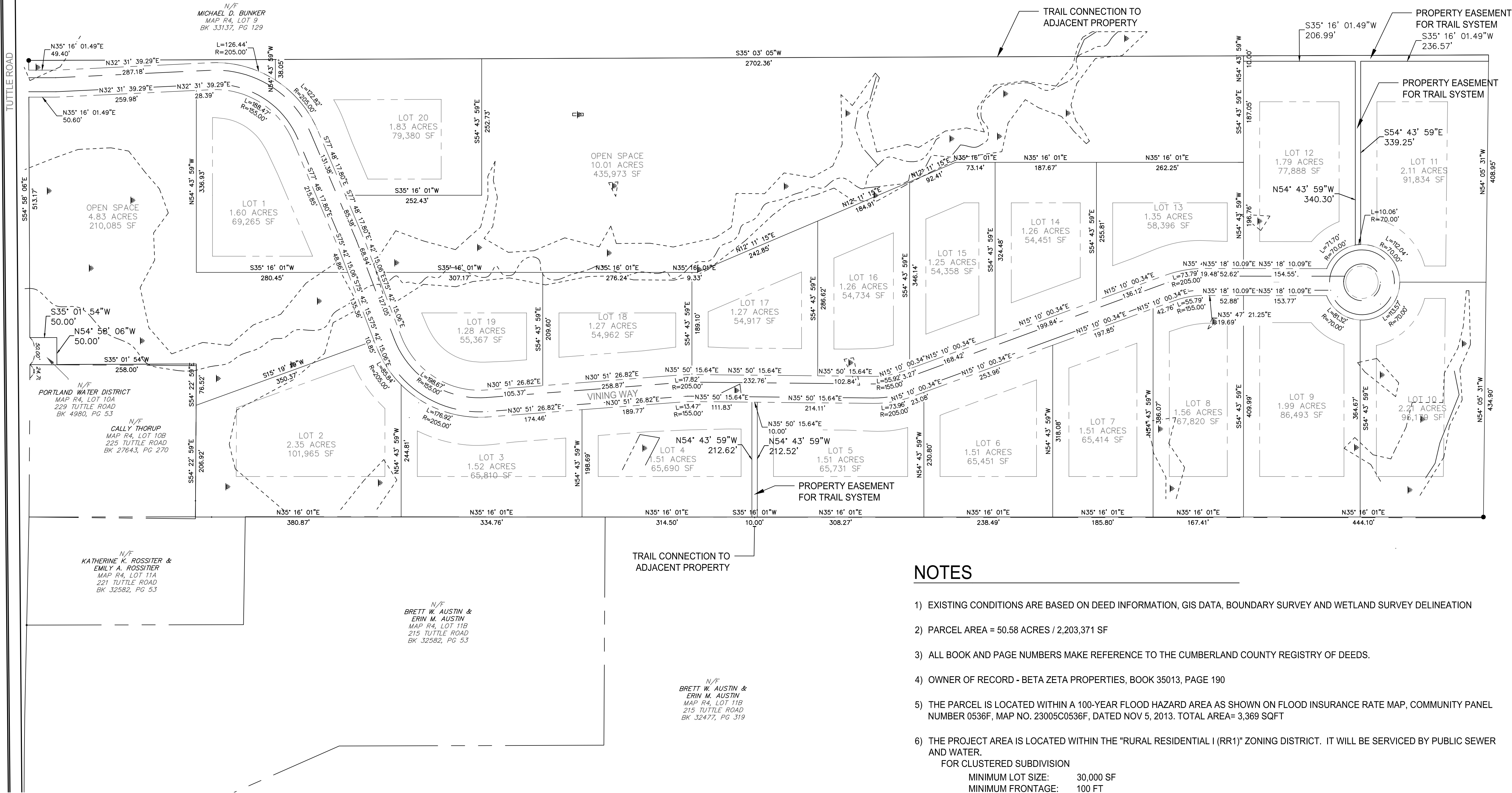
ARCHITECTURAL
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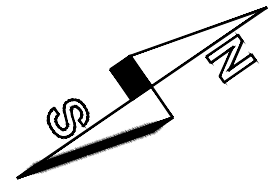
SHEET NO.

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LEGEND

- BOUNDARY LINE
- SET BACK
- TREE CLEARING LIMITS
- IRON ROD FOUND
- EXISTING TRAIL SYSTEM
- PROPOSED TRAIL SYSTEM
- TRAIL BRIDGE CROSSING
- EDGE OF WETLANDS
- STREAM BED



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

1
C2.0

NOTES

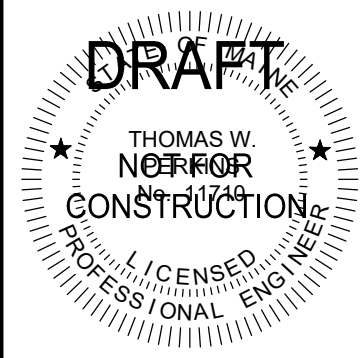
- EXISTING CONDITIONS ARE BASED ON DEED INFORMATION, GIS DATA, BOUNDARY SURVEY AND WETLAND SURVEY DELINEATION
- PARCEL AREA = 50.58 ACRES / 2,203,371 SF
- ALL BOOK AND PAGE NUMBERS MAKE REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD - BETA ZETA PROPERTIES, BOOK 35013, PAGE 190
- THE PARCEL IS 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. TOTAL AREA= 3,369 SQFT
- THE PROJECT AREA IS LOCATED WITHIN THE "RURAL RESIDENTIAL 1 (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

CHRISTMAS CREEK
SUBDIVISION

CUMBERLAND

MAINE

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



SUBDIVISON PLAN

REV.	DATE	DESCRIPTION
0	10/30/18	PLANNING BOARD - PRELIMINARY PLAN REVIEW
DRAWN BY: ZTQ		CHECKED BY: TWP

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

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

DATE: 10/30/2018

PROJECT NO. 18-015

SHEET NO.

C2.0