

Date December 14, 2022
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Subdivision Amendment: Elizabeth Johnson Subdivision**

1. REQUEST/OVERVIEW:

The applicant is the Cove development Company, LLC, the current owner of 104 Foreside Rd. as shown on Tax Map U04/Lot 10A in the Low Density Residential (LDR) zoning district. The representative is Randy Smith of the Knickerbocker Group of Boothbay, Maine. This parcel is 3.48 acres (151,752 sf) in size. The proposal is to divide this lot into two separate, conforming lots for future development. There are no structures, driveways, or utilities on this lot. The applicant is represented by Randy Smith of the Knickerbocker Group. Dan Diffin, P.E., of Sevee and Maher Engineers, reviewed the plan for the Town.

2. PROJECT HISTORY:

- Subdivision approved. Plan dated 10/13/77.
- Subdivision Amendment: 6/21/78. This was done to designate and rename Lot 3 as Lot 4.
- Subdivision Amendment 7/15/88. Planning Board approval 9/19/89 (recorded 12/14/88).

3. WAIVER REQUESTS:

- 1) Hydro-geologic study; project will be served by public water and sewer.
- 2) Soil Survey.

4. OUTSIDE AGENCY APPROVALS STATUS:

Agency	Type of Permit	Status
MDEP	SLODA Amendment	
Maine Historic Preservation Commission		
Maine Department of Agriculture, Conservation and Forestry	Rare & Exemplary Botanical Features. None documented.	
Maine Dept. of Inland Fisheries & Wildlife		
Portland Water District	Capacity to Serve	Pending

5. DEPARTMENT HEAD REVIEWS:

William Longley, CEO: No comments.

Police Chief Charles Rumsey: No concerns.

Fire Chief Dan Small: Reviewed plan for turnaround construction.

6. CUMBERLAND LANDS & CONSERVATION COMMITTEE: No comments.

7. TOWN ENGINEER REVIEW: Dan Diffin, P.E., Sevee and Maher Engineers.

December 12, 2022

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

Subject: Peer Review for Preliminary Major Subdivision Amendment Application
Land for Elizabeth Johnson,
104 Foreside Rd, Cumberland-Foreside ME 04110

Dear Ms. Nixon:

As requested, Sevee & Maher Engineers, Inc. (SME) has conducted a peer review of the Preliminary Major Subdivision Amendment Application for the proposed amendment to an existing subdivision to further subdivide Lot 10A for the Elizabeth H. Johnson Development on Foreside Road in Cumberland, Maine. The application materials received by SME were prepared by the Knickerbocker Group, and consist of the following:

- Application package; and
- Progress Print of project plan set.

PROJECT DESCRIPTION

The applicant proposes to construct an approximately 410-linear-foot paved road off of Foreside Road within a new Right-of-Way to split the Lot 10A into Lot 10A and Lot 10B. The road will have a new hammerhead turnaround, a roadside ditch, and be served by underground utilities.

This project is being reviewed as a Major 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 Site Plan Review as outlined in Chapter 229 Sections 8 to 10 Site Plan Review of the Town of Cumberland Ordinances, most recently amended and adopted on October 13, 2020.

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. The Stormwater Narrative provided appears to include 2-, 10-, and 25-year rainfall events based on Kennebec County. Please update based on the requirements of Appendix H of Chapter 500 for Cumberland County.
2. The plans provided do not depict the pre-existing or post-development areas for the full development. Please provide plans outlining the pre and post development watershed boundaries for the site and make sure that the total pre-developed area matches the post-developed area in the HydroCAD model
3. Stormwater routing in HydroCAD should not be completed with TC path shorter than 5 minutes. Please revise and resubmit the stormwater narrative.
4. Please clarify if this project requires review by the Maine DEP for stormwater quality under Chapter 500.

Section 250-29 – Review and approval by other agencies

5. The project will require review by the Inland Fisheries & Wildlife in accordance with the Subdivision requirements and prior to of the final plan application.

Section 250-34 – Water Supply

6. The development will use public water and has submitted an ability to serve letter to Portland Water District. Please provide the Portland Water District approval as part of the final plan application.

Section 250-35 – Sewage Disposal

7. The apartment building will use public sewer; therefore, the project will need approval from the Town of Cumberland Sewer Department. Please provide the Cumberland Sewer approval as part of the final plan application.

Section 250-37 – Design and Construction Standards

8. Please label the slope of the entrance road on the plans and confirm that the minimum 3% slope for the first 25-feet is provided.

Section 250-45 – Waivers and Modifications.

9. Waiver Request 1 – Hydrogeological Study – SME recommends approval of this waiver.
10. Waiver Request 2 – High Intensity Soils Survey – SME recommends approval of this waiver.
11. Waiver Request 3 – Identification of 10-inch trees on Existing Conditions Plan – This was not requested by the Applicant, but should be included in the review with the Planning Board. SME recommends approval of this waiver.

General Comments

12. Plan Sheet C-6 – Lot Division Plan – The Lot Division Plan should be prepared and stamped by the appropriate professionals in accordance with the standard Subdivision Plan requirements from the Cumberland County Registry of Deeds.
13. Plan Sheet C-20 – Please confirm that a transformer is on the pole or provide a pad-mounted transformer to service the two new lots.
14. Plan Sheet C-7 – Grading and Drainage Plan – Please replace the 12-inch culvert at the driveway entrance with a minimum 15-inch culvert to minimize clogging and per the Town's Street Construction Standards. Please confirm cover and clearances with the sewer line in your response.
15. Plan Sheet C-7 – Grading and Drainage Plan – Please provide sizing and invert in and out elevations on the culvert at the roadway entrance with a minimum 15-inch culvert. Please confirm cover and clearances with the sewer line and water line in your response.

SURVEY ISN'T STAMPED

IX. 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;

There are no flood plains or streams on the site. The project will be served by public sewer.

Based on the information provided, the Board finds that 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 project will be served by public water; a capacity to serve letter is on file from the Portland Water District.

Based on the information provided, The Board finds that 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 additional house lot will not create a burden on the water supply.

Based on the information provided, the Board finds 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;

Best Management Practices will be used.

Based on the information provided, the Board finds that 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 additional lot will not create congestion or unsafe conditions. An MDOT Entrance Permit has been applied for the receipt of which is a condition of approval.

Based on the information provided, and with the proposed condition of approval, the Board finds that 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 additional house lot will not create a burden on municipal sewer.

Based on the information provided, the Board finds that the standards of this section have been.

- 7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the, if municipal services are to be utilized;

The additional house lot will not cause a burden on the municipality's ability to dispose of solid waste.

Based on the information provided, the Board finds that 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;

There are none of the above areas on the site which is wooded and undeveloped.

The Board finds that 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 and Town department heads.
The Board finds that 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;
Financial Capacity: A statement of Financial Capacity from Bangor Savings was included in the application packet.
Technical capacity is evidenced by the use of professional technical consultants as outlined in the application packet.

The Board finds that 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 project is not situated in any of the areas listed above.

Based on the information provided, the Board finds that 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 additional house lot will be served by public water and sewer, will not adversely affect the quantity or quality of groundwater.

Based on the information provided, the Board finds that 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 development is not located within a 100-year flood plain as shown on the applicable FEMA Flood Insurance Rate Map.

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

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

The current large lot is an approved buildable lot from a previous subdivision. The new lot will divert stormwater runoff from the road and driveway to a proposed soil filter pond adjacent to Route 88. The soil filter pond acts as both stormwater quantity detention and stormwater quality enhancement as it infiltrates through the soil filter. The stormwater report prepared by Steve Roberge, P.E. was reviewed and approved by the Town Engineer.

Based on the information provided, the Board finds that 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.

A natural resources survey dated 6/14/22 was included in the application packet. This survey states that two wetland areas were identified which do not meet the minimum criteria for designation as a Wetland of Special Significance under the Maine NRPA. All development will be outside of the wetland areas.

Based on the information provided, the Board finds that 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]

There were no streams identified on the site.

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

Design and Performance Standards

- (1) Route 1 Design Standards. N/A
- (2) Route 1 Design Standards. N/A
- (3) Town Center District Design and Performance Standards. N/A
- (4) Village Mixed Use Performance Standards. N/A

EXPIRATION OF APPROVAL: Construction of the improvements covered by any site plan approval must be substantially commenced within 12 months of the date upon which the approval was granted. If construction has not been substantially commenced within 12 months of the date upon which approval was granted, the approval shall be null and void. If construction has not been substantially completed within 24 months of the date upon which approval was granted or within a time period as specified by the Planning Board, the approval shall be null and void. The applicant may request an extension of the period. Such request must be made in writing and must be made to the Planning Board. The Planning Board may grant up to two one-year extensions to the period 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.

STANDARD CONDITION 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 minimis 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.

PROPOSED CONDITIONS OF APPROVAL:

- 1. A Capacity to Serve letter from the Portland Water District is required prior to the preconstruction conference.
- 2. A preconstruction conference is required prior to the start of construction.

3. The amended SLODA permit shall be submitted to the Town Planner prior to the preconstruction conference.
4. A performance guarantee in an amount and form acceptable to the Town Manager will be required prior to the preconstruction conference.
5. All clearing limits shall be flagged and approved by the Town Engineer prior to the preconstruction conference.
6. A blasting permit, if required, shall be obtained from the Code Enforcement Officer.
7. All legal and technical review fees shall be paid to the Town prior to the preconstruction conference.
8. An electronic copy of the as-built plans shall be submitted to the Town Planner prior to the release of any remaining inspection fees.
9. A copy of the recorded plan will be provided to the Town within 90 days of Planning Board approval.
10. Any remaining comments from the Town Engineer shall be addressed prior to the preconstruction conference.



**KNICKERBOCKER
GROUP**

Transmittal

Date: November 29, 2022

To:

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

From:

Randy Smith
Knickerbocker Group
207.633.3818
Cell: 571-581-5454
rsmith@knickerbockergroup.com
www.knickerbockergroup.com

Subject: Town of Cumberland; Tax Map U4/Lot 10A – Subdivision Amendment

Please find attached, (2) copies of the material for review at the December 20th, 2022, planning board meeting:

- Application Narrative

Drawings:

- C0 – Cover Sheet
- C1 – Location Plan/Map
- C2 - Original Subdivision Plan for Elizabeth H Johnson, Dated October 13th, 1977
- C3 - Supplemental Land Plan for Elizabeth H Johnson, Dated June 21st, 1978
 - Designation and separation of Lot #4 (subject parcel) where it was previously indicated as a portion/extension of lot #3 on the 1977 plan
- C4 – Subdivision Plan for Morrill Properties – Recorded July 26th, 1993
- C5 – Existing Conditions and Boundaries Plan by Owen Haskell, PLS
- C6– Proposed Lot Division Plan (Preliminary Plan)
- C7 – Site Construction & Stormwater Management Plan
- C8 – Watershed & Soils Plan
- C9 – Site Construction Notes & Details
- C10 – Site Construction Notes & Details

ARCHITECTS INTERIOR DESIGNERS BUILDERS WOODWORKERS

BOOTHBAY ♦ PORTLAND ♦ knickerbockergroup.com



Appendices:

- Appendix A – MDOT Driveway Entrance Permit Application
 - Appendix B – Capacity to Serve Submission
 - Appendix C – Financial and Technical Capacity Letters
 - Appendix D – Current Deed for Map U04, Lot 10A (Cove Development Company, LLC)
Book 39660, Page 207
 - Appendix E – Basswood Environmental Wetlands Report
 - Appendix F – Application for a Major Subdivision Amendment
 - Appendix G – Signed Agent Authorization
-
1. Check for \$600.00 (mailed separately)
 - \$100 Applicataion fee
 - \$150 per revised lot
 - \$350 peer review escrow

Please contact us immediately should any additional information be required and/or for clarification.

Thank you,

Randy Smith



**Application Narrative for the proposed division of
104 Foreside, Cumberland ME – Tax Map U4/Lot 10A
Subdivision Amendment**

Project Location: 104 Foreside Rd, Cumberland-Foreside ME 04110

Tax Map/Lot(s): U4, 10A

Original Subdivision:

1. **Appendix A** - *Subdivision Plan of Land for Elizabeth Johnson*, Dated October 13th, 1977 (Lot 3)
2. **Appendix B** - *Supplemental Plan of Land for Elizabeth H. Johnson*, dated June 21st, 1978, for the purposes of designating and separating the subject lot as lot #4 whereas it was indicated as a portion of lot #3 on the 1977 plan

Existing Lot Size: 151,752 SqFt or 3.48 Acres

Proposed Division (see attached site plan; Appendix D):

- **Lot 'A':** 67,651 or 1.553 Acres;
 - Wetlands = 1,999 SF;
 - **Net Residential Acreage Lot 'A':** 65,652 or 1.5107 Acres
- **Lot 'B':** 65,789 or 1.510 Acres
- **Shared R.O.W.:** 18,312 or 0.42 Acres

District: Low-Density Residential

Existing Use: Residential

Proposed Use: Residential

Watershed Overlay Zone: No

Shoreland Zone Overlay: No

Setbacks & Space Standards:

Minimum lot size: 2 acres, or 1.5 acres with town sewer

Lot frontage: 150 feet

Front Setback: 50 feet

Rear setback: 65 feet

Side setback: 30 feet

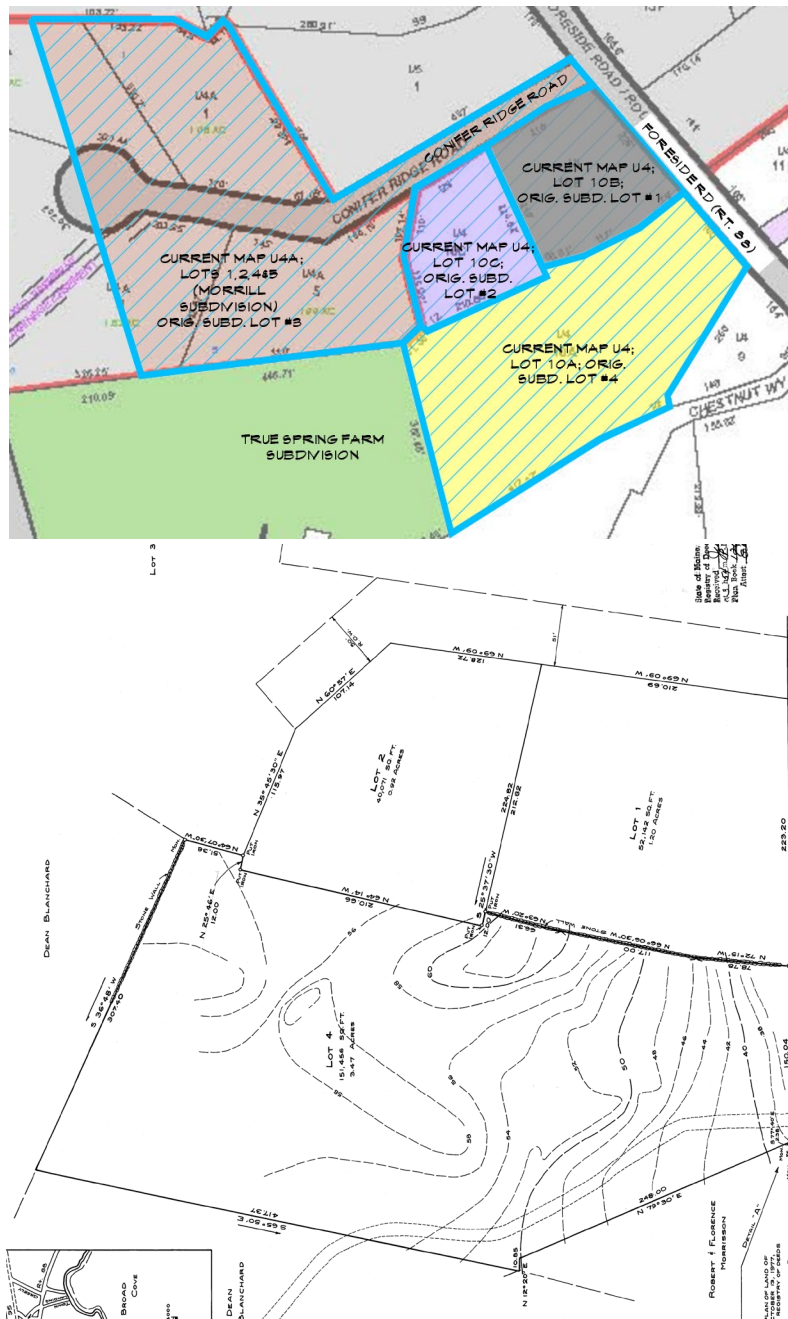
Combined setback: 65 feet

Driveway setback: 15 feet from property line

Application Description: Cove Development Company LLC, the current owner of 104 Foreside, Tax Map U04/Lot 10, intends to divide 104 Foreside into two separate, conforming lots, for future development as shown in the attached drawings. The subject lot, Map U04, Lot 10A, is currently recorded as a lot within a previously approved subdivision (Appendices A & B), for which the applicant requests a subdivision amendment.

Parcel Summary

104 Foreside, Tax Map U4, Lot 10a, is a 3.48-acre raw lot, accessed by Foreside Road/Route 88, in the low-density residential district within the Town of Cumberland and Cumberland County. There exist no structures buildings, driveways, or utilities. The subject lot is currently recorded as a lot within a previously approved subdivision - *Subdivision Plan of Land for Elizabeth Johnson, Dated October 13th, 1977 (Lot #3), Appendix A and the Supplemental Plan of Land for Elizabeth H. Johnson, dated June 21st, 1978, for the purposes of designating and separating the subject lot as lot #4 whereas it was indicated as a portion of lot #3 on the 1977 plan, Appendix B*



Parcel/Subdivision History & Timeline

1. **1977** - *Subdivision Plan of Land for Elizabeth Johnson, Dated October 13th, 1977 (Lot #3)*
2. **1978** - *Supplemental Plan of Land for Elizabeth H. Johnson, dated June 21st, 1978, for the purposes of designation and separation of the subject lot as lot #4 whereas it was indicated as a portion of lot #3 on the 1977 plan*
3. **1988** - *"Subdivision recording plan, route 88 - Cumberland, Maine, owner: Morrill properties" July 5, 1988, revised thru July 13, 1993, by sea consultants, inc. Recorded in Cumberland County registry of deeds in plan book 193, page 198*

Completion Checklist Narrative Notes:

(Amendment to a major subdivision; Refer to the Completion Checklist attached below for related notes):

1. **Traffic Info:** the application proposes the creation of one (1) additional residential lot which will yield a negligible increase to existing traffic patterns. See attached Exhibit "A" – MDOT Driveway Entrance Application.
2. **PWD Capacity to Serve:** A request for "ability to serve" was submitted on November 22, 2022. See attached Exhibit "B"
3. **Financial and Technical Capacity:** See attached Appendix "C" for a construction estimate with a corresponding financial capacity statement from Knickerbocker Group's financial institution.
4. **Deed restrictions:** A forested buffer designed for privacy between lots is shown on drawing Sheets C5 & C6 and described in the Deed, Appendix D, in which no tree clearing shall occur.
5. **Existing Conditions:** 104 Foreside is an existing wooded lot. There are no existing utilities or structures. There are remnants of an old road, as shown on the 1977 subdivision plan. There are also a few gravel paths and stone walls (utilized as property lines).
6. **Forested Wetland:** As noted on drawing sheets C5 & C6, there exist two very small pockets of Forested Wetland as outlined by Basswood Environmental in the report dated June 14th, 2022. As noted in the report, *"The wetland does not meet the minimum criteria for designation as a Wetland of Special Significance under the Maine Natural Resources Protection Act (NRPA), and no setbacks to development are therefore required. Fill of up to 4,300 square-feet in wetlands which are not of Special Significance is allowable without a state permit."* As stated, the wetlands have been determined to be a negligible constraint to development. The existence of wetlands, their extent, and any planned disturbance or removal should be noted on any proposed development plan as submitted for planning board review and/or building permits.
 - i. Document Appendix E, attached, Natural Resources Survey by Basswood Environmental on June 14th, 2022

7. **Fire Department Notes:** The proposed site development plan was emailed to the fire chief, Daniel Small, on 11/28/2022 for feedback and comment. Per drawing sheets C5 & C6, a turnaround will be installed per the Town of Cumberland's road construction geometric standards
8. **Assessors' approval of private street name:** The proposed site development plan was emailed to the assessor, John Brushwein, on 11/28/2022 for feedback and comment. The proposed private road name is, "Tambour Way".

Drawing List:

- C0 – Cover Sheet
- C1 – Location Plan/Map
- C2 - Original Subdivision Plan for Elizabeth H Johnson, Dated October 13th, 1977
- C3 - Supplemental Land Plan for Elizabeth H Johnson, Dated June 21st, 1978
 - Designation and separation of Lot #4 (subject parcel) where it was previously indicated as a portion/extension of lot #3 on the 1977 plan
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- C10 – Site Construction Notes & Details

Appendices:

- Appendix A – MDOT Driveway Entrance Permit Application
- Appendix B – Capacity to Serve Submission
- Appendix C – Financial and Technical Capacity Letters
- Appendix D – Current Deed for Map U04, Lot 10A (Cove Development Company, LLC) Book 39660, Page 207
- Appendix E – Basswood Environmental Wetlands Report
- Appendix F – Application for a Major Subdivision Amendment
- Appendix G – Signed Agent Authorization

APPENDIX D

MAJOR TRADITIONAL OR CLUSTERED SUBDIVISION SUBMISSION REQUIREMENTS AND CHECKLIST

The subdivision plan for a major traditional or clustered subdivision shall consist of an electronic submission and two (2) paper copies of all required application materials. Major subdivision review is a two-step process: 1) preliminary plan review and approval; 2) final plan review and approval. Occasionally, both preliminary and final approval may be granted by the Planning Board at the same meeting if all required information for both preliminary and final approval have been submitted, reviewed and approved by staff.

PRELIMINARY PLAN

- A.** Preliminary plan location map. The preliminary plan shall be accompanied by a location map drawn at a scale of not over 1,000 feet to the inch to show the relation of the proposed subdivision to the adjacent properties and to the general surrounding area. The preliminary plan shall show all the area within 1,000 feet of any property line of the proposed subdivision. Within such area the location map shall show:
 - 1. All existing subdivisions and approximate tract lines of adjacent parcels together with the names of the record owners of all adjacent parcels of land, those directly abutting or directly across any street adjoining the proposed subdivision.
 - 2. Locations, widths and names of existing, filed or proposed streets, easements, and building lines pertaining to the proposed subdivision and to the adjacent properties.
 - 3. The boundaries and designations of zoning districts, parks and other public spaces.
 - 4. An outline of the proposed subdivision together with its street system and an indication of the future probable street system of the remaining portion of the tract, if the preliminary plan submitted covers only part of the subdivider's entire holding.
- B.** Preliminary plan maps and information. The preliminary plan shall be submitted in 2 copies of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of one inch equals not more than 100 feet or, for plans describing construction of required improvements, a scale of one inch equals 40 feet; drawings are not to exceed 24 inches by 36 inches. All materials must also be provided in an electronic format. All plans shall be accompanied by the following information:
 - 1. Proposed subdivision name or identifying title and the name of the municipality.
 - 2. Name and address of record owner, subdivider and designer of preliminary plan.
 - 3. Date of plan submission, true North point and graphic scale.
 - 4. Number of acres within the proposed subdivision, location of property lines, existing easements, buildings, watercourses and other essential existing physical features.
 - 5. The names of all subdivisions immediately adjacent and the names of owners of record of adjacent acreage.

6. The space standard and setback provisions of the Chapter 315, Zoning, applicable to the area to be subdivided and any zoning district boundaries affecting the subdivision.
7. The location and size of any existing or proposed sewers and water mains, culverts, hydrants, and drains on the property to be subdivided. This shall show the connections with existing sewer or water systems. Where public water and/or sewerage is not to be provided, alternative means of water supply and sewage treatment and disposal shall be shown, both horizontally and vertically. If on-site groundwater wells are proposed, the effect of withdrawal of groundwater may be required by the Board as set forth in this chapter.
8. If individual or collective private sewage disposal system(s) is (are) proposed, the location and results of tests to ascertain subsurface soils and groundwater conditions shall be signed and numbered by a licensed site evaluator. If a cluster system or collective private sewage disposal system(s) is (are) proposed, a hydrogeologic investigation shall be submitted meeting the sewage disposal standards as set forth in this chapter. A hydrogeologic investigation may be required by the Board for individual systems as set forth in this chapter.
9. Location, names and present and proposed widths of existing and proposed streets, highways, easements, building lines, alleys, parks and other public open spaces both within and abutting the subdivision. Grades and street profiles of all streets, sidewalks or other public ways proposed by the subdivider shall be shown.
10. Contour lines at intervals of two feet or at such intervals as the Planning Board may require, based on United States Geological Survey datum and referred to mean sea level.
11. A high-intensity soil survey shall be conducted by a certified soil scientist to identify soils within the proposed development in accordance with United States Department of Agriculture Natural Resources Conservation Service National Cooperative Soil Classification. The soil boundaries and names shall be superimposed on a plot plan of the proposed development.
12. Deed reference and map of survey of tract boundary made and certified by a registered land surveyor, tied into established reference points. Deed restrictions, if any, shall be described.
13. A surface drainage plan or stormwater management plan, with profiles and cross sections drawn by a professional engineer registered in the State of Maine, showing preliminary design of all facilities and conveyances necessary to meet the stormwater management standards as set forth in this chapter.
14. The proposed lot lines with dimensions and suggested locations of buildings.
15. The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.
16. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
17. The location of all natural features or site elements to be preserved.
18. A grading and landscaping plan, including natural features to be preserved.

19. Plans shall bear the seals or numbers of the registered professionals responsible for preparing appropriate sections of the plan. Surveys shall be stamped by registered professional engineers, soil surveys shall bear the numbers of a soil scientist, subsurface sewage disposal plans shall bear the number of the professional site evaluator responsible for those evaluations, geological evaluations shall bear a registered geologist's number and architectural work shall bear the architect's seal.

FINAL PLAN

- C. The final subdivision plan for a major traditional or clustered subdivision shall consist of an electronic submission and two (2) paper copies of all required application materials. All materials must also be provided in an electronic format.

The final plan shall show:

1. All of the information presented on the preliminary plan and location map and any amendments thereto required by the Board or otherwise added to the plan. Engineering plans submitted shall be final plans on which construction may be based.
2. The name, registration number and seal of the engineer, land surveyor, geologist, soil scientist, architect or planning consultant who prepared the plan.
3. Street names and lines, pedestrian ways, lanes, easements, rights-of-way and areas to be reserved for or dedicated to public use.
4. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distance and tangent bearings for each street.
5. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments as herein required and shall be referenced as shown on the plan.
6. Sufficient data acceptable to the municipal officials to determine readily the location, bearing and length of every lot line and boundary line and to reproduce such lines upon the ground. Where practical these should be tied to reference points previously established.
7. The survey of the outside boundaries of the tract and the computation of the lot lines shall be performed to an accuracy of one foot in 5,000 feet. If requested by the Planning Board, the surveyor shall furnish copies of computation sheets for outside boundaries showing.
 - a. Sketch of traverse lines.
 - b. Closures;
 - c. Adjustments;
 - d. Coordinates; and
 - e. Computation of outside boundaries.

8. By proper designation, all public open space for which offers of cession are made by the subdivider and those spaces to which the title is reserved by him.
9. Lots and blocks within the subdivision numbered in accordance with local practice.
10. Proposed homeowners' covenants and restrictions.
11. Required MDEP stormwater maintenance documents.

D. There shall be submitted to the Board with final plan:

1. Copies of declarations, agreements or other documents showing the manner in which open space or easements are to be held and maintained.
2. Where conveyance of public open space or easements to the Town is contemplated, a written offer to make such conveyance to the Town and written evidence that the municipal officers are willing to accept such conveyances and are satisfied with the terms and conditions of the proposed conveyance and with the legal sufficiency of the proposed transfer documents. Such written evidence shall not constitute an acceptance by the municipality of any such public open space.

**COMPLETION CHECKLIST FOR MAJOR TRADITIONAL OR CLUSTERED
SUBDIVISION SUBMISSION REQUIREMENTS**

Waivers: Please make a check in the *Waiver Request* column for any requested waivers. Attach a separate sheet citing the Subdivision Ordinance section number, description, and reason for the waiver request.

	Check if provided	Location of information in packet, e.g. plan #, page #	Waiver Request?
General Submissions:			
15 copies of plans and materials. All sheet sized to be 24" x 36"	X	Includes subdivision amendment application, narrative, appendices, and drawings	
1"=1000' scale for general plan	X	Drawing Sheet C1 – Location Map/Plan	
1"=40' scale for construction of required improvements	X	Drawing Sheets C6-C10	
Traffic Info?	X	Appendix A, See note #1	
Capacity to Serve letters?	X	Appendix B, See note #2	
Financial and Technical Capacity (Sec.14)	X	Appendix C, See note #3	
Sewer user permits required? Status?	X	See Note #1, Appendix B and Drawing Sheet C7	

Deed restrictions, if any, describe on separate sheet	X	Appendix D, See note #4	
Cover Sheet:	X	Drawing Sheet C1.0	
Proposed subdivision name	N/A	NOT APPLICABLE; subdivision amendment	

	Check if provided	Location of information in packet, e.g. plan #, page #	Waiver Request
Name & address of record owner, subdivider, and designer of preliminary plan	X	Drawing Sheest C0, C5 & C6	
Location Map:	X	Drawing Sheet C1	
Scale 1"=1000'	X	Drawing Sheet C1	
Shows area 1000' from property lines	X	Drawing Sheet C1	
All existing subdivisions	X	Drawing Sheets C1, C2, C3 & C4,	
Approximate tract lines of adjacent parcels	X	Drawing Sheets C6 & C7	
Approximate tract lines of parcels directly across street	X	Drawing Sheet C1	
<i>Location</i> of existing & proposed streets, easements, lot lines & bldg. lines of proposed subdivision & adjacent properties.	X	Drawing Sheets C5, C6 & C7	
Existing Conditions Plan:	X	Drawing Sheets C5, C6 & C7, See note #5	
Existing buildings	X	Drawing Sheets C5, C6 & C7, See note #5	
Watercourses	N/A	NOT APPLICABLE	
Legend	X	Drawing Sheets C6 & C7	
Wetlands	X	Drawing Sheets C6 & C7, Appendix E, See Note #6	
Existing physical features (trees 10" diameter or more. Stone walls	X	Drawing Sheets C6 & C7	
Trail System?	N/A	NOT APPLICABLE	
Subdivision Plan (Division Plan):	X	Drawing Sheets C6 & C7	
Date of plan submission, true north & graphic scale	X	Drawing Sheets C6 & C7	
Net residential acreage calculations	X	Drawing Sheets C5	
Legend	X	Drawing Sheets C6 & C7	
Trail (connecting?)	N/A	NOT APPLICABLE	

<i>Widths</i> of existing/proposed streets, easements & bldg. lines	X	Drawing Sheets C6 & C7	
<i>Names</i> of existing/ proposed streets, easements & bldg. lines	X	Drawing Sheets C6 & C7	
Boundaries & designations of zoning districts, parks, public spaces	X	Drawing Sheets C6 & C7	
Outline of proposed subdivision w/ street system	X	Drawing Sheets C6 & C7	
Future probable street system of remaining portion of tract.	N/A	NOT APPLICABLE	

	Check if provided	Location of information in packet, e.g. plan #, page #	Waiver Request
Opportunities for Connecting Road(s) (13.2D)	N/A	Not applicable	
Space and Setback of district	X	Drawing Sheets C6 & C7	
Classification of road	X	Drawing Sheets C6 & C7	
Width of road(s)	X	Drawing Sheets C6 & C7	
Drainage type (open, closed, mix)	X	Drawing Sheets C6 & C7	
Type of byway provided (8.4D)	X	Drawing Sheets C6 & C7	
Names of adjacent subdivisions	X	Drawing Sheets C6 & C7	
Names of owners of record of adjacent acreage	X	Drawing Sheets C6 & C7	
Any zoning district boundaries affecting subdivision	X	Drawing Sheets C6 & C7	
Location & size of existing or proposed sewers, water mains, culverts, hydrants and drains on property	X	Drawing Sheets C6 & C7	
Connections w/existing sewer or water systems	X	Drawing Sheets C6 & C7	
Private water supply shown	N/A	NOT APPLICABLE	
Private septic shown	N/A	NOT APPLICABLE	
Hydro-geologic study (option for Board)		WAIVER REQUEST	X
Test pit locations	N/A	NOT APPLICABLE	
Well locations	X	NOT APPLICABLE	
Signature & lic. # of site evaluator	N/A	NOT APPLICABLE	
Existing streets: location, name(s), widths w/in and abutting	X	Drawing Sheets C6 & C7	
Proposed streets: location, name(s), widths w/in and abutting	X	Drawing Sheets C6 & C7	
The above for any highways, easements, bldg. lines, alleys, parks, other open spaces w/in and abutting	X	Drawing Sheets C6 & C7	

Grades & street profiles of all streets, sidewalks or other public ways proposed	X	Drawing Sheets C6 & C7	
2' contour lines	X	Drawing Sheets C6 & C7	
High intensity soil survey by cert. soil scientist		Waiver	X
Soil boundaries & names superimposed on plot plan	X	Drawing Sheets C6 & C7	
Deed reference & map of survey of tract boundary by reg. land surveyor tied to established reference points	X	Drawing Sheets C6 & C7	

	Check if provided	Location of information in packet, e.g. plan #, page #	Waiver Request
Surface drainage or stormwater mgmt plan w/profiles & cross sections by a P.E. showing prelim. design and conveyances	X	Drawing Sheets C6 & C7	
Proposed lot lines w/ dimensions and suggested bldg. locations.	X	Drawing Sheets C6 & C7	
Location of temp. markers in field	X	Drawing Sheets C6 & C7	
All parcels proposed to be dedicated to public use and conditions of such.	N/A	NOT APPLICABLE	
Location of all natural features or site elements to be preserved	X	Drawing Sheets C6 & C7	
Street lighting details	N/A	None proposed	
Landscaping and grading plan including natural features to be preserved	X	Drawing Sheets C6 & C7	
Survey stamped by P.E.	X	Drawing Sheets C6 & C7	
Soil surveys w/# of soil scientist		Waiver	X
Septic plan w/ # of prof. site evaluator	N/A		
Geological evals w/ reg. geologists number	X	No on-site domestic water or septic systems	
Architect's seal	N/A	NOT APPLICABLE	
For Rt. One: 75' undisturbed buffer applicable to all buildings, structures, parking areas, drainage facilities and uses.	N/A	NOT APPLICABLE	
Open Space?	N/A	NOT APPLICABLE	
Any part of parcel in a shoreland zone?	N/A	NOT APPLICABLE	
Flood Map Number and rating?	N/A	NOT APPLICABLE	
Stormwater Report?	X	Drawing Sheets C6 & C7	
Rivers, ponds, wetlands?	X	Drawing Sheets C6 & C7, Appendix E, See Note #6	
Historic, archeological features?	N/A	NOT APPLICABLE	

Solid waste disposal?	N/A	NOT APPLICABLE	
Required Notes on Plan:			
Fire Department notes	X	Drawing Sheets C6 & C7, See Note #7	
Clearing limits note	X	Drawing Sheets C6 & C7	
Re: approval limit of 90 days before recording or null p. 10	X	Acknowledged	
Actual field survey of boundary lines w/ monumentation shown	X	Drawing Sheets C6 & C7	
Assessor's approval of street names and assignment of lot numbers.	X	See note #8	

	Check if provided	Location of information in packet, e.g. plan #, page #	Waiver Request
Designation of all open spaces w/ notes on ownership	N/A	NOT APPLICABLE	
Copies of declarations, agreements or other documents showing the manner in which open space or easements are to	N/A	NOT APPLICABLE	
Written offer for any conveyance to the Town of open space or easements along with written evidence that the Council is willing to accept such offer	N/A	NOT APPLICABLE	
Evidence of Outside Agency Approvals	N/A	NOT APPLICABLE	

As per Section 7.2 - REVIEW AND APPROVAL BY OTHER AGENCIES:

E. Where review and approval of any subdivisions or site plan by any other governmental agency is required, such approval shall be submitted to the Planning Board in writing prior to the submission of the Final Plan.

Please list below all outside agency approvals that are required for this subdivision.

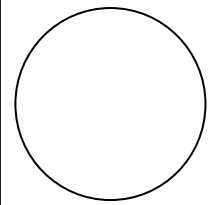
- **Maine Department of Environmental Protection:** *List type of permit(s) required (e.g., SLODA, NRPA (tier type?), Maine Construction General Permit, etc.)*
- **US Army Corps of Engineers**
- **Maine Department of Transportation:** *List type of permit(s) required.*
- **Maine Department of Inland Fisheries and Wildlife**
- **Cumberland County Soils and Water Conservation Service:** Required by Town.

Site Sketch or attach Site Plan

SEE ATTACHED

THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) **Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.**
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) **File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.**
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) **Notify the MeDOT(in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.**



**Draw arrow to
show "North"**

FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 11/28/2022

Signature of Applicant Randy Smith

Signature of Owner

☒ By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.



**KNICKERBOCKER
GROUP**

November 22, 2022

TO:

Portland Water District
225 Douglass Street
Portland, ME 04102
means@pwd.org

FROM:

COVE Development Company LLC
A Division of Knickerbocker Group
P.O. Box 142
Boothbay, ME 04537
207.633.3818

RE: Request for Ability to Server Determination

1. PROPERTY:

104 Foreside Road (raw land)
Cumberland Foreside, Maine 04110
Map U4, Lot 10A

2. See Attached survey (Exhibit A)
3. Project Scope – Residential site for two dwellings plus accessory units
4. No known existing public water or sewer pipes on site
5. See attached Fixture Count Worksheets for Lots 1 + 2
6. No current easements exist on property
7. Plan to provide service to two lots, one line from Route 88 then stubbed at Y
8. Please see attached design plans (Exhibit A)

Respectfully submitted,

Debra Wallace
Project Facilitator
dwallace@knickerbockergroup.com

Peak Flow Based on Fixture Count

Adapted from 2009 Maine State Internal Plumbing Code

Customer
Street Address
City

COVE Development Company
104 Foreside Road, LOT 1 w/ADU
Cumberland Foreside 04110

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	4	x	2	=	8
Bidet	1	x		=	0
Dental Unit	1	x		=	0
Drinking Fountain - Public	0.5	x		=	0
Kitchen Sink	1.5	x	2	=	3
Bathroom Sink	1	x	4	=	4
Showerhead (Shower Only)	2	x	1	=	2
Service Sink	3	x		=	0
Toilet -Flushometer(high pressure)	5	x	4	=	20
-Tank Type	2.5	x		=	0
Urinal -Flushometer Valve	5	x		=	0
-Tank Type	2	x		=	0
Wash Sink (Each Set of Faucets)	2	x		=	0
Dishwasher	1.5	x	2	=	3
Washing Machine	4	x	2	=	8
Hose (outdoor spigot) <3/4 in.	2.5	x	6	=	15

Combined Fixture Value Total

63

Customer Peak Demand From Fig. 4-2 or 4-3
Pressure Factor From Table 4-1

Fire Sprinkler System(Yes/No)?

No

Irrigation(Yes/No)?

No

If yes, gpm required by
irrigation designer:

--

Total Fixed Demand (Peak Flow)

0

**Customer only needs to complete the
cells highlighted in blue**

Peak Flow Based on Fixture Count

Adapted from 2009 Maine State Internal Plumbing Code

Customer
Street Address
City

COVE Development Company
104 Foreside Road, LOT 2 w/ADU
Cumberland Foreside 04110

Fixture	Fixture Value 60 psi		No. of Fixtures		Fixture Value
Bathtub	4	x	2	=	8
Bidet	1	x		=	0
Dental Unit	1	x		=	0
Drinking Fountain - Public	0.5	x		=	0
Kitchen Sink	1.5	x	2	=	3
Bathroom Sink	1	x	7	=	7
Showerhead (Shower Only)	2	x	3	=	6
Service Sink	3	x		=	0
Toilet -Flushometer(high pressure)	5	x	6	=	30
-Tank Type	2.5	x		=	0
Urinal -Flushometer Valve	5	x		=	0
-Tank Type	2	x		=	0
Wash Sink (Each Set of Faucets)	2	x		=	0
Dishwasher	1.5	x	2	=	3
Washing Machine	4	x	2	=	8
Hose (outdoor spigot) <3/4 in.	2.5	x	6	=	15
Combined Fixture Value Total					80

Customer Peak Demand From Fig. 4-2 or 4-3
Pressure Factor From Table 4-1

Fire Sprinkler System(Yes/No)?

No

Irrigation(Yes/No)?

No

If yes, gpm required by
irrigation designer:

--

Total Fixed Demand (Peak Flow)

0

Customer only needs to complete the
cells highlighted in blue



**KNICKERBOCKER
GROUP**

November 29, 2022

TO:

Town of Cumberland
Planning Board
290 Tuttle Road
Cumberland, ME 04021

FROM:

COVE Development Company LLC
A Division of Knickerbocker Group
P.O. Box 142
Boothbay, ME 04537

RE: Financial & Technical Capacity

PROJECT: 104 Foreside Lot Division
Map U4, Lot 410A

Knickerbocker Group has been in the residential construction business for 45 years and is aligned with licensed professionals both as employees and as subcontracted consultants. Please accept this letter as defining our technical & financial capacity.

The 104 Foreside project team includes:

Owen Haskell, Inc., Licensed Surveyor

Randy Loubier
390 U.S. Route One
Falmouth, ME 04105
207-774-0424
rloubier@owenhaskell.com

SJR Engineering, Inc., Licensed Civil Engineer

Steve Roberge, PE
16 Thurston Drive
Monmouth, Maine 04259
207-242-6248
<http://www.sjreng.com>

Lincoln-Haney Structural Engineering Associates, Inc.

14 Maine Street #306a
Brunswick, ME 04011

ARCHITECTS INTERIOR DESIGNERS BUILDERS WOODWORKERS

BOOTHBAY ♦ PORTLAND ♦ knickerbockergroup.com



207-729-1061

Rick Nelson, Licensed AIA Architect
Knickerbocker Group
3 Builders Square
Boothbay, ME 04537
207-633-3818
rnelson@knickerbockergroup.com

Kerry Lewis, Licensed Landscape Architect
Knickerbocker Group
3 Builders Square
Boothbay, ME 04537
207-633-3818
klewis@knickerbockergroup.com

A preliminary opinion of costs has been prepared by Knickerbocker Group for construction of the infrastructure improvements (road and utilities) between Foreside Road and the proposed lots:

1. Clearing/grubbing/stumping/paving - \$160,960.00 Allowance
 2. Blasting/ trench blasting - \$25,000.00 Allowance
 3. Utilities stubbed to each lot \$127,000.00 Allowance
 4. Loam seed and mulch \$8,048.00 Allowance
- Total estimate \$321,008.00**

Please find attached a letter from Bangor Savings Bank providing proof of COVE Development Company's financial capacity to undertake the 104 Foreside Road project.

Respectfully submitted,

Randy Smith
Senior Project Designer
Knickerbocker Group



November 29, 2022

Town of Cumberland
Planning Board
290 Tuttle Road
Cumberland, ME 04021

RE: Cove Development Company, LLC

To Whom It May Concern:

Please accept this letter as confirmation that Cove Development Company, LLC has cash reserves at Bangor Savings Bank in excess of \$350,000. Cove Development Company, LLC is a valued customer of Bangor Savings Bank and is a relationship that is held in high regard. All accounts have been handled as agreed.

Sincerely,

A handwritten signature in black ink that reads "James Gehrke". The signature is written in a cursive, flowing style.

James Gehrke
Vice President, Sr. Relationship Manager

MAINE REAL ESTATE TAX-Paid

DLN: 1002240206612

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, THAT IT, By Goldenstar, LLC, a Maine limited liability company whose mailing address is 21 Chestnut Way, Cumberland Foreside, ME 04110, for consideration paid, grants to COVE Development Company LLC, a Maine limited liability company whose mailing address is PO Box 142, Boothbay, ME 04537, with Warranty Covenants, the land in the Town of Cumberland Foresaid, County of Cumberland and State of Maine, described as follows:


See Exhibit A attached hereto and made a part hereof.

Being the same premises described in a deed of Katherine K. White to By Goldenstar, LLC dated March 22, 2022 and recorded in the Cumberland County Registry of Deeds in Book 39287, Page 184.

Witness my hand and seal this 18th day of August, 2022.

SIGNED, SEALED and DELIVERED
in presence of:

By Goldenstar, LLC


Witness


By: 
Hannah D. Renyi, Manager

STATE OF MAINE
County of Cumberland

August 18th, 2022

Personally appeared the above-named Hannah D. Renyi, Manager of By Goldenstar, LLC and acknowledged the foregoing instrument to be her free act and deed, in her said capacity, and that of said limited liability company.

Before me,


Notary Public/Attorney at Law
Print Name: Aaron Thomas Matthews
Commission Expiration Date: 02-23-2028

Aaron Thomas Matthews
Notary Public, State of Maine
My Commission Expires February 23, 2028

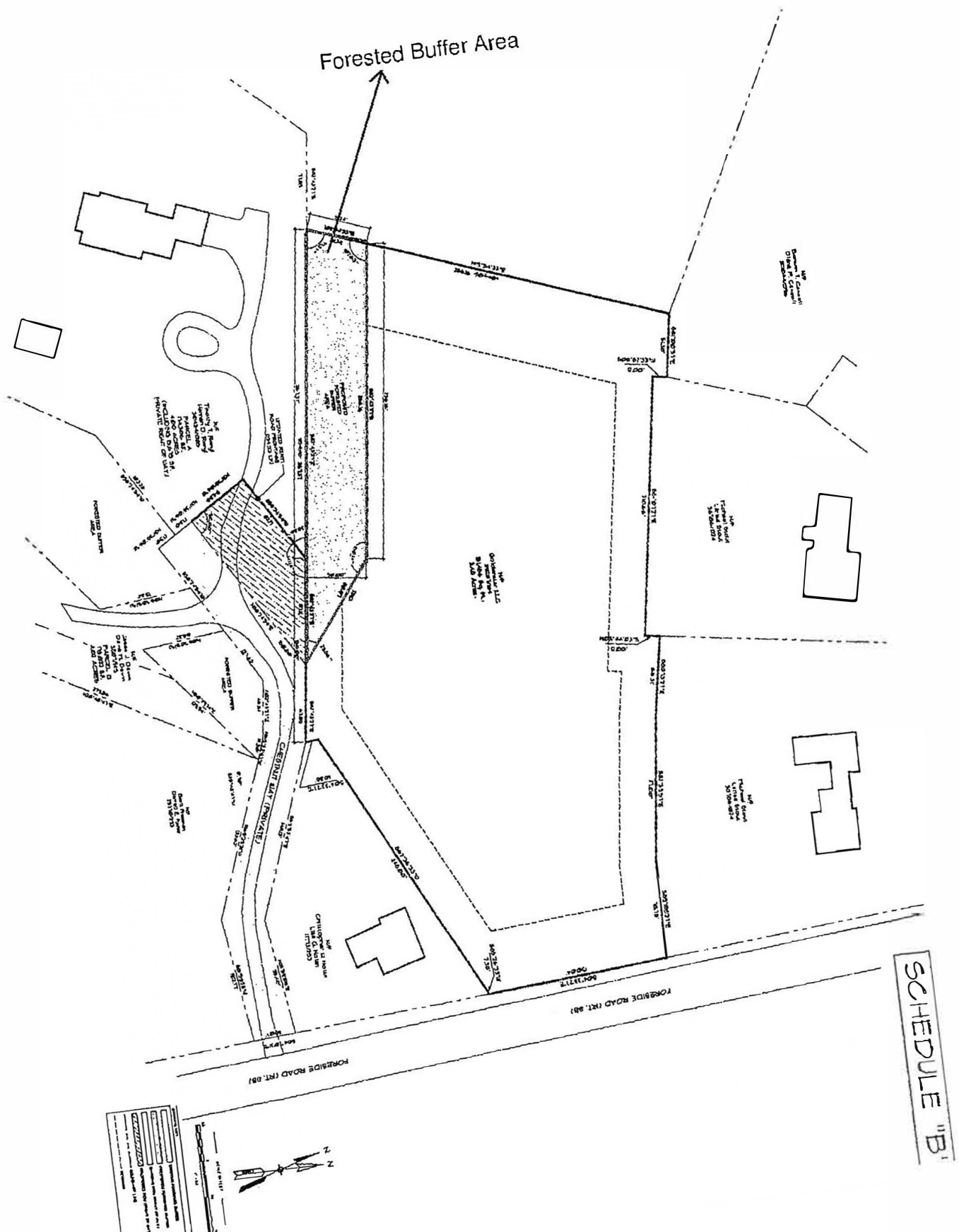
Exhibit A

A certain lot or parcel of land situated on the westerly side of the Foreside Road (Route 88) in the Town of Cumberland, County of Cumberland and State of Maine and being Lot No. 4 on the Plan of Property made for Elizabeth H. Johnson dated July 11, 1978 by H.I. & E.C. Jordan and recorded in the Cumberland County Registry of Deeds in Plan Book 120, Page 13, together with all rights, privileges and appurtenances thereto (the "Property").

Subject to and for the benefit of adjacent land owned by Grantor, the following covenants and restrictions which shall run with the land:

1. The division of the Property shall be restricted to no more than two (2) lots, provided that all regulatory conditions are met with regards to each lot so divided:
and
2. The use of the "Forested Buffer Area" shown on the Preliminary Plan attached hereto as Schedule B (the "Plan") shall be restricted as follows:
 - a) No soil, loam, peat, sand, gravel, concrete, rock or other mineral substance, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste, pollutants or other fill materials will be placed, stored or dumped on the Forested Buffer Area, nor shall the topography of the area be altered or manipulated in any way:
 - b) No trees may be cut or sprayed with biocides except for the normal maintenance of dead, windblown or damaged trees;
 - c) No building or other temporary or permanent structure may be constructed, placed or permitted to remain in the Forested Buffer Area;
and
 - d) No trucks, cars, dirt bikes, ATVs, bulldozers, backhoes or other motorized vehicles or mechanical equipment may be permitted on or within the Forested Buffer Area.

In addition, the Property shall be benefitted by an option right, to acquire for the benefit of the Property an appurtenant and perpetual easement and right-of-way for the access and egress and utilities through, under, over and across the private way shown on the Plan and known as "Chestnut Way" on the terms provided for by the Agreement for Sale of Real Estate for the Property entered into by Grantor and Grantee.





June 14, 2022

Debra Wallace
Project Facilitator
Knickerbocker Group
82 Hanover St, Suite 3
Portland, Maine 04101

Re: Natural Resources Survey – 104 Foreside Road, Cumberland Foreside

Ms. Wallace,

The following summary concerns the natural resource survey performed on June 7th, 2022 at the approximately 3.3-acre parcel located at 104 Foreside Road in the Town of Cumberland, Maine (Tax Map U04, Lot 10A). Erik Lema, owner and principal scientist at Basswood Environmental, Inc. (Basswood) conducted the survey in support of the proposed project. This included a wetland and stream delineation, and walkover to determine any other resources of particular regulatory importance including potential vernal pools. Spatial data of the resource boundaries as identified by Basswood has been submitted to Knickerbocker Group for inclusion onto site plans.

The site is entirely forested and shows little signs of significant past disturbance. The eastern boundary is formed by frontage along Foreside Road, and the majority of the southern boundary is parallel to the private Chestnut Way. Residential lots border the north and west boundaries, as well as a small portion of the southern boundary adjacent to Foreside Road.

Two wetland areas were identified during the course of the surveys. The larger wetland, approximately 4,700 square-feet, is near the western boundary. This wetland is entirely forested, dominated by red maple (*Acer rubrum*), and hemlock (*Tsuga canadensis*) with cinnamon fern (*Osmundastrum cinnamomeum*) in the understory. The smaller wetland is adjacent to Chestnut Way and partially impounded by the roadway itself. It is dominated by cinnamon fern, highbush blueberry (*Vaccinium corymbosum*) and common winterberry (*Ilex verticillata*).

Regulatory Implications

The wetland does not meet the minimum criteria for designation as a Wetland of Special Significance under the Maine Natural Resources Protection Act (NRPA), and no setbacks to development are therefore required. Fill of up to 4,300 square-feet in wetlands which are not of Special Significance is allowable without a state permit. Fill or impact of up to 15,000 square-feet requires a Tier 1 permit under NRPA, which involves the preparation of a permit application, but does not require wetland impact compensation or additional conservation measures. Such A permit type would however require sufficient justification for the proposed impact as well as a discussion detailing the steps that will be taken to avoid and minimize the impact by any practical means.

If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,



Erik Lema, Owner/Principal
Basswood Environmental LLC

Attachment: Site resource photos



Figure 1: Forested Wetland



Figure 2: Small Wetland Pocket

APPENDIX B

APPLICATION FOR MAJOR OR MINOR SUBDIVISIONS

Amendment to previously approved subdivision

Applicant's Contact Information

Name: Cove Development Company, LLC c/o Peter Dusseault

Mailing Address: PO BOX 142 Boothbay, ME 04537

Email Address: pdusseault@knickerbockergroup.com

Phone#: Office: 207-633-3818 Cell: 207-315-3955 Fax: _____

Interest in property: Owner

Interest in abutting properties, if any: _____

Property Owner's Contact Information

Name: Cove Development Company, LLC

Mailing Address: PO BOX 142 Boothbay, ME 04537

Email Address: pdusseault@knickerbockergroup.com

Phone#: Office: 207-633-3818 Cell: 207-315-3955 Fax: _____

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

Name: Knickerbocker Group; Randy Smith

Mailing Address: PO BOX 142 Boothbay, ME 04537

Email Address: rsmith@knickerbockergroup.com

Phone#: Office: 207-633-3818 Cell: 571-581-5454 Fax: _____

Project Information

Name of Project: Subdivision amendment; division of Map U04/Lot 10a into two, conforming lots

Address of site: 104 Foreside Road (rt. 88) Cumberland-Foreside ME 04110

CCRD Book/Page #: Book 39660, Page 207 Tax Map/Lot #: Map U04/Lot 10a

Zoning District: Low Density Residential Overlay District (If any): _____

Site size (acres): 3.48 # of Lots: 2 # Buildings: 0 # Dwellings: 2

____ Minor Subdivision X Major Subdivision _____ Conservation Subdivision

AMENDMENT TO PREVIOUSLY APPROVED SUBDIVISION

OTHER INFORMATION

1. Is Board of Adjustment and Appeals approval required? NOT APPLICABLE

2. Are any ordinance waivers requested? X Yes _____ No (If yes, attach a list of waivers requested and reason for the request.)

3. Application fee per Town ordinance: \$ \$100 app. fee, \$150 per revised lot, \$350 peer review escrow: \$600 total fee

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.

Randy Smith _____ 11/29/2022
Signature of Applicant/Owner/Representative Date



**KNICKERBOCKER
GROUP**

**Agent Authorization Form for property located at:
104 Foreside Cumberland-Foreside, ME 04110**

I hereby authorize Knickerbocker Group to act on behalf of **Cove Development Company LLC** as agent in the processing of any required local, State or Federal permit applications and to furnish, upon request, supplemental information in support of these applications.

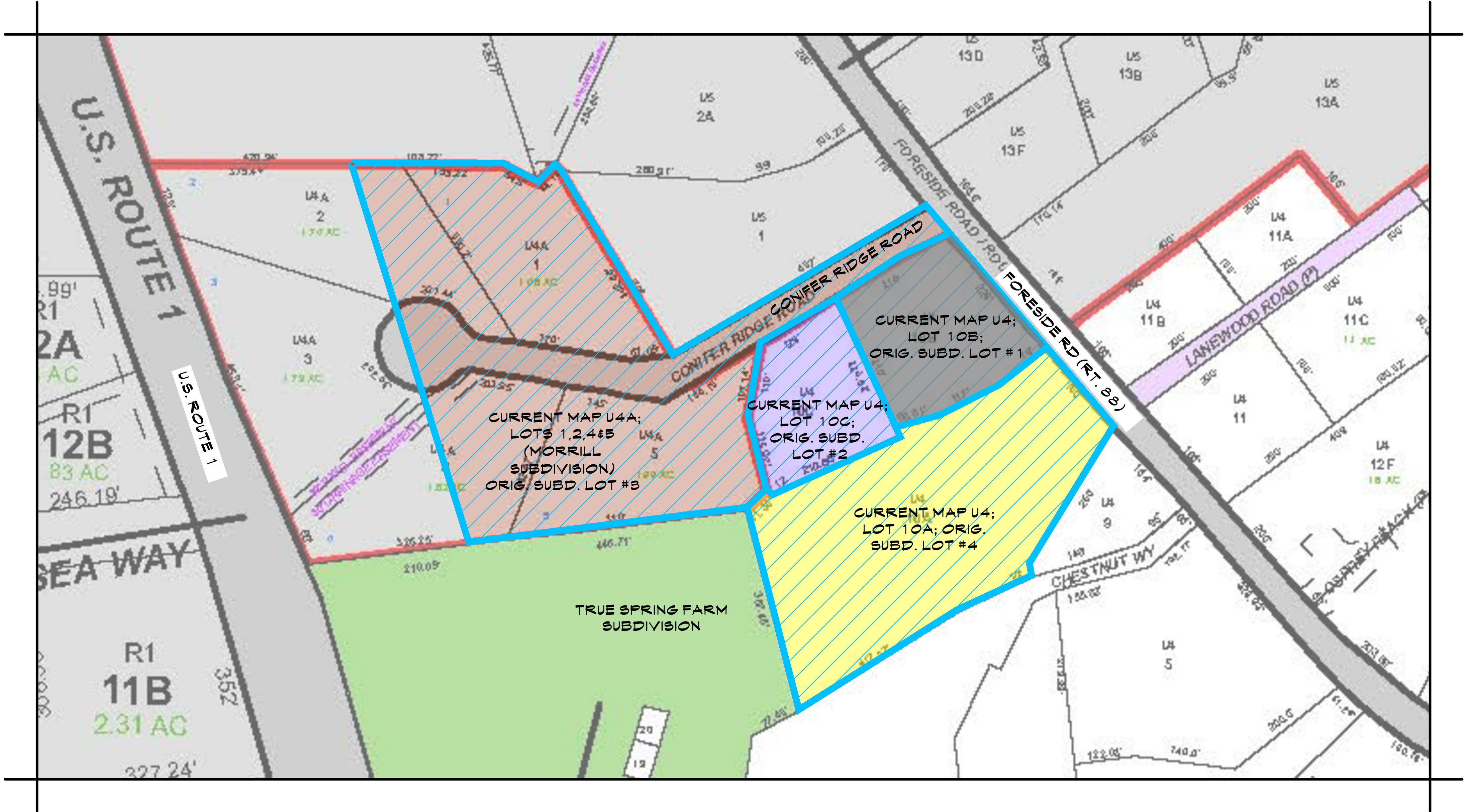
Signed: 

Title: Peter Dusseault, Director

Date: 9/13/2022

104 FORESIDE RD.

CUMBERLAND-FORESIDE MAINE



CURRENT LAND OWNER

COVE DEVELOPMENT COMPANY LLC
PO BOX 142
BOOTHBAY, MAINE 04537

207-633-3818

GENERAL CONTRACTOR

KNICKERBOCKER GROUP
3 BUILDERS SQUARE
PO BOX 142
BOOTHBAY, MAINE 04537
&
82 HANOVER STREET, SUITE 3
PORTLAND, MAINE 04101

TEL: 207.633.3818

FAX: 207.633.3963

ARCHITECT & INTERIORS

KNICKERBOCKER GROUP
3 BUILDERS SQUARE
PO BOX 142
BOOTHBAY, MAINE 04537
&
82 HANOVER STREET, SUITE 3
PORTLAND, MAINE 04101

TEL: 207.633.3818

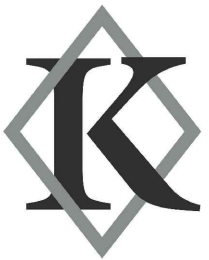
FAX: 207.633.3963

CIVIL ENGINEER

SJR ENGINEERING - STEVE ROBERGE
16 THURSTON DRIVE
MONMOUTH, MAINE 04259

207-242-6248

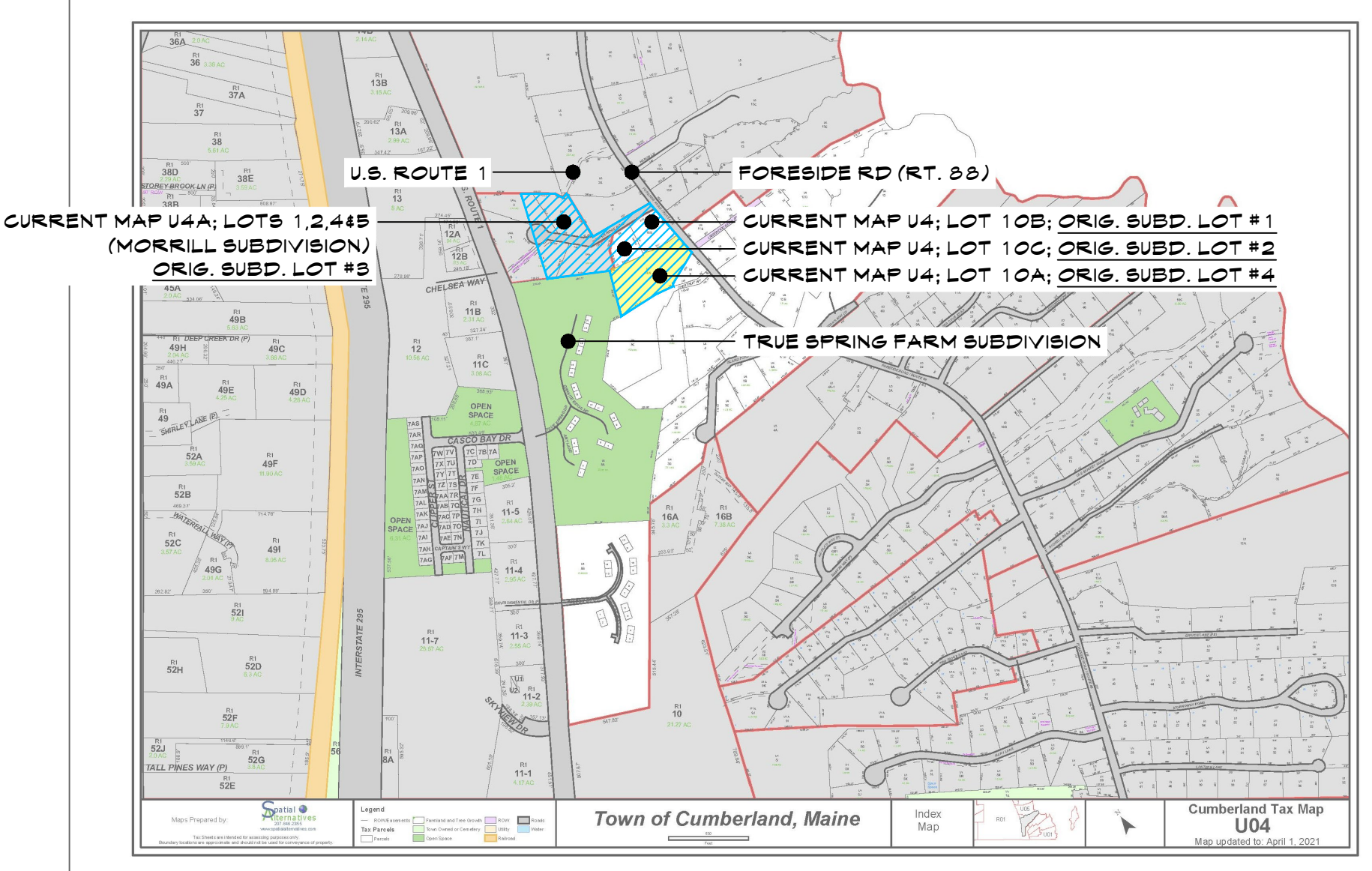
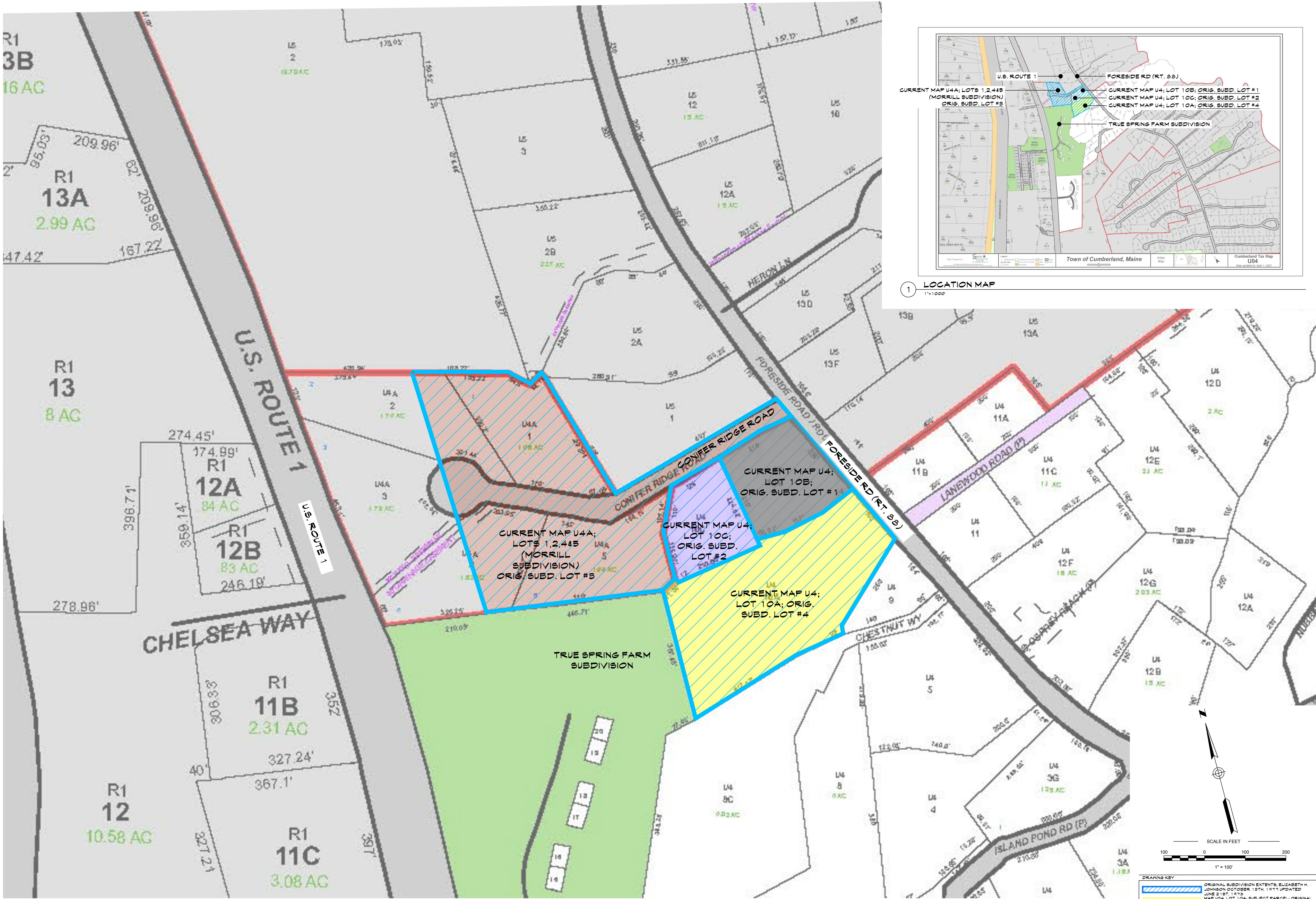
DRAWING LIST		
SHEET #	DRAWING TITLE	ISSUE DATE
C0	COVER SHEET	11/29/2022
C1	LOCATION MAP	11/29/2022
C2	SUBDIVISION PLAN FOR ELIZABETH H. JOHNSON	11/29/2022
C3	UPDATED SUBDIVISION PLAN FOR ELIZABETH H. JOHNSON	11/29/2022
C4	SUBDIVISION PLAN FOR MORRILL PROPERTIES	11/29/2022
C5	EXISTING CONDITIONS AND BOUNDARIES PLAN	11/29/2022
C6	PROPOSED LOT DIVISION PLAN	11/29/2022
C7	SITE CONSTRUCTION & STORMWATER MANAGEMENT PLAN	11/29/2022
C8	WATERSHED & SOILS PLAN	11/29/2022
C9	SITE CONSTRUCTION NOTES & DETAILS	11/29/2022
C10	SITE CONSTRUCTION NOTES & DETAILS	11/29/2022



KNICKERBOCKER GROUP

PROPOSED LOT DIVISION

11/29/2022



2 OVERVIEW MAP
1" = 100'

DRAWING KEY	
[Blue Hatched Box]	ORIGINAL SUBDIVISION EXTENTS; ELIZABETH H. JOHNSON OCTOBER 15TH 1977 UPDATED JUNE 21ST, 1978
[Yellow Box]	MAP U4, LOT 10A; SUBJECT PARCEL; ORIGINAL SUBDIVISION LOT #4
[Purple Box]	CURRENT MAP U4, LOT 10C; ORIGINAL SUBDIVISION LOT #2
[Grey Box]	CURRENT MAP U4, LOT 10B; ORIGINAL SUBDIVISION LOT #1
[Red Box]	CURRENT MAP U4A, LOTS 1, 2, 4&5; ORIGINAL SUBDIVISION LOT #3

COVE
— by KNICKERBOCKER GROUP —
BOOTHBAY ♦ PORTLAND ♦ (207) 633-3888
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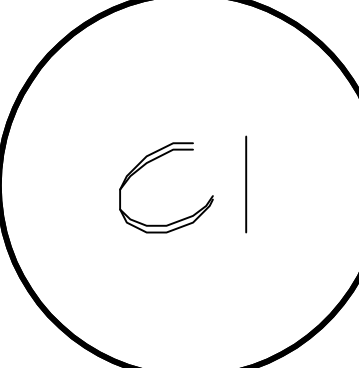
CONSULTANTS

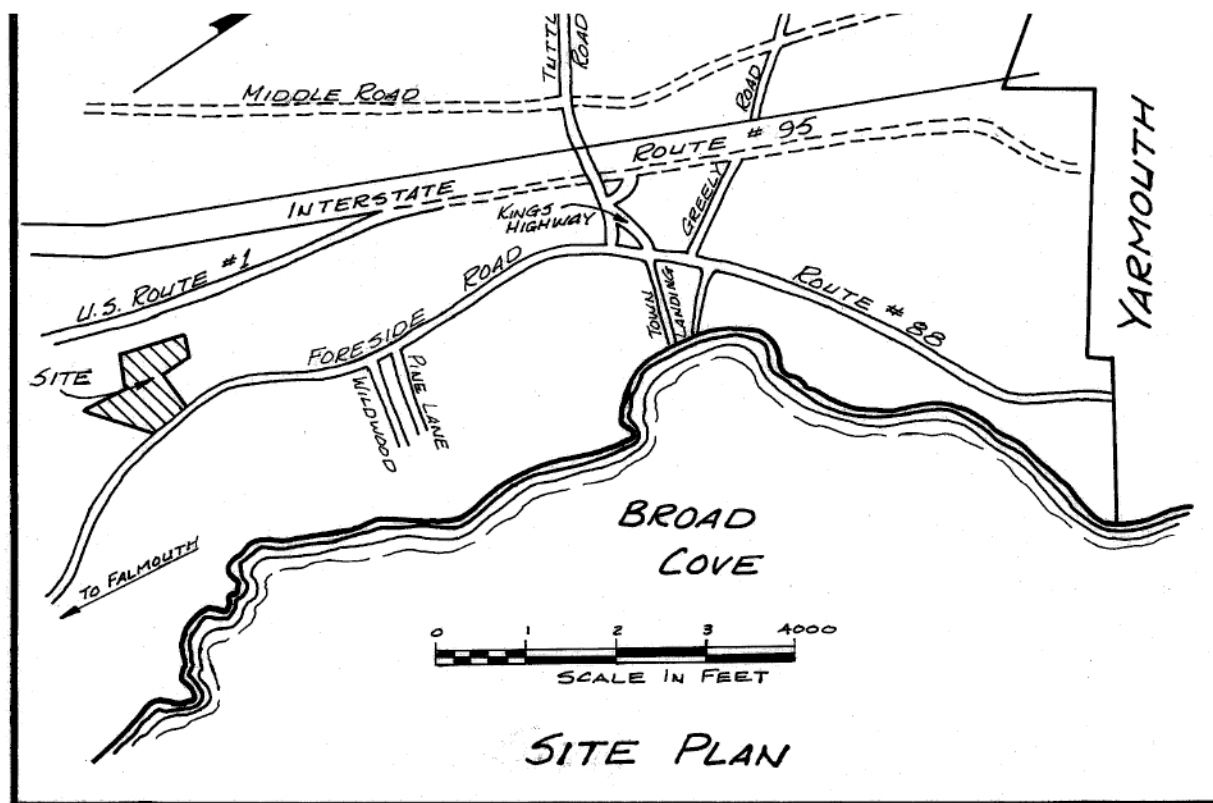


104 FORESIDE ROAD
CUMBERLAND, MAINE
LOCATION PLAN/MAP

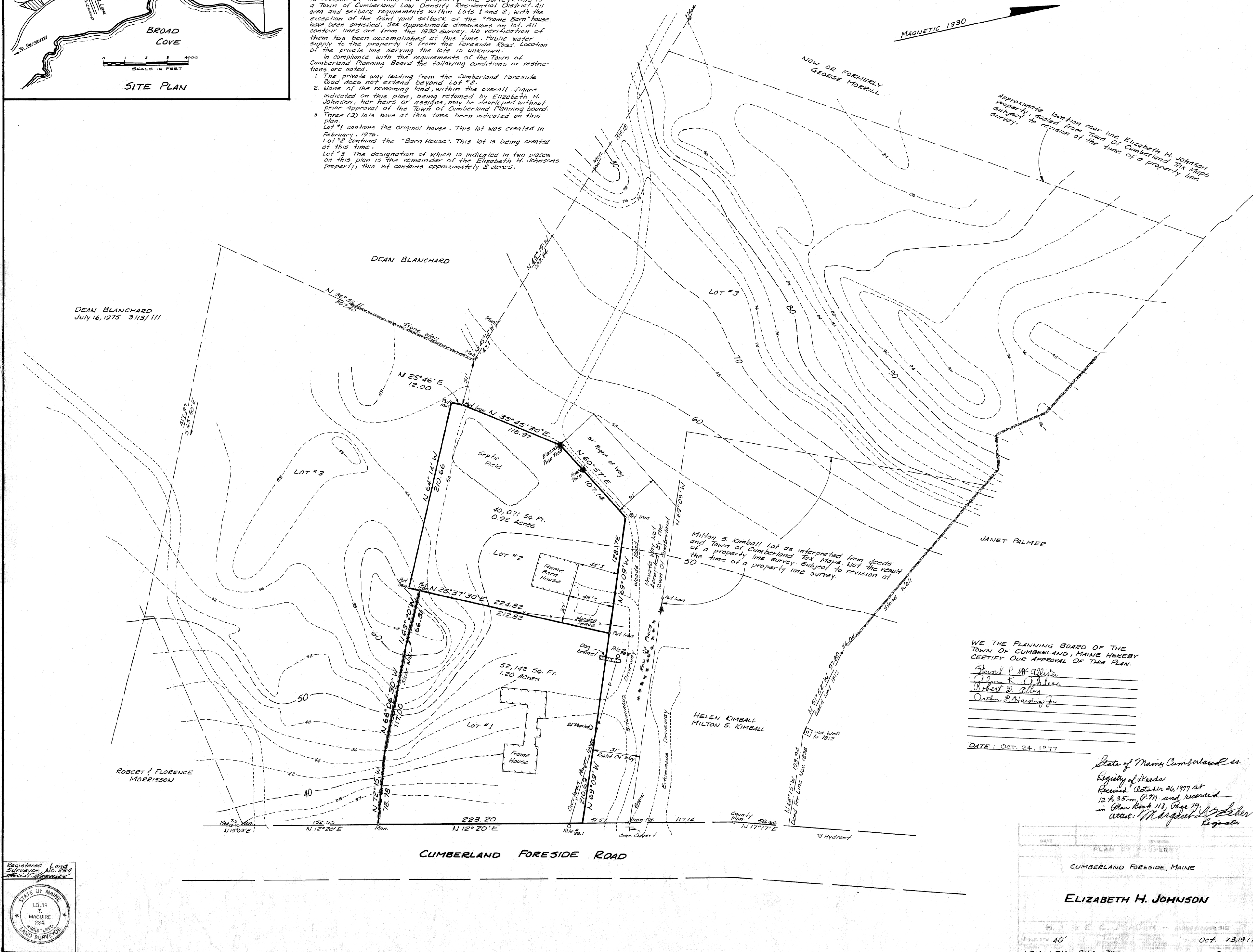
REVISIONS	
10/24/2022	ISSUED AS SUPPLEMENTAL DOCUMENTATION FOR PLANNING BOARD SUBMISSION
11/29/2022	RE-ISSUED FOR PLANNING BOARD REVIEW

JOB No.	SCALE
DATE	AS NOTED
11-29-2022	





NOTES:
This plan is a composite of a plan entitled "Topographic Plan of Land in Cumberland, Maine, Owned by William D. Ireland, made May, 1930 by E.C. Jordan Company, Scale: 40 feet equals 1 inch." Survey in February, 1976 for the "Frame House" Lot #1 and survey in September, 1977 for the "Barn" Lot #2. The Dean Blanchard Lot, The Morrison Lot and The Milton S. Kimball Lot have been plotted from deed information and from reference to Town of Cumberland Tax Maps. Each of these three deed plots as well as the dimensions of the overall Elizabeth H. Johnson Lot are subject to revision at the time of a property line survey. This is a Town of Cumberland Low Density Residential District. All area and setback requirements within Lots 1 and 2, with the exception of the front yard setback of the "Frame Barn" house, have been satisfied. See approximate dimensions on lot. All contour lines are from the 1930 survey. No verification of them has been accomplished at this time. Public water supply to the property is from the Foreside Road. Location of the private line serving the lots is unknown.
In compliance with the requirements of the Town of Cumberland Planning Board the following conditions or restrictions are noted:
1. The private way leading from the Cumberland Foreside Road does not extend beyond Lot #2.
2. None of the remaining land within the overall figure indicated on this plan, being retained by Elizabeth H. Johnson, her heirs or assigns, may be developed without prior approval of the Town of Cumberland Planning Board.
3. Three (3) lots have at this time been indicated on this plan.
Lot #1 contains the original house. This lot was created in February, 1976.
Lot #2 contains the "Barn House". This lot is being created at this time.
Lot #3 The designation of which is indicated in two places on this plan is the remainder of the Elizabeth H. Johnsons property; this lot contains approximately 3 acres.

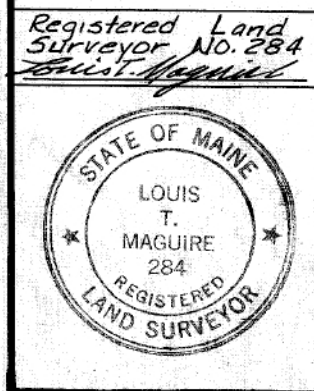


WE THE PLANNING BOARD OF THE TOWN OF CUMBERLAND, MAINE HEREBY CERTIFY OUR APPROVAL OF THIS PLAN.

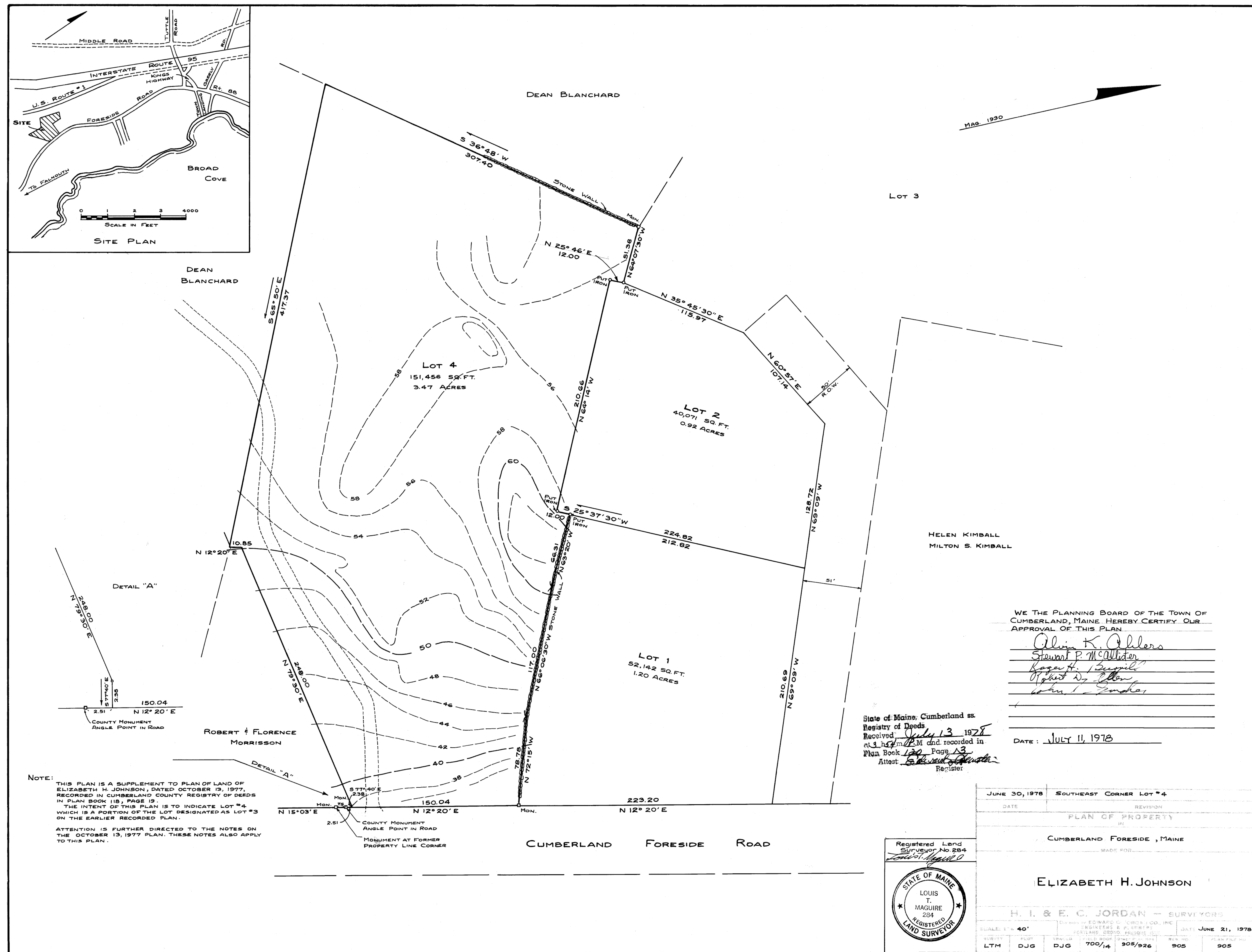
Shirley P. McAllister
John E. O'Brien
Robert D. Allen
Arthur P. Standish Jr.

DATE: OCT. 24, 1977

State of Maine, Cumberland ss.
Registry of Deeds
Received October 26, 1977 at
12 P.M. and recorded
in Plan Book 118, Page 19.
Attest: M. J. [Signature] Registrar



DATE	REVISION
PLAN OF PROPERTY	
CUMBERLAND FORESIDE, MAINE	
ELIZABETH H. JOHNSON	
HIRE CUMBERLAND SURVEYORS	
SCALE 40'	Oct. 13, 1977
L.T.M. L.T.M. R.D.C. 700/14	905 905



LOW DENSITY RESIDENTIAL DISTRICT (LDR)

THE FOLLOWING USES ARE PERMITTED IN THE LDR DISTRICT:
SINGLE FAMILY DETACHED DWELLING
THE FOLLOWING LOT STANDARDS APPLY IN THE LDR DISTRICT:
60,000 SQUARE FEET MINIMUM LOT SIZE
IN THE CASE OF DEVELOPMENTS NOT REQUIRING THE
SUBDIVISION OF LAND, THERE SHALL BE NO LESS THAN
60,000 SQUARE FEET OF LOT AREA PER FAMILY;
CAMENDED, EFFECTIVE 5/26/87
THERE SHALL BE NO LESS THAN 150' OF LOT FRONTAGE
ON A PUBLIC RIGHT-OF-WAY

THE FOLLOWING MINIMUM SETBACKS ARE REQUIRED FOR ALL
STRUCTURES IN THE LDR DISTRICT, EXCEPT THAT SHEDS &
DRIVEWAYS ARE PERMITTED TO A MINIMUM SETBACK OF 15'
FROM THE SIDE & REAR LOT LINES.

FRONT: 50'
REAR: 65'
SIDE: 30' - COMBINED WIDTH AT LEAST 65'

GENERAL NOTES

RECORD OWNERS: MORRILL PROPERTIES, BOX 305 SOUTH FREEPORT, MAINE
BOOK 118 PAGE 19 BOOK 2185 PAGE 141 BOOK 6374 PAGE 331
SUBDIVIDER: MORRILL PROPERTIES, BOX 305 SOUTH FREEPORT, MAINE
DESIGNER: S.E.A. CONSULTANTS INC. CITICORP PARK WEST, 100 FODEN ROAD
SOUTH PORTLAND, MAINE.

OVERALL AREA: 9.30 ACRES, NO RECORD OF EASEMENTS FOUND CROSSING
THE PROPERTY.
PUBLIC WATER & SEWER WILL SERVE THE SUBDIVISION.
ELECTRIC, TELEPHONE & CABLE TELEVISION WILL BE INSTALLED UNDERGROUND.
ALL BUILDINGS WILL BE LOCATED WITHIN THE SETBACK REQUIREMENTS FOR
EACH LOT AS DEFINED BY THE TOWN OF CUMBERLAND ZONING ORDINANCE.
BOUNDARY LINE SURVEY PERFORMED BY H.I. & E.C. JORDAN CO. SURVEYORS
PORTLAND, MAINE
LOT CALCULATIONS HAVE BEEN PERFORMED BY S.E.A. CONSULTANTS INC.
SOUTH PORTLAND, MAINE

ACCESS FROM U.S. ROUTE ONE SHALL BE PROHIBITED.

THE CUMBERLAND CODE ENFORCEMENT OFFICER SHALL APPROVE THE EROSION
CONTROL OF ALL LOTS PRIOR TO ISSUING A BUILDING PERMIT

FOLLOWING WAIVERS WERE GRANTED BY THE TOWN OF CUMBERLAND PLANNING BOARD

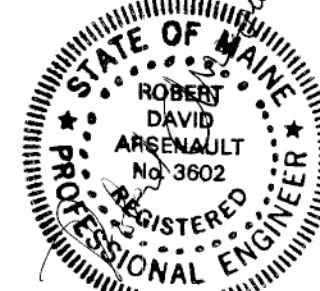
- NO SIDEWALKS REQUIRED
- NO CURBING REQUIRED
- OPEN AND CLOSED DRAINAGE SYSTEM ALLOWED
- DESIGN OF CONIFER RIDGE ROAD/ROUTE 88 INTERSECTION
- MEDIUM INTENSITY SOIL MAP ALLOWED
- 24 FOOT PAVEMENT WIDTH ALLOWED

PLAN MODIFICATION

ON SEPTEMBER 19, 1989, THE PLANNING BOARD OF CUMBERLAND, MAINE,
APPROVED THE FOLLOWING MODIFICATIONS TO THE RECORDED PLAN & THE
PROJECT DRAWINGS:
1. RELOCATE CONSTRUCTION CENTERLINE BETWEEN STA. 0+00 & STA. 4+32.82,
TWO (2) FEET TO THE SOUTH, PARALLEL TO THE PREVIOUSLY APPROVED CENTERLINE;
2. PAVEMENT WIDTH SHALL BE 22.00' (TWO - 11 FOOT TRAVEL LANES);
3. PROVIDE BITUMINOUS CONCRETE BERM CURB ON THE NORTHERLY SIDE OF
CONIFER RIDGE ROAD FROM STA. 0+15 RT. TO STA. 4+75 RT.;
4. ADD AN ENCLOSED STORM DRAINAGE SYSTEM ON THE NORTHERLY SIDE OF
CONIFER RIDGE ROAD FROM RTE. 88 WESTERLY TO STA. 4+75 RT.;
5. ESTABLISH LIMITS OF WORK 1900' NORTHERLY OF THE NEWLY CREATED
CENTERLINE FROM STA. 1+00 TO STA. 2+00, TO PROTECT A LINE OF
EXISTING PINE TREES; AND,
6. MODIFY SANITARY SEWER IN THE AREA OF STA. 4+00 TO STA. 5+00 TO
PROVIDE TEN (10) FEET OF CLEARANCE FROM A PROPOSED WATER MAIN, &
TO PROVIDE A MAXIMUM SPACING OF 300 LINEAR FEET BETWEEN MANHOLES.
THE CHANGES TO THE FINAL PLAN & ASSOCIATED CONSTRUCTION DRAWINGS
WERE MADE BY SQUAW BAY CORP. CUMBERLAND CENTER, MAINE & ARE
DENOTED ON THE APPROPRIATE DRAWINGS BY "SBC-2".

WE, THE PLANNING BOARD OF THE TOWN OF CUMBERLAND, MAINE,
HEREBY CERTIFY APPROVAL OF THIS PLAN.

Nancy Michalek
Philip C. Hunt
Robert A. White
DATED: *Sept 19 1989*



SEPT. 19, 1989

SBC-2

JULY 13, 1993



PLAN MODIFICATION

ON JULY 20, 1993, THE PLANNING BOARD OF CUMBERLAND, MAINE,
APPROVED THE FOLLOWING MODIFICATIONS TO THE RECORDED PLAN IN
PLAN BOOK 176, PAGE 11, AND REAPPROVED THE MODIFICATIONS WHICH
HAD BEEN PREVIOUSLY APPROVED BY THE BOARD ON SEPTEMBER 19,
1989, SAID APPROVAL HAVING LAPSED AS A RESULT OF THE AMENDED
PLAN NOT BEING RECORDED.

- 1) PROVIDE A 30 FOOT DRAINAGE EASEMENT TO THE TOWN OF CUMBERLAND
ALONG THE COMMON LOT LINE OF LOTS 3 AND 4.
- 2) ADD A NOTE TO THE PLAN STATING THAT "THE DRAINAGE BERM A-
LONG THE EASTERLY BOUNDARY OF LOT 5 SHALL BE MAINTAINED IN ITS
APPROVED CONDITION BY THE OWNER OF LOT 5.
THE CHANGES TO THE PLAN WERE MADE BY SQUAW BAY CORP.,
CUMBERLAND CENTER, MAINE, AND ARE DENOTED ON THE DRAWING BY
"SBC-2", DATED JULY 13, 1993 (THE FINAL AMENDED PLAN)".

WE, THE PLANNING BOARD OF THE TOWN OF CUMBERLAND, MAINE, HEREBY
CERTIFY APPROVAL OF THIS PLAN.

Nancy L. Michalek
Philip C. Hunt
Robert A. White
DATED: *July 26, 1993*

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED *July 26, 1993*
AT *9* HOUR *57* MIN. *A* M
AND RECORDED IN BOOK *193* PAGE *198*
ATTEST *John E. ...* REGISTRAR

SHATTUCK

DRAWING SHEET C4

WE THE PLANNING BOARD OF THE TOWN OF
CUMBERLAND, MAINE, HEREBY CERTIFY
APPROVAL OF THIS PLAN.

Nancy Michalek
Philip C. Hunt
Robert A. White
DATED: *7/26/93*

SEA Consultants Inc.
Engineers/Architects
Cambridge, Massachusetts
South Portland, Maine
Wethersfield, Connecticut



Date	Description
7-13-93	PLAN MODIFICATIONS, CUMBERLAND PLANNING BOARD
9-19-89	PLAN MODIFICATIONS, CUMBERLAND PLANNING BOARD
9-2-88	FINAL APPROVAL, CUMBERLAND PLANNING BOARD
7-9-88	PRELIMINARY APPROVAL, CUMBERLAND PLANNING BOARD

Scale AS SHOWN	Date	Job no.	Drawn by	Checked by	Approved by
DATE JUNE 1988	512-8815	11-1	11-1	11-1	11-1

OWNER: MORRILL PROPERTIES P.O. BOX 305 SOUTH FREEPORT, MAINE	SUBDIVISION RECORDING PLAN	ROUTE 88 - CUMBERLAND, MAINE
---	----------------------------	------------------------------

Sheet no.	File no.
-----------	----------

ROUTE 1 R.O.W. CURVE DATA:

R=7,231.97'
L=648.10'
T=324.27'
C=647.89'
Δ=5° 08' 05"
CHORD
DIRECTION = N 32° 09' 55" E

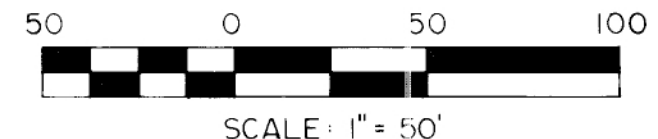
LEGEND:

- 5/8" REINFORCING BAR TO BE SET
- GRANITE MONUMENT TO BE SET
- STONE WALL
- BUILDING SETBACK LINE
- 5/8" REINFORCING BAR FOUND
- GRANITE MONUMENT FOUND

CURVE DATA

CURVE NO.	Δ	R	T	L	CH
1	40°-00'-00"	115'	41.8566'	80.2851'	78.6646'

DETAIL - B N.T.S.



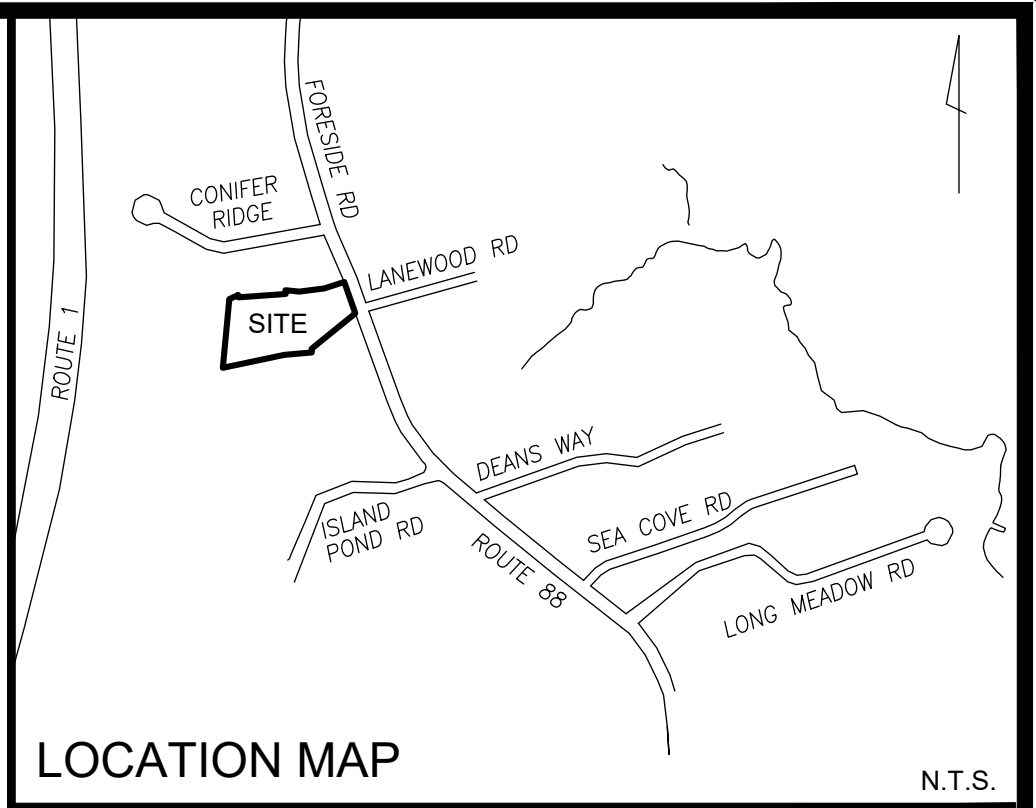
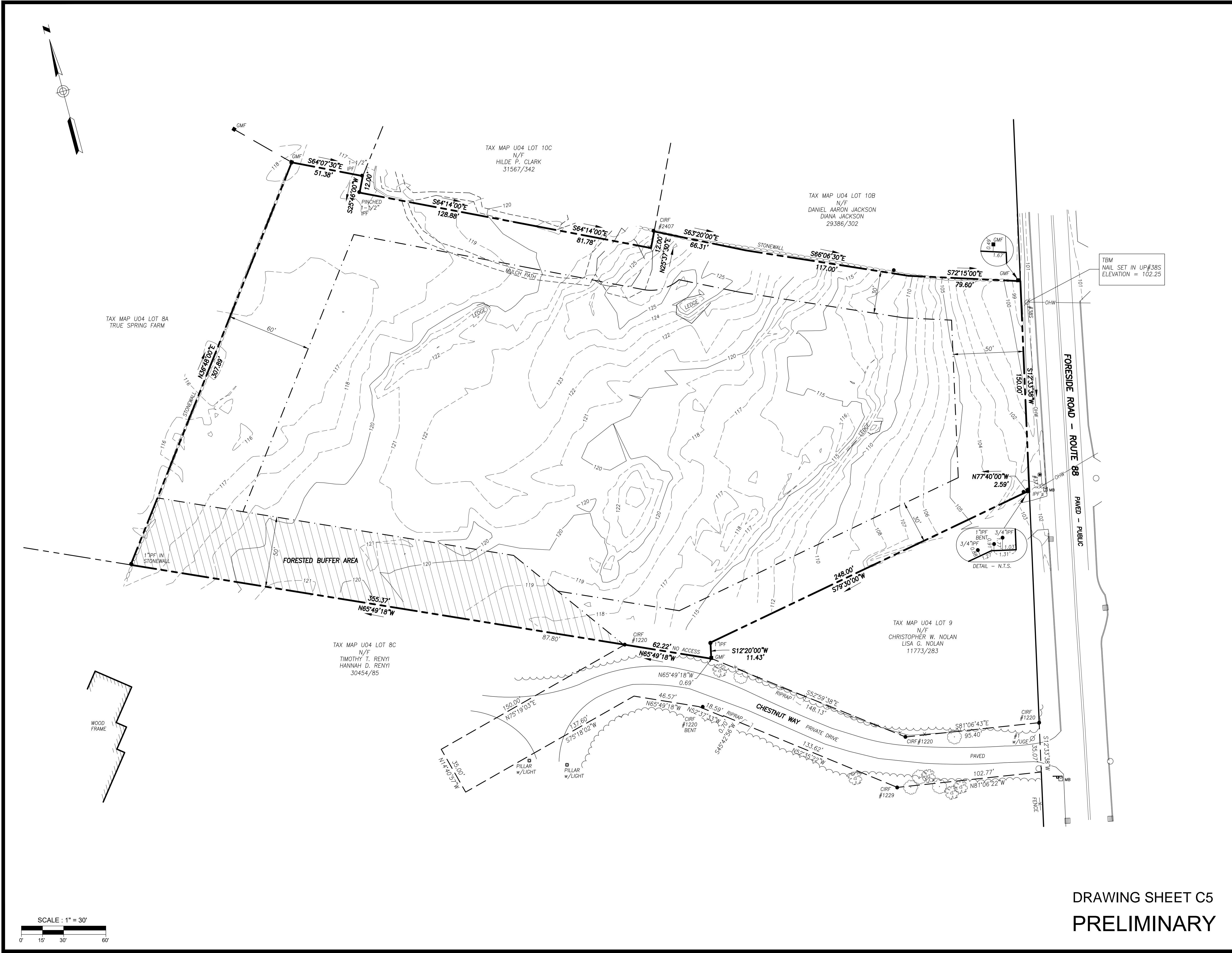
CERTIFICATION NOTE:

WE HEREBY CERTIFY TO MORRILL PROPERTIES THAT THIS PLAN DEPICTS THE RESULTS OF FIELD SURVEYS
IN OCTOBER, 1977 AND JANUARY & FEBRUARY, 1988 AND IS CORRECT ACCORDING TO THE BEST OF OUR
KNOWLEDGE, INFORMATION AND BELIEF AND THAT THIS SURVEY AND PLAN CONFORMS TO A CATEGORY 1,
CONDITION II SURVEY ACCORDING TO THE STANDARDS OF THE MAINE BOARD OF REGISTRATION FOR LAND
SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

- 1) THE STREET LINE OF ROUTE 1 IS, BECAUSE OF STRONGLY CONFLICTING EVIDENCE BETWEEN
SIDELINE AND BASELINE INFORMATION, AN ASSUMED LINE.
- 2) IRONS FOUND, NOT IDENTIFIED ON PLAN.

DATE *Aug 15, 1988*

LOUIS T. MAGUIRE, R.L.S. 284
H.I. & E.C. JORDAN CO., SURVEYORS
562 CONGRESS STREET
PORTLAND, MAINE



LEGEND

●	IRON PIPE OR ROD FOUND	—X—X—	FENCE
○	MONUMENT FOUND	—○○○○—	STONEWALL
⊕	UTILITY POLE	— — — —	CURB
○	MANHOLE	— — — —	SETBACK LINE
⊕	SIGN	— — — —	IRON PIPE OR ROD FOUND
⊕	CATCH BASIN	GMF	GRANITE MONUMENT FOUND
⊕	LIGHT POLE	N/F	NOW OR FORMERLY
⊕	DECIDUOUS TREE	000/000	DEED BOOK / PAGE
⊕	CONIFEROUS TREE	—OHW—	OVERHEAD WIRES

- PLAN REFERENCES**
- "SUBDIVISION RECORDING PLAN, ROUTE 88 - CUMBERLAND, MAINE, OWNER: MORRILL PROPERTIES" JULY 5, 1988 REVISED THRU JULY 13, 1993 BY SEA CONSULTANTS, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 193, PAGE 198.
 - "PRIVATE RIGHT OF WAY AND LOT PLAN OF: RENYI PROPERTY, FORESIDE ROAD - ROUTE 88, CUMBERLAND, MAINE FOR RECORD OWNER: TIMOTHY AND HANNAH RENYI" MAY 2, 2013 REVISED THRU SEPT. 12, 2013 BY SEBAGO TECHNICS RECORDED IN PLAN BOOK 213, PAGE 383.
 - "PLAN OF PROPERTY IN CUMBERLAND FORESIDE, MAINE MADE FOR ELIZABETH H. JOHNSON" JUNE 21, 1978 REVISED THRU JULY 17, 1978 BY H.L. & E.C. JORDAN RECORDED IN PLAN BOOK 120, PAGE 13.
 - "PLAN OF A PORTION OF ROUTE #88 IN THE TOWN OF CUMBERLAND AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING HEARING ON SAME APRIL 21, 1961, DECEMBER 18, 1962.
 - "OVERALL SUBDIVISION PLAN OF: TRUE SPRING FARM, U.S. ROUTE ONE, CUMBERLAND, ME FOR: TERRY BRAGG, INC." AUGUST 3, 1999 REVISED THRU DEC. 7, 1999 BY SEBAGO TECHNICS RECORDED IN PLAN BOOK 200, PAGE 12.
 - "CHESTNUT WAY SITE DEVELOPMENT PLAN" DATED 4/29/22 BY KNICKERBOCKER GROUP.

- GENERAL NOTES**
- OWNER OF RECORD: BY GOLDEN STAR, LLC
21 CHESTNUT WAY, CUMBERLAND FORESIDE, ME
TAX MAP U4 LOT 10A
C.C.R.D. BOOK 39287 PAGE 184
 - BEARINGS ARE BASED ON MAGNETIC 1930 PER PLAN REFERENCE 3.
 - THE SURVEYED PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:

MIN. LOT SIZE	2 ACRES, 1.5 ACRES WITH SEWER
LOT FRONTAGE	150 FEET
FRONT SETBACK	50 FEET
REAR SETBACK	65 FEET
SIDE SETBACK	30 FEET
COMBINED SETBACK	65 FEET
 - ELEVATIONS ARE BASED ON GPS OBSERVATIONS, NAVD 88 DATUM.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

RANDY R. LOUBIER, PLS #2407

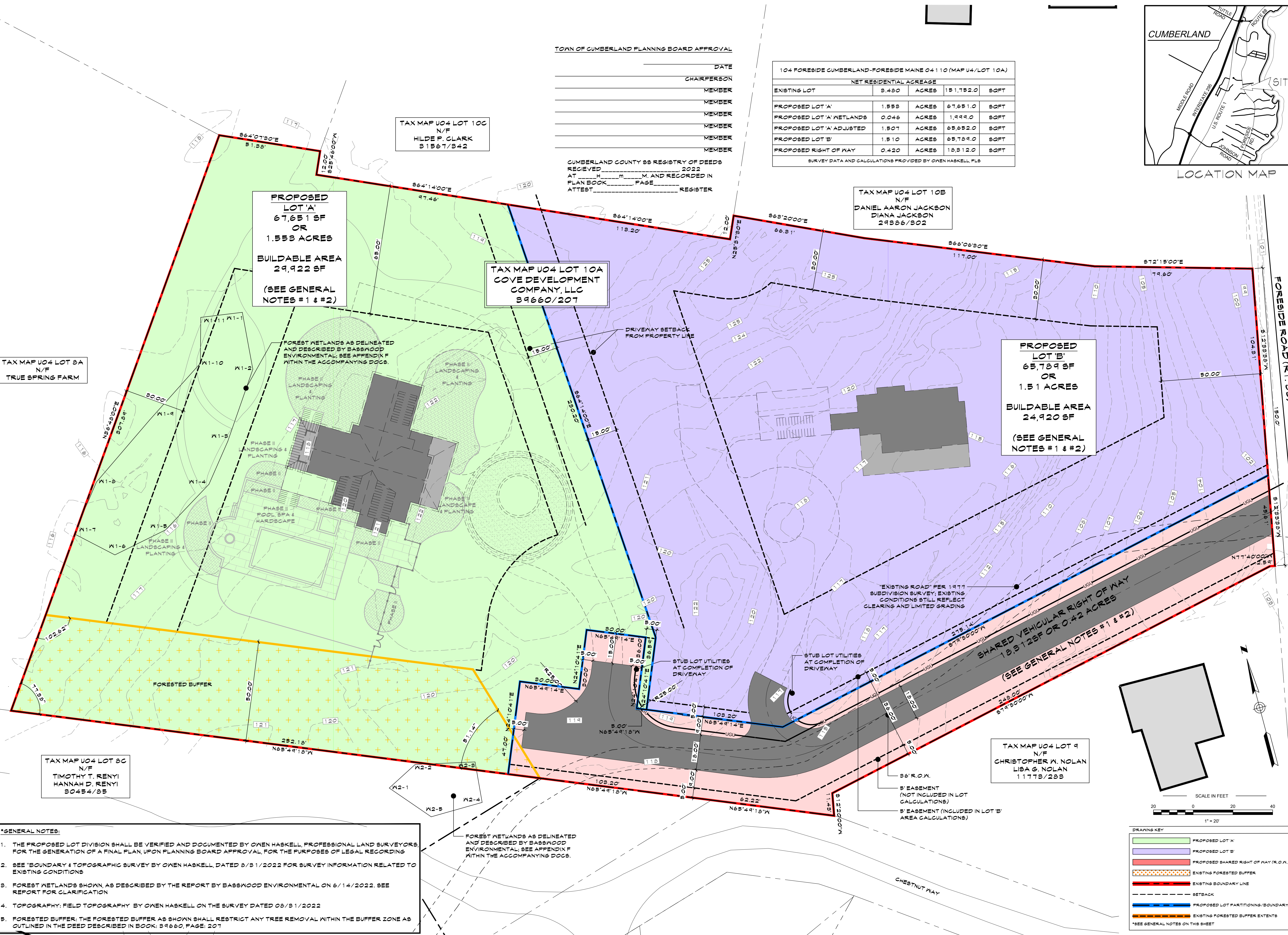
DATE

Boundary & Topographic Survey
At
104 Foreside Road - Route 88
Cumberland Foreside, Maine
Made for Record Owner
By Golden Star, LLC
21 Chestnut Way
Cumberland Foreside, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW DATE: AUGUST 31, 2022 JOB NO. 2022-068 C
CHECKED BY: RRL SCALE: 1" = 30' DRWG. NO. 1-topo

DRAWING SHEET C5
PRELIMINARY



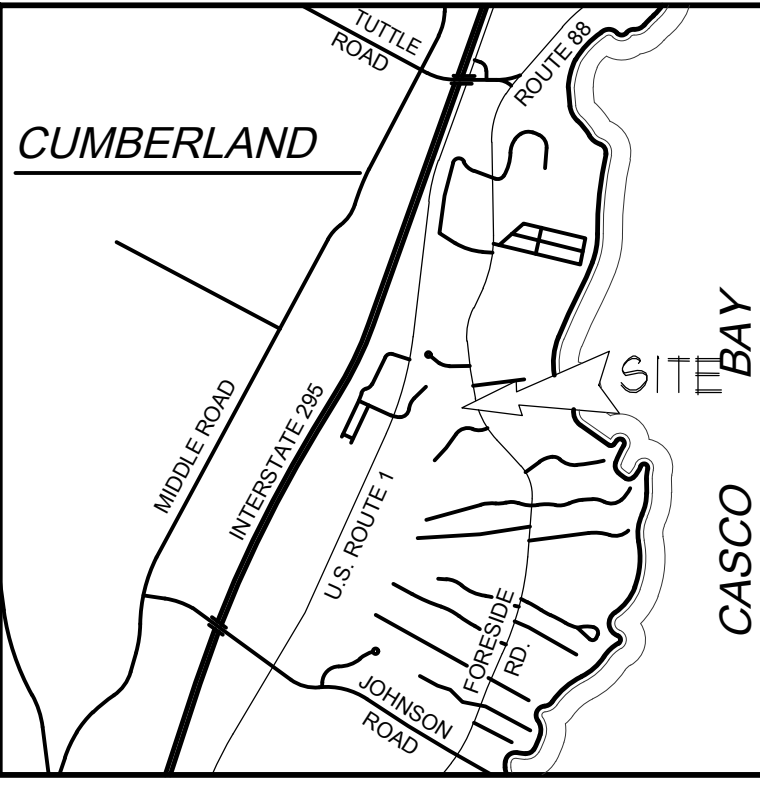
TOWN OF CUMBERLAND PLANNING BOARD APPROVAL

DATE	
CHAIRPERSON	
MEMBER	
MEMBER	
MEMBER	
MEMBER	
MEMBER	
MEMBER	

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 2022
AT _____ H _____ M AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

104 FORESIDE CUMBERLAND-FORESIDE MAINE 04110 (MAP U4/LOT 10A)				
NET RESIDENTIAL ACREAGE				
EXISTING LOT	9.480	ACRES	151,752.0	SQFT
PROPOSED LOT 'A'	1.553	ACRES	67,651.0	SQFT
PROPOSED LOT 'A' WETLANDS	0.046	ACRES	1,999.0	SQFT
PROPOSED LOT 'A' ADJUSTED	1.507	ACRES	65,652.0	SQFT
PROPOSED LOT 'B'	1.510	ACRES	65,789.0	SQFT
PROPOSED RIGHT OF WAY	0.420	ACRES	18,312.0	SQFT

SURVEY DATA AND CALCULATIONS PROVIDED BY OWEN HASKELL, PLS



LOCATION MAP

COVE
— by KNICKERBOCKER GROUP —
BOOTHBAY ♦ PORTLAND ♦ (207) 633-3888
© Knickerbocker Group / COVE by Knickerbocker Group 2020
ALL RIGHTS RESERVED

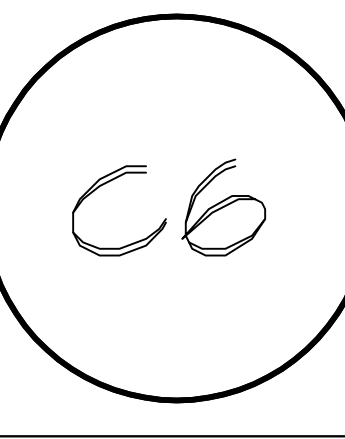


CONSULTANTS

104 FORESIDE ROAD
CUMBERLAND, MAINE
PROPOSED
LOT DIVISION PLAN

REVISIONS
10/24/2022: ISSUED
AS SUPPLEMENTAL
DOCUMENTATION FOR
PLANNING BOARD
SUBMISSION
11/29/2022:
RE-ISSUED FOR
PLANNING BOARD
REVIEW

JOB No. SCALE
1"=20'
DATE
11-29-2022

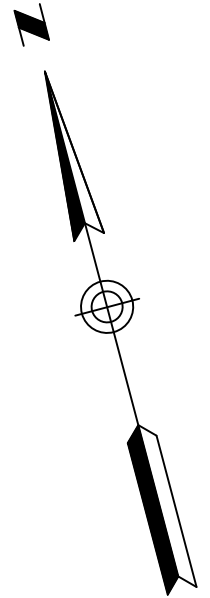
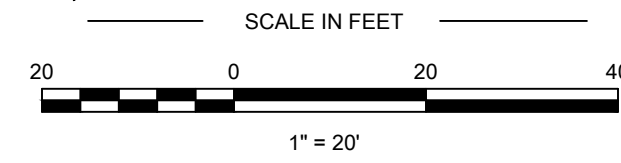


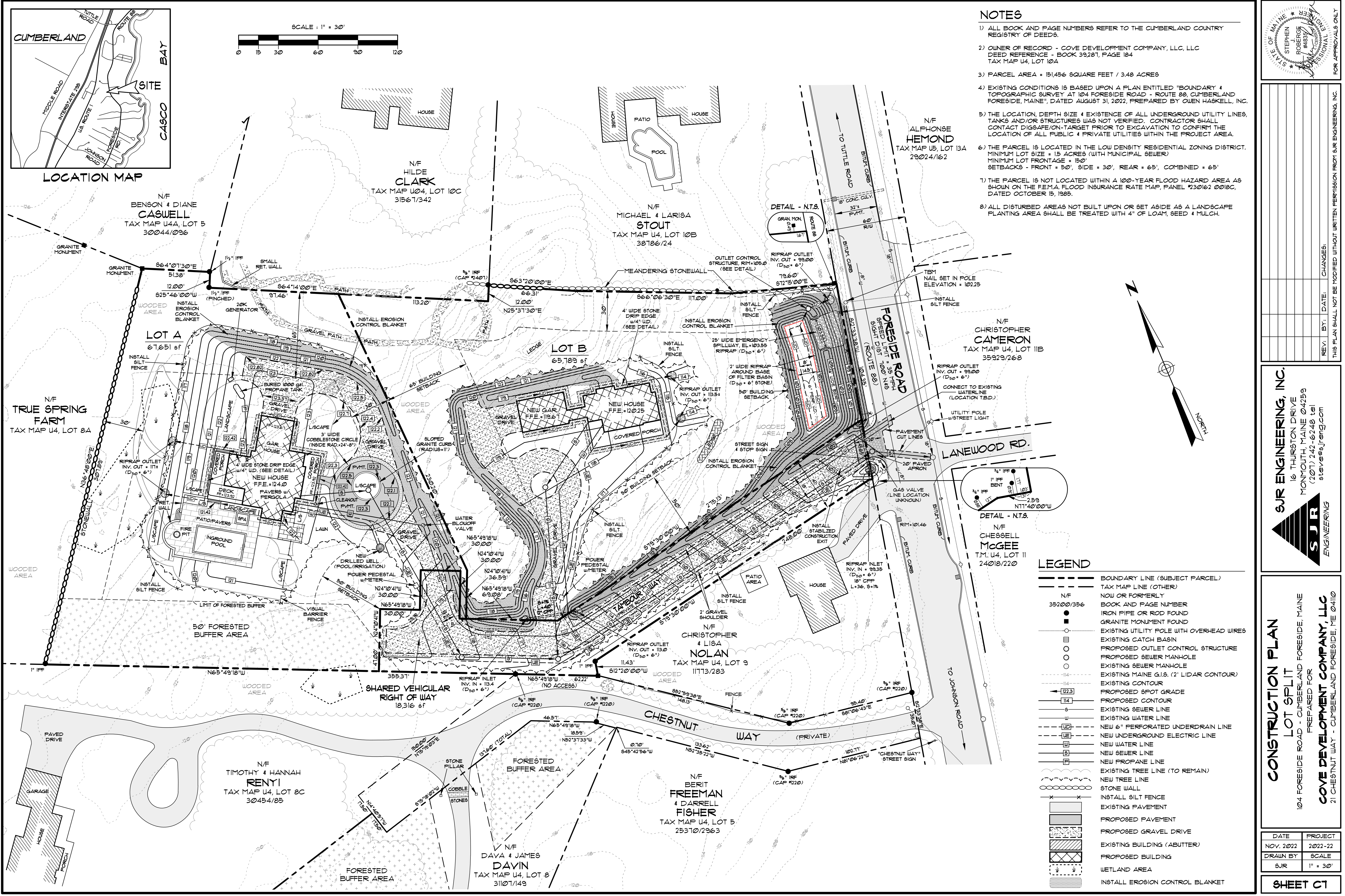
*GENERAL NOTES:
1. THE PROPOSED LOT DIVISION SHALL BE VERIFIED AND DOCUMENTED BY OWEN HASKELL, PROFESSIONAL LAND SURVEYORS, FOR THE GENERATION OF A FINAL PLAN, UPON PLANNING BOARD APPROVAL, FOR THE PURPOSES OF LEGAL RECORDING.
2. SEE "BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, DATED 8/31/2022 FOR SURVEY INFORMATION RELATED TO EXISTING CONDITIONS.
3. FOREST WETLANDS SHOWN, AS DESCRIBED BY THE REPORT BY BASSWOOD ENVIRONMENTAL ON 6/14/2022. SEE REPORT FOR CLARIFICATION.
4. TOPOGRAPHY: FIELD TOPOGRAPHY BY OWEN HASKELL ON THE SURVEY DATED 08/31/2022.
5. FORESTED BUFFER: THE FORESTED BUFFER AS SHOWN SHALL RESTRICT ANY TREE REMOVAL WITHIN THE BUFFER ZONE AS OUTLINED IN THE DEED DESCRIBED IN BOOK: 39660, PAGE: 207.

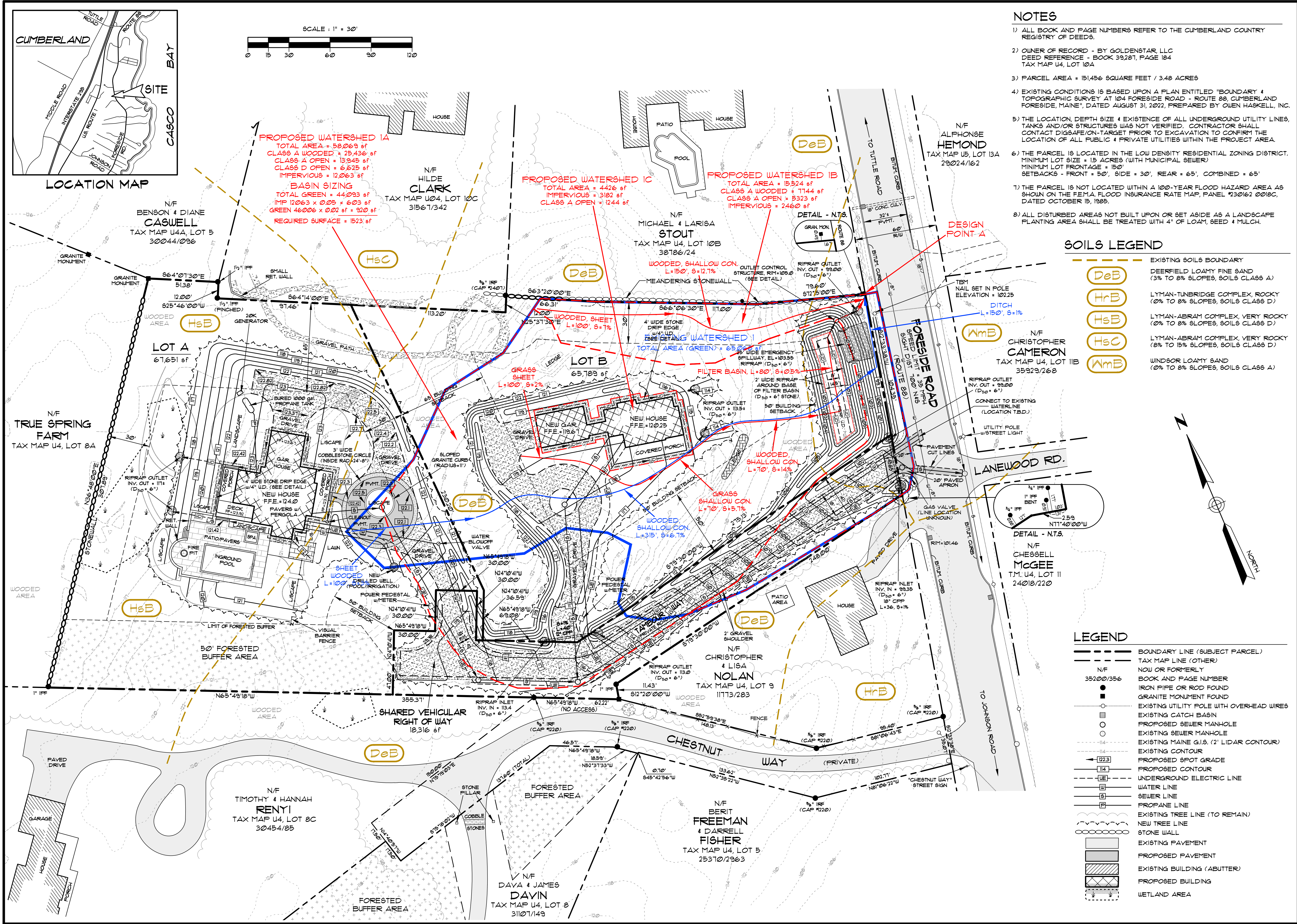
DRAWING KEY

- PROPOSED LOT 'A'
- PROPOSED LOT 'B'
- PROPOSED SHARED RIGHT OF WAY (R.O.W.)
- EXISTING FORESTED BUFFER
- EXISTING BOUNDARY LINE
- SETBACK
- PROPOSED LOT PARTITIONING/BOUNDARY LINE
- EXISTING FORESTED BUFFER EXTENTS

*SEE GENERAL NOTES ON THIS SHEET





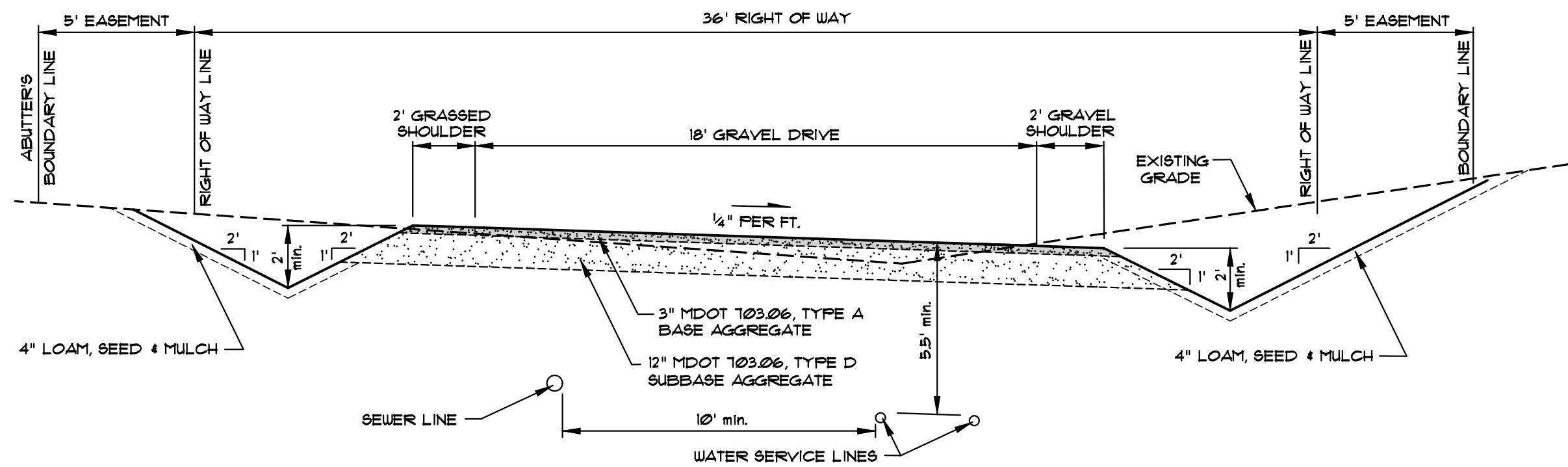


NOTES

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTRY REGISTRY OF DEEDS.
- 2) OWNER OF RECORD - BY GOLDENSTAR, LLC
DEED REFERENCE - BOOK 33,281, PAGE 184
TAX MAP U4, LOT 10A
- 3) PARCEL AREA = 151,456 SQUARE FEET / 3.48 ACRES
- 4) EXISTING CONDITIONS IS BASED UPON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY AT 104 FORESIDE ROAD - ROUTE 88, CUMBERLAND FORESIDE, MAINE", DATED AUGUST 31, 2022, PREPARED BY OWEN HASKELL, INC.
- 5) THE LOCATION, DEPTH SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- 6) THE PARCEL IS LOCATED IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT. MINIMUM LOT SIZE = 15 ACRES (WITH MUNICIPAL SEWER)
MINIMUM LOT FRONTAGE = 150'
SETBACKS - FRONT = 50', SIDE = 30', REAR = 65', COMBINED = 65'
- 7) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL #30162 0018C, DATED OCTOBER 15, 1985.
- 8) ALL DISTURBED AREAS NOT BUILT UPON OR SET ASIDE AS A LANDSCAPE PLANTING AREA SHALL BE TREATED WITH 4" OF LOAM, SEED & MULCH.

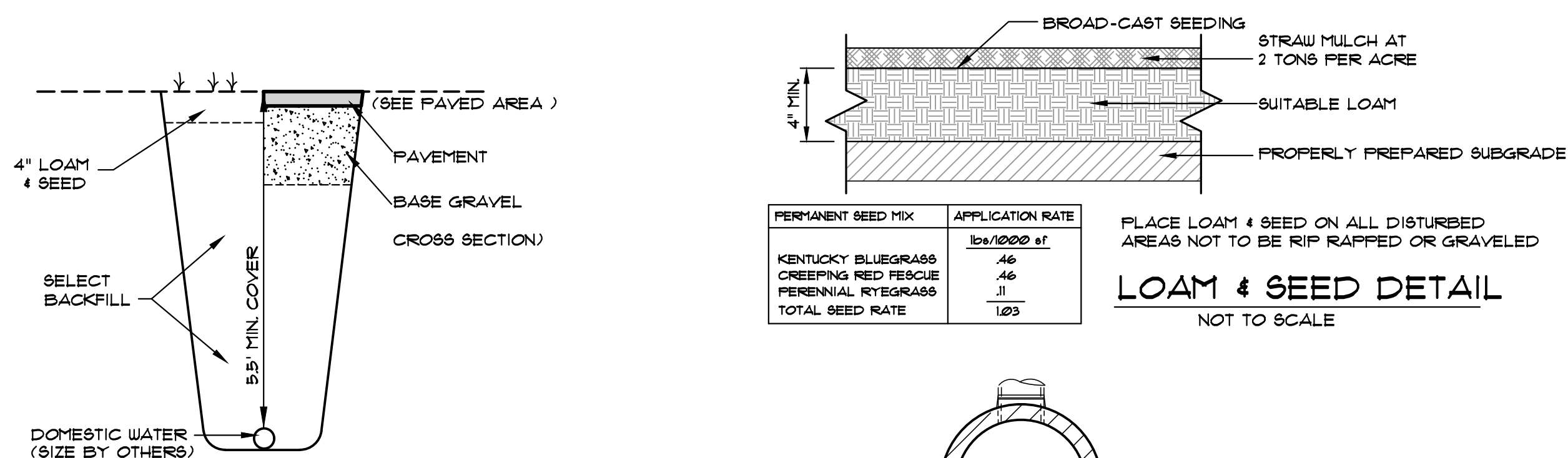
SOILS LEGEND

DeB	EXISTING SOILS BOUNDARY
HrB	DEERFIELD LOAMY FINE SAND (3% TO 8% SLOPES, SOILS CLASS A)
HsB	LYMAN-TUNBRIDGE COMPLEX, ROCKY (0%



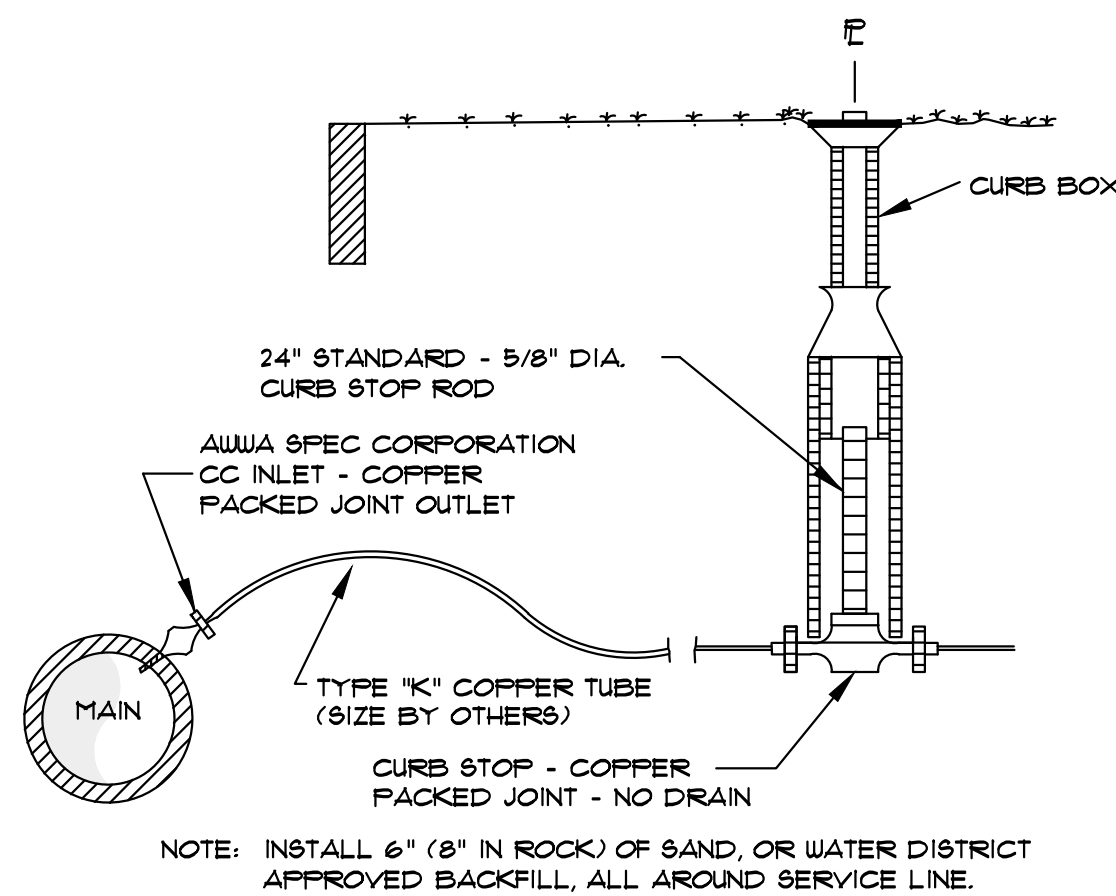
TYPICAL DRIVEWAY CROSS SECTION

SCALE : 1" = 4'



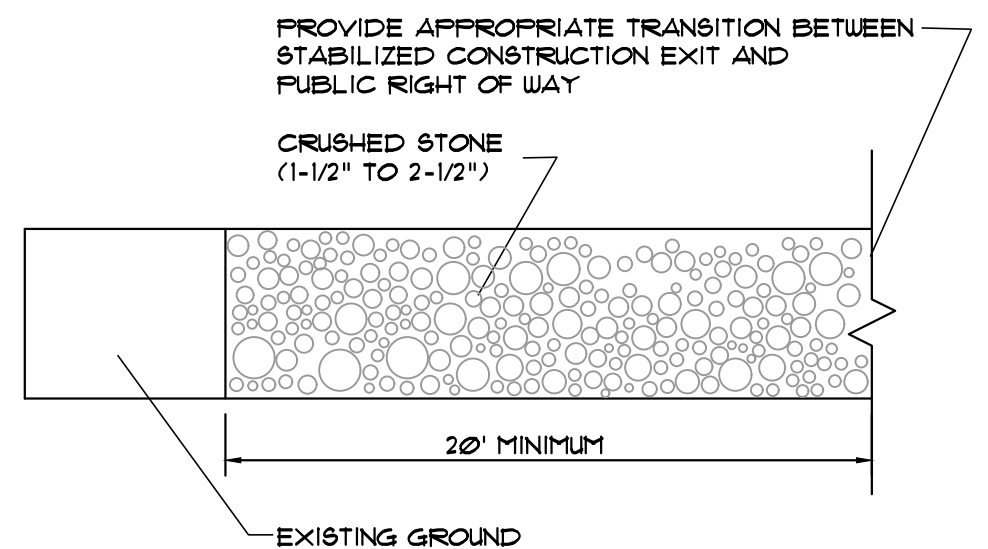
WATER SERVICE TRENCH DETAIL

NOT TO SCALE



TYPICAL DOMESTIC WATER SERVICE

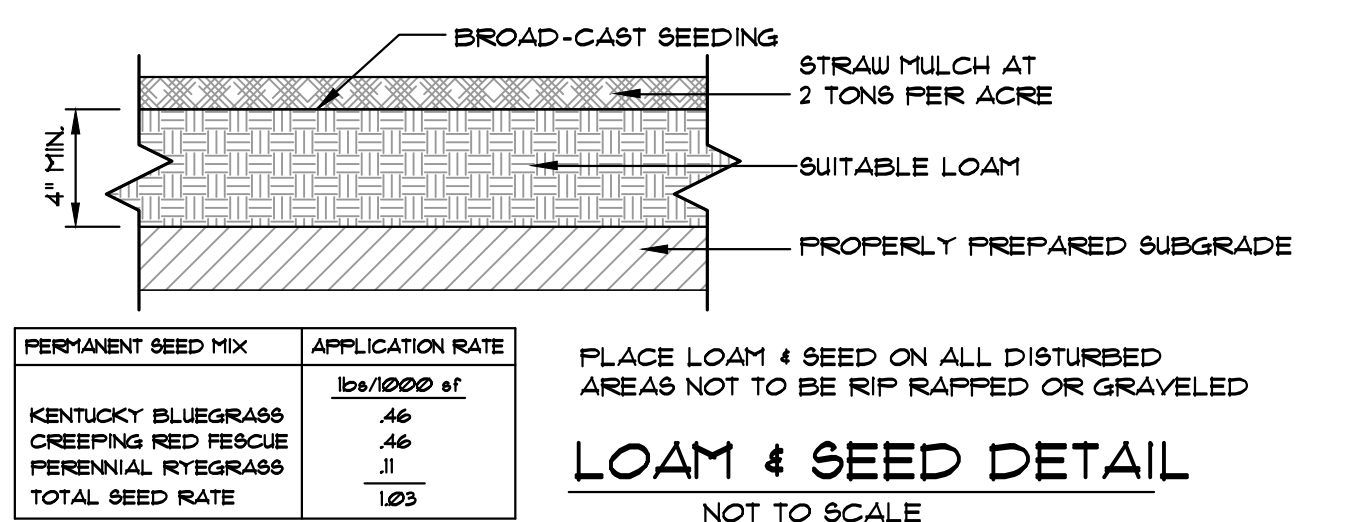
NOT TO SCALE



- STONE SIZE - AASHTO DESIGNATION M 43, SIZE # 2 (2 1/2" - 1 1/2") USE CRUSHED STONE
- LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
- THICKNESS - NOT LESS THAN 6"
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- MAINTENANCE - THE STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

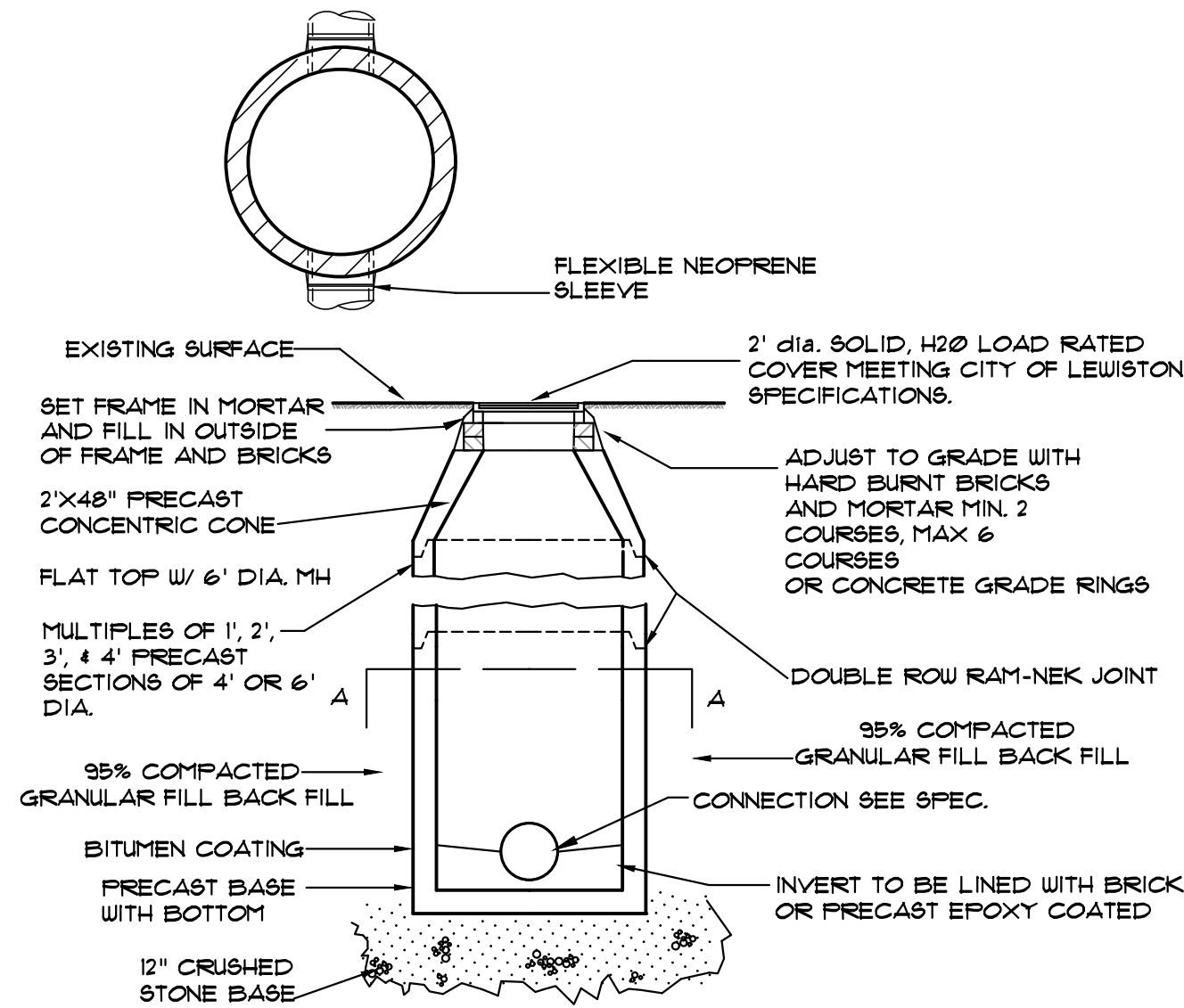
STABILIZED CONSTRUCTION EXIT DETAIL

NOT TO SCALE

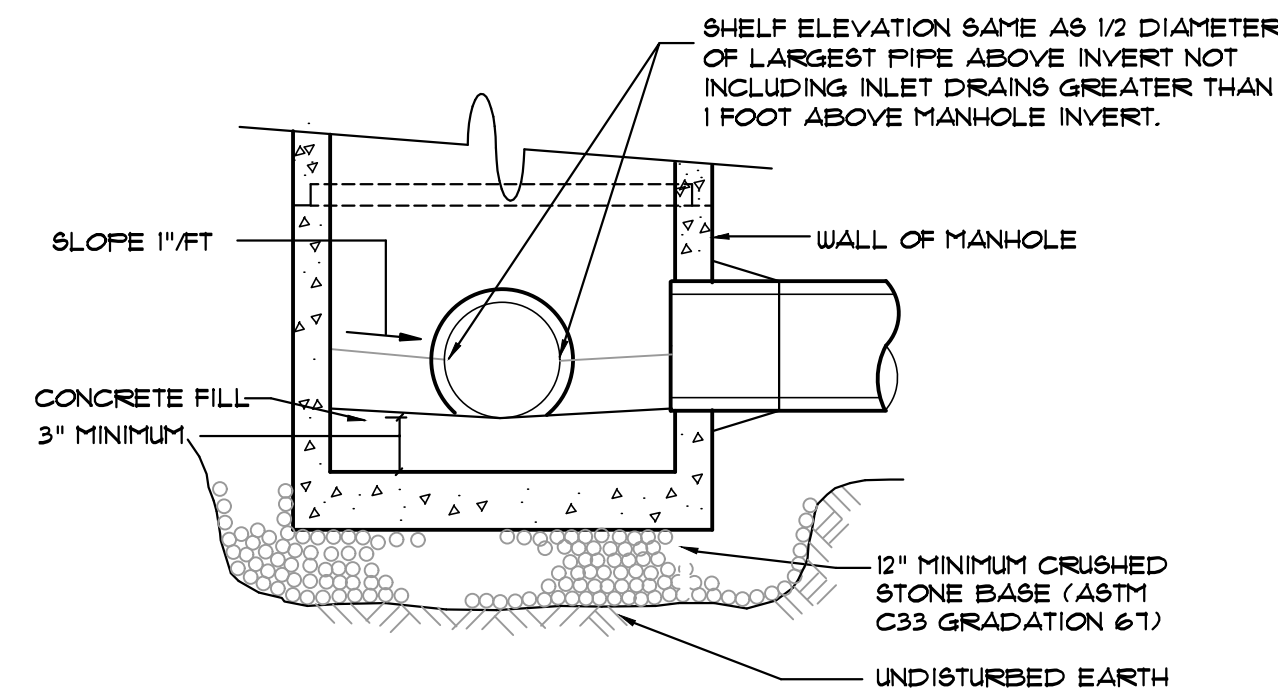


LOAM & SEED DETAIL

NOT TO SCALE

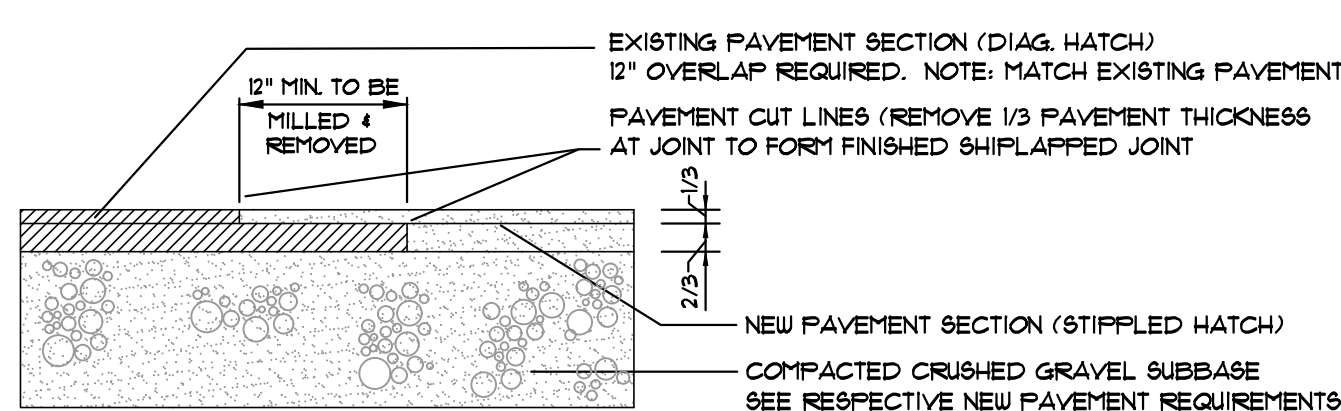


SECTION B-B



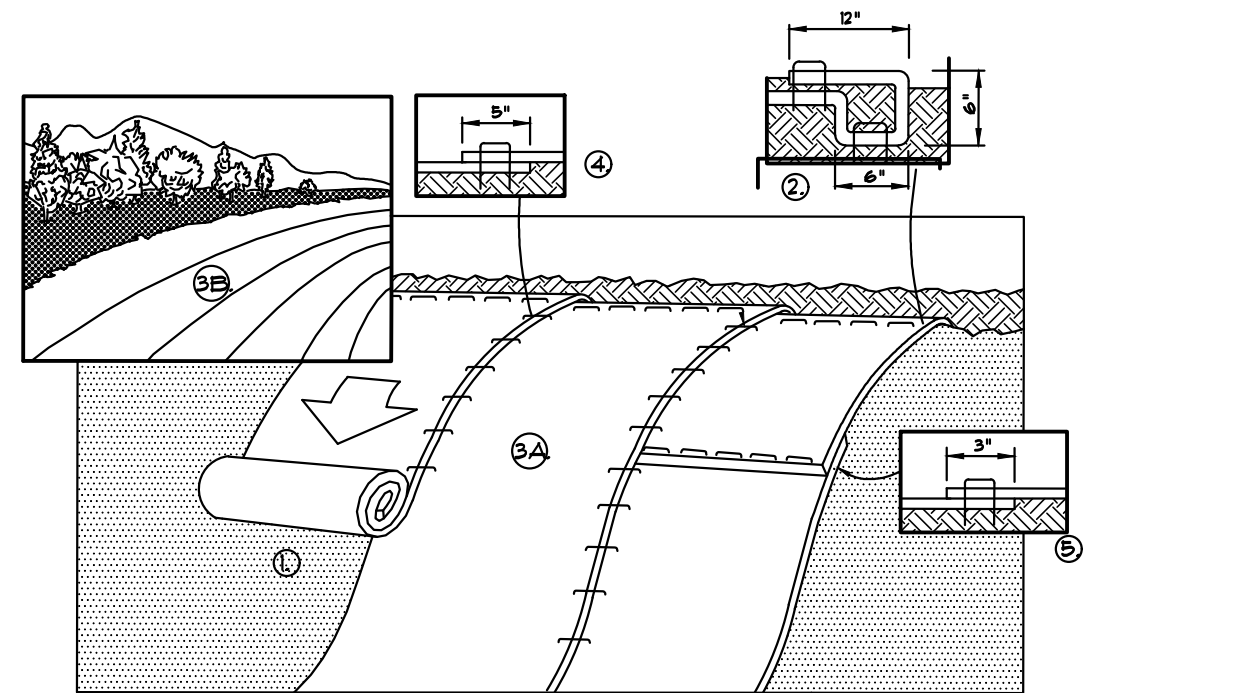
SECTION A-A
PRECAST CONCRETE SEWER MANHOLE

NOT TO SCALE



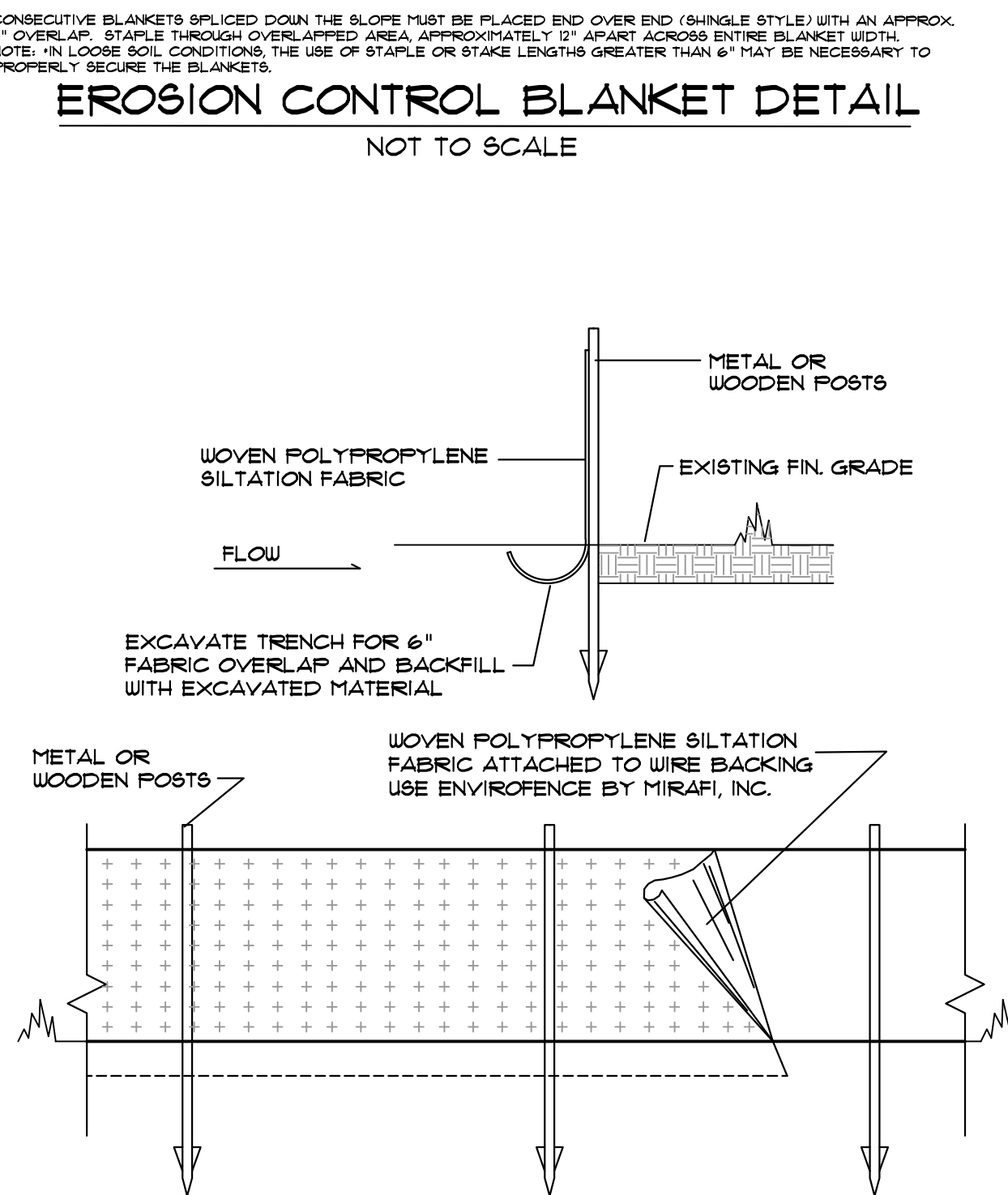
PAVEMENT SAWCUT JOINT DETAIL

NOT TO SCALE



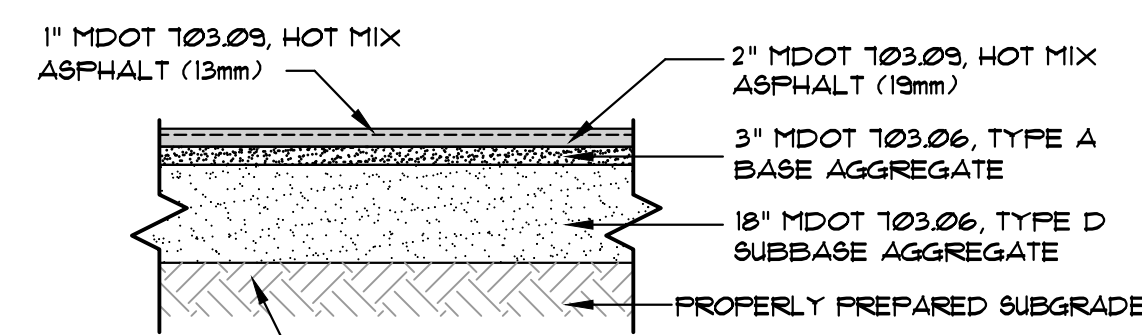
EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



PAVED AREA CROSS SECTION

NOT TO SCALE

- COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- HOT MIX ASPHALT PAVEMENT MUST BE COMPACTED TO 92%-95% OF ITS THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM D-2041.
- A TACK COAT MUST BE USED BETWEEN SUCCESSIVE LIFTS OF BITUMINOUS PAVEMENT.
- PROVIDE NON-FROST SUSCEPTIBLE COMPACTED FILL GRANULAR BORROW (MDOT 103.13) BELOW PAVEMENT IN FILL AREAS.
- CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

GENERAL NOTES

- SEE SHEET 1 FOR SITE SPECIFIC NOTES.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- ALL CONSTRUCTION WITHIN THE TOWN OF CUMBERLAND RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN OF CUMBERLAND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN AND/OR MDOT, REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (811) LINE AT 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE, THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILL OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE, THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILL OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY THE CITY OF AUGUSTA CEO. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE TOWN. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT, MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT MATERIALS AND COMPACTION TESTING AT NO COST TO THE OWNER. RESULTS OF THE TESTING ARE TO BE SUPPLIED TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE TOWN OF CUMBERLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN THE TOWN LAND USE ORDINANCE REGULATIONS.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION, THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULES BASED UPON PLAN REVIEW. SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING THE WORK. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, LATEST EDITION.

GRADING AND DRAINAGE NOTES

- UNLESS OTHERWISE NOTED, STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603 PIPE CULVERTS AND STORM DRAINS. LATEST EDITION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS: REINFORCED CONCRETE PIPE, HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE.
- HDPE/SMOOTH INTERIOR CORRUGATED PLASTIC PIPE (SICP) MAY ONLY BE USED FOR PIPE SIZES 48" DIAMETER AND SMALLER.
- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO DEBATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFFSITE.
- ALL EXISTING STRUCTURES, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFFSITE. ANY BURNING ONSITE SHALL BE SUBJECT TO LOCAL ORDINANCES AND PROJECT SPECIFICATIONS.
- THE SITE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND PIPING ON-SITE OR IN THE RIGHT OF WAY PRIOR TO EXCAVATION. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING/EXCAVATION START.
- SITE EXCAVATION AND FILL-IN-PLACE TO ESTABLISH THE DESIRED SUB-GRADE SHALL BE SCHEDULED SUCH THAT EROSION CONTROL PRACTICES ARE IN PLACE AND FUNCTIONING DOWN-GRADIENT OF THE EARTHWORK PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
- BASED ON FEMA MAPPING, NO AREA WITHIN THE SITE BOUNDARIES IS IN THE 100 YEAR FLOOD PLAIN.

LAYOUT NOTES

- ALL SIGNS INDICATED ON THE PLANS ARE TO MEET ALL REQUIREMENTS AND STANDARDS OF THE MDOT AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY LINE AND RIGHT OF WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTORS EXPENSE BY A MAINE PROFESSIONAL LAND SURVEYOR.



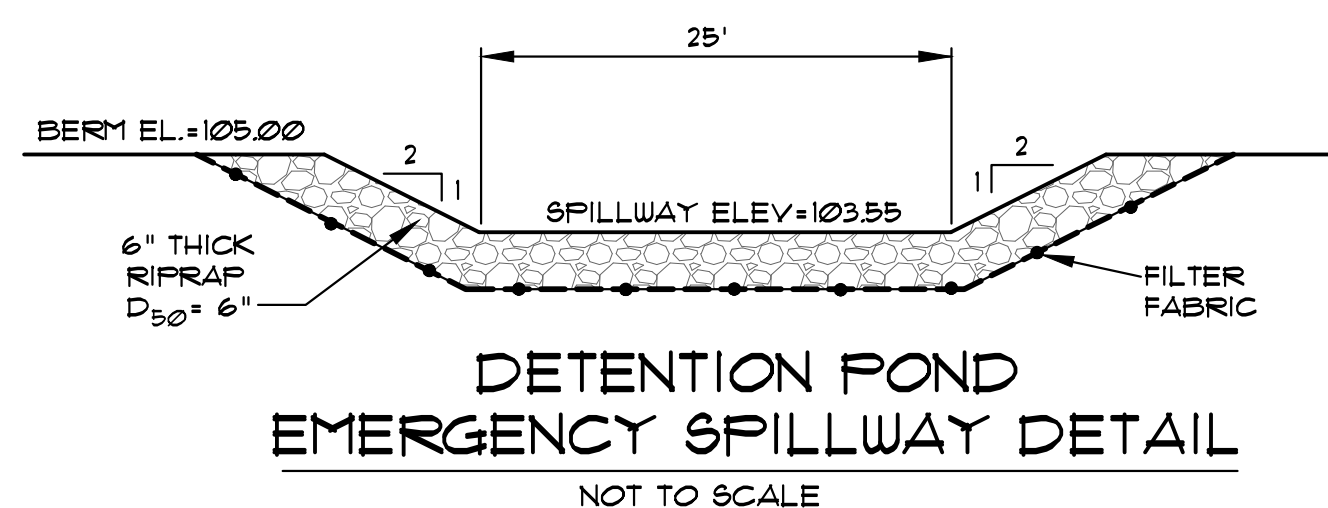
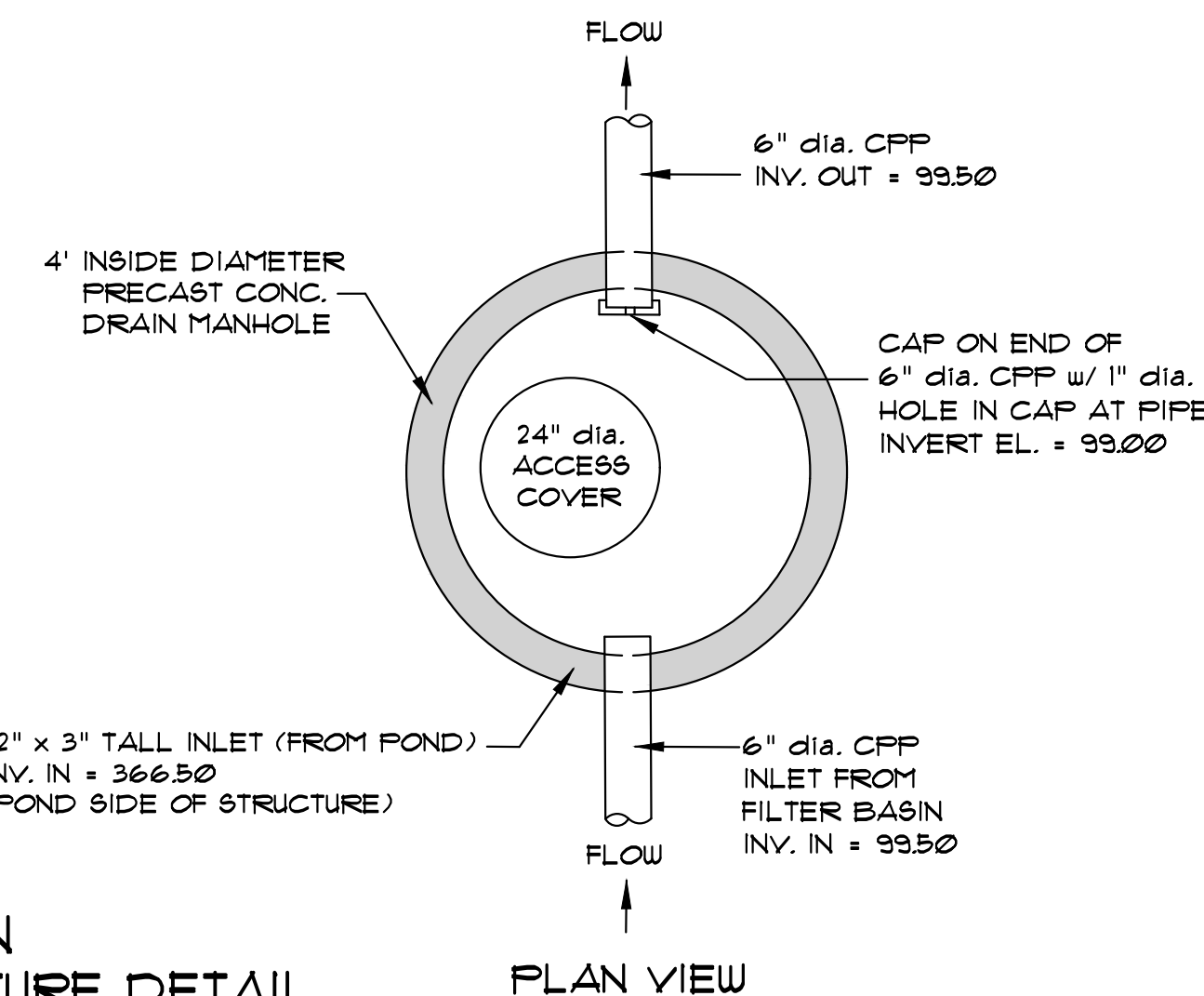
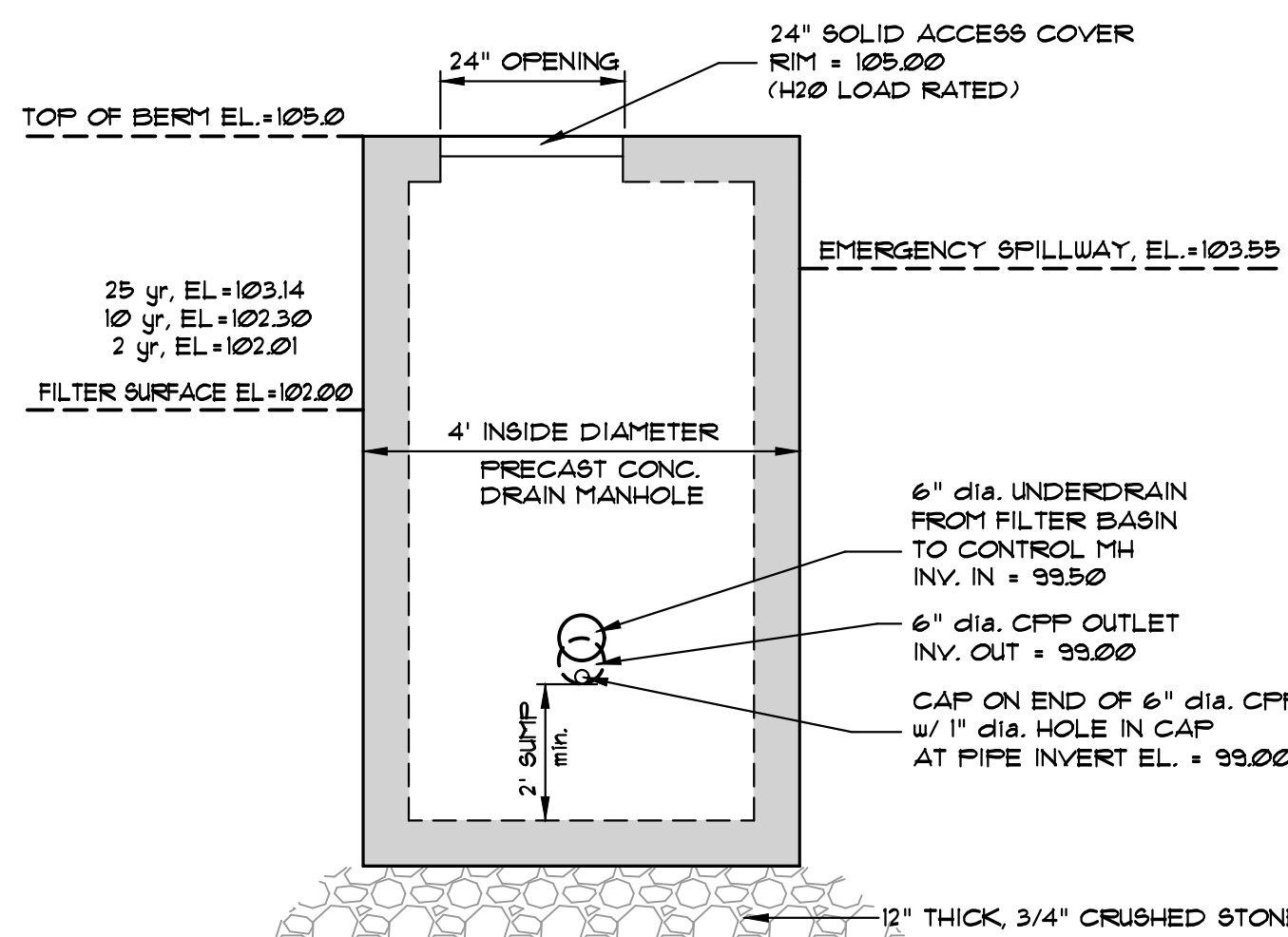
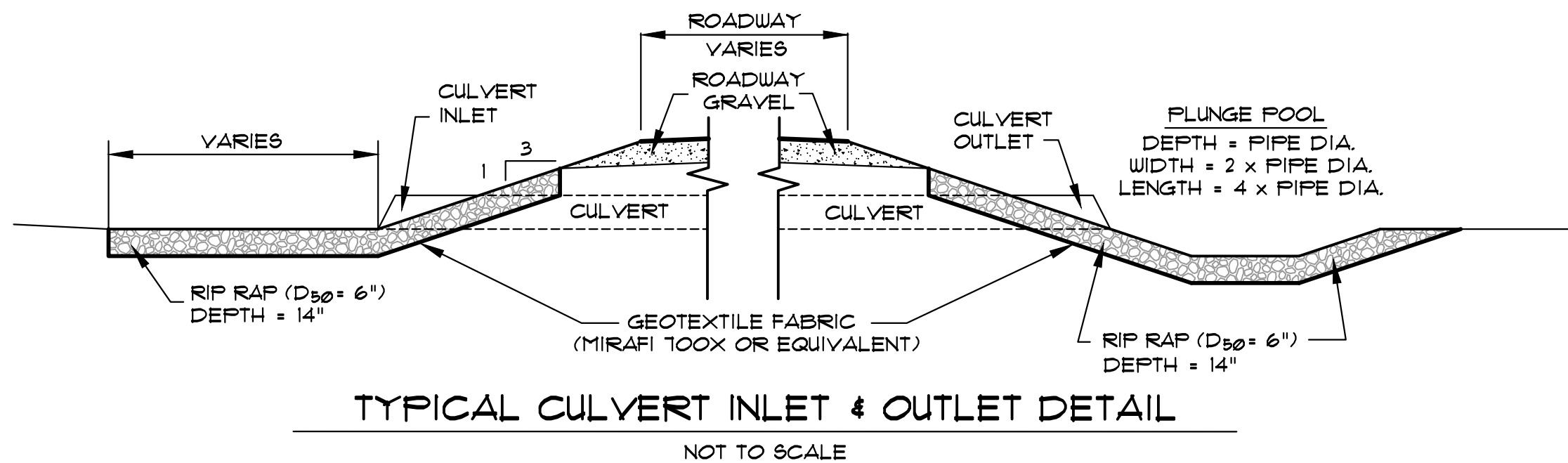
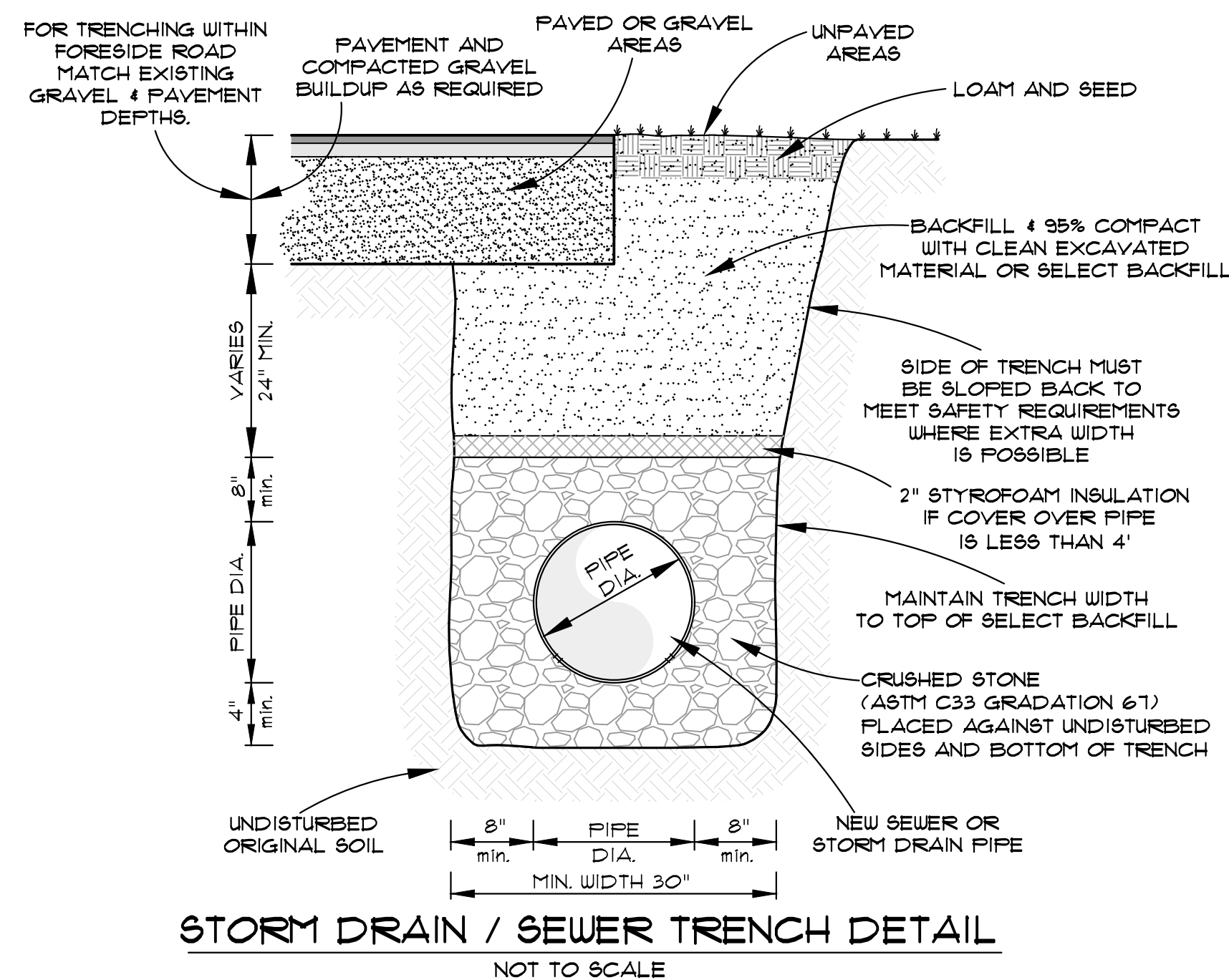
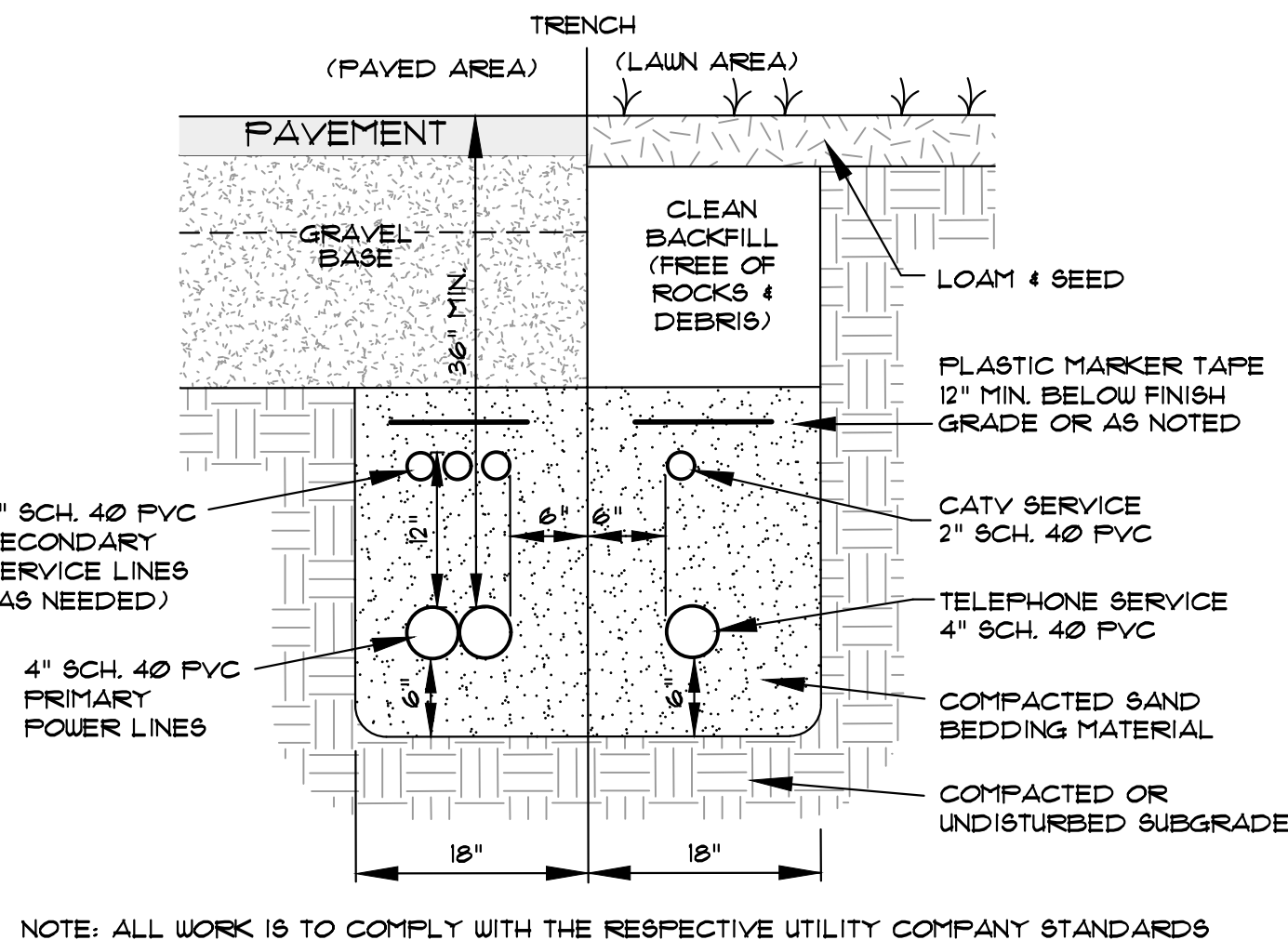
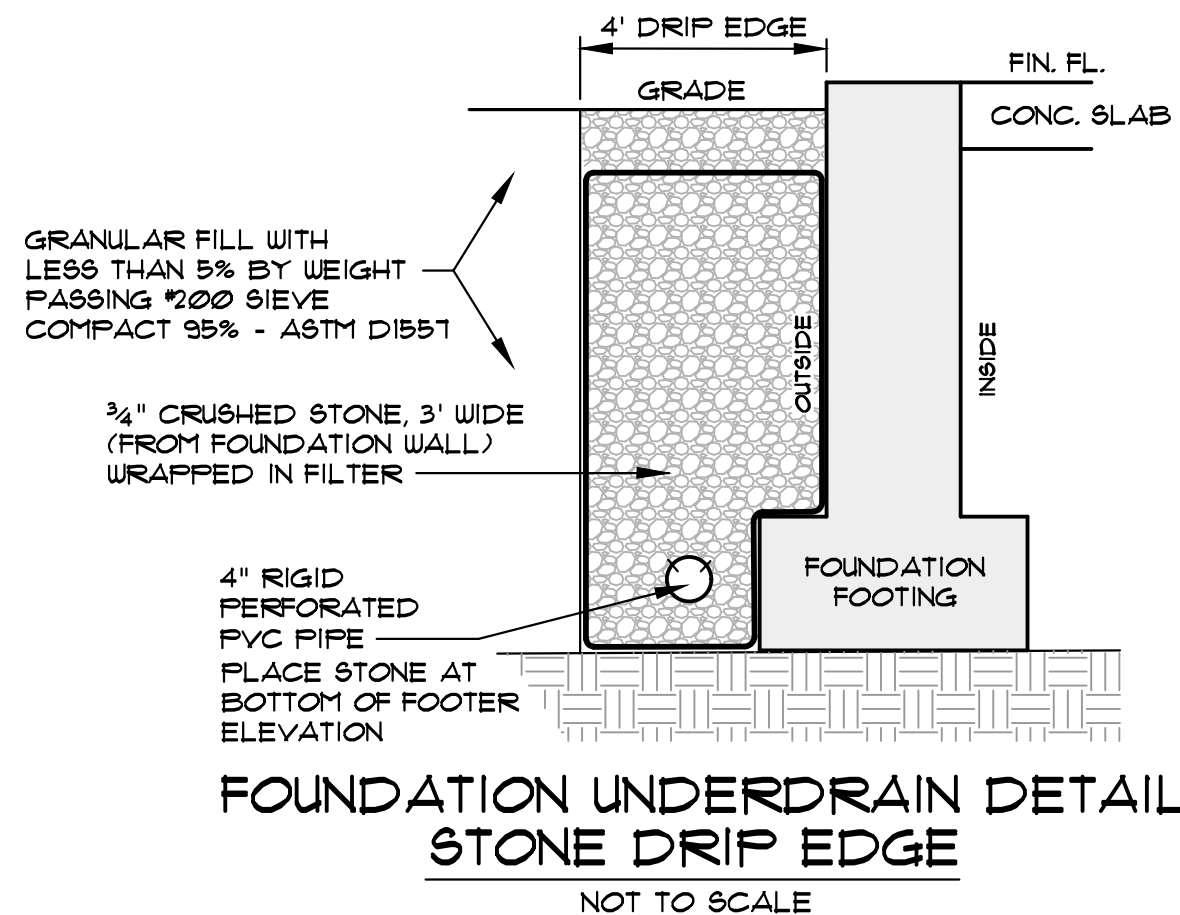
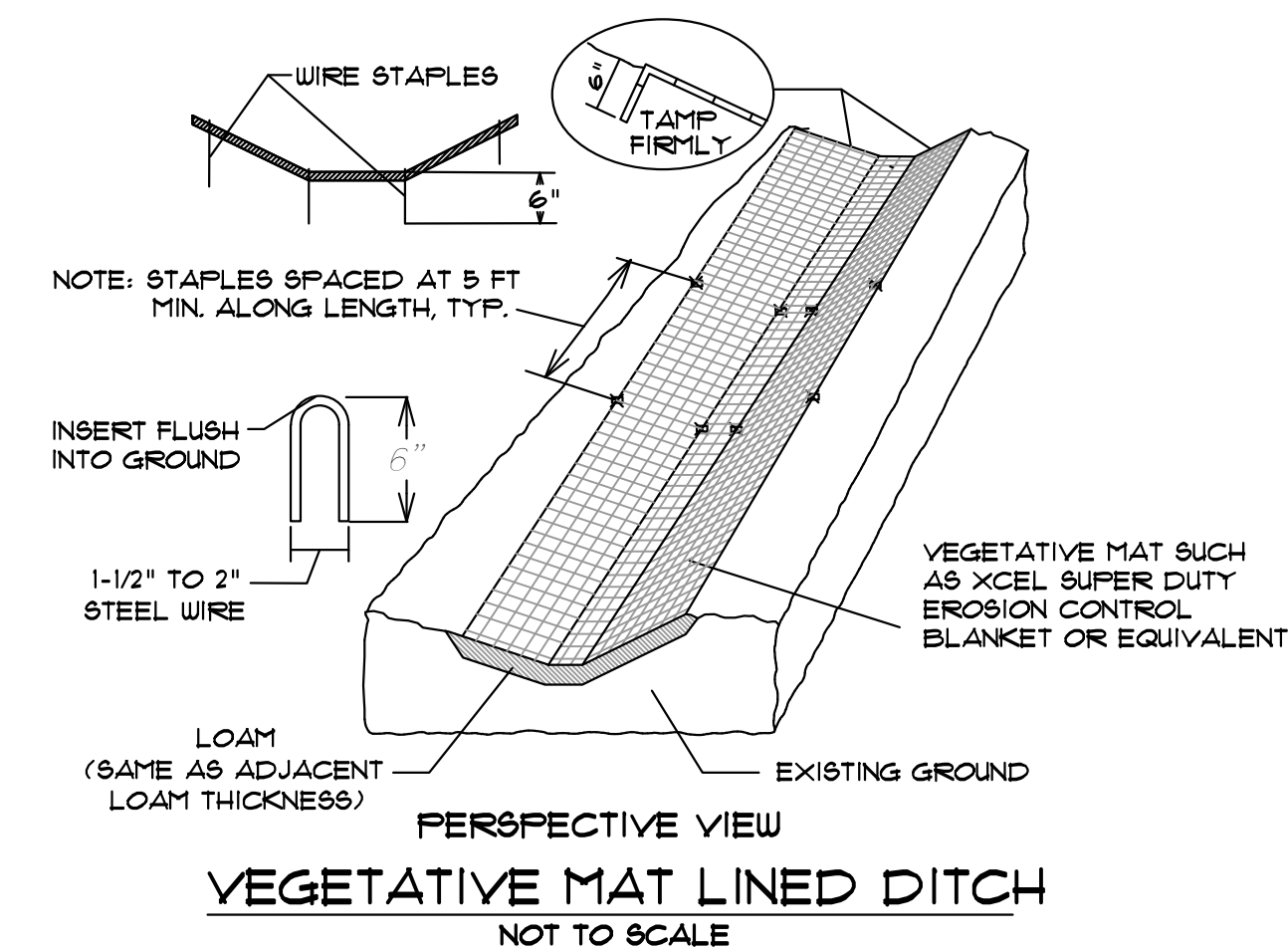
DATE	PROJECT
NOV. 2022	2022-22
DRAWN BY	SCALE
SJR	N.T.S.

SJR ENGINEERING, INC.
16 THURSTON DRIVE
MONMOUTH, MAINE 04259
(207) 622-1616 tel & fax
sjr@sjr-engineering.com

SJR ENGINEERING

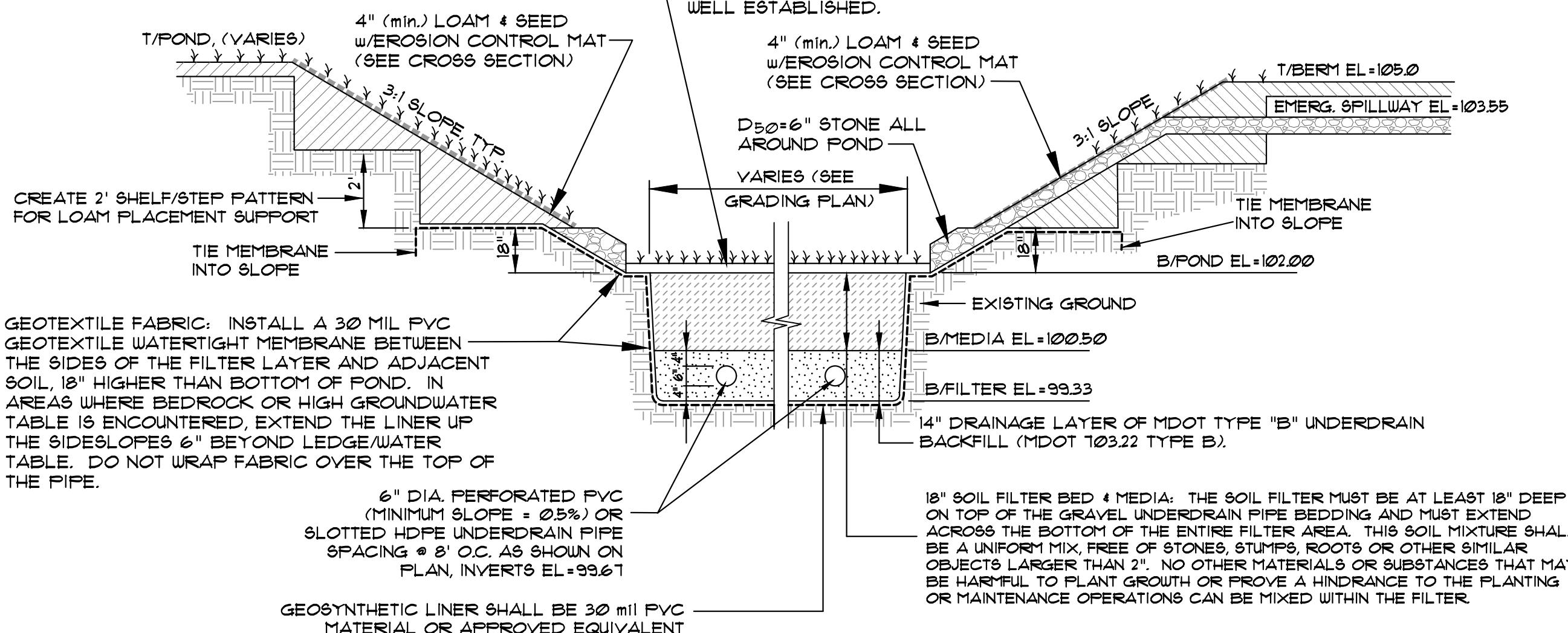
CONSTRUCTION NOTES & DETAILS
LOT SPLIT
104 FORESIDE ROAD - CUMBERLAND FORESIDE, MAINE
PREPARED FOR
COVE DEVELOPMENT COMPANY, LLC
21 CHESTNUT WAY - CUMBERLAND FORESIDE, ME 04102

DATE	PROJECT
NOV. 2022	2022-22
DRAWN BY	SCALE
SJR	N.T.S.



OUTLET CONTROL STRUCTURE DETAIL (NOT TO SCALE)

NOTE: FILTER POND SOIL FILTER DETAILS DEPICTS ELEVATIONS AT THE BOTTOM PERIMETER OF THE POND AND NOT THE LOW POINT OF THE POND. SEE SITE PLAN GRADING AND SECTION FOR LOW POINT OF ELEVATION (TYPICALLY NEAR THE CONTROL STRUCTURE)



STORMWATER CONSTRUCTION OVERSIGHT NOTES

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THIS PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER SHALL NOTIFY THE TOWN OF CUMBERLAND AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION SHALL BE A COPY OF THE TEST RESULTS FOR ANY SOIL FILL, AGGREGATE OR MULCH MATERIALS USED IN THE CONSTRUCTION OF THE STORMWATER MANAGEMENT STRUCTURES AND A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION AND THE TIME INSPECTED ON EACH VISIT.

VEGETATED UNDERDRAINED SOIL FILTER BASINS
CONSTRUCTION INSPECTIONS - AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION SHALL OCCUR AFTER FOUNDATION SOIL PREPARATION BUT PRIOR TO PLACEMENT OF THE EMBANKMENT FILL, AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED, AFTER THE PIPE BEDDING IS PLACED BUT PRIOR TO THE PLACEMENT OF THE FILTER MEDIA, AND AFTER THE FILTER MEDIA HAS BEEN PLACED AND THE FILTER SURFACE SEEDED.

TESTING AND SUBMITTALS - ALL THE SOIL, MULCH, AND AGGREGATE USED FOR THE CONSTRUCTION OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN SHALL BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF EACH MATERIAL AND OBTAIN SAMPLES FROM EACH MATERIAL FOR TESTING. ALL TESTING SHALL BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE FILL OR AGGREGATE IS PLACED AS PART OF THE VEGETATED UNDERDRAINED SOIL FILTER BASIN'S CONSTRUCTION.

OBTAIN A SAMPLE OF THE FILTER MEDIA CONSISTING OF A BLEND OF SAND, TOPSOIL, AND WOOD FIBER MULCH (OR OTHER APPROVED ORGANIC SOURCE). THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM ANALYSES OF THE BLENDED FILTER MEDIA SHOWING IT HAS 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AS DETERMINED BY ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A), HAS A CLAY CONTENT OF LESS THAN 2% AND HAS AN ORGANIC MATTER CONTENT OF NO LESS THAN 10% BY DRY WEIGHT.

IF THE UNDERDRAIN PIPES WILL BE BEDDED IN GRAVEL, OBTAIN A SAMPLE OF THE GRAVEL FILL TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE GRAVEL TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE GRAVEL FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE B.

IF THE UNDERDRAIN PIPE WILL BE BEDDED IN CRUSHED STONE, OBTAIN A SAMPLE OF THE CRUSHED STONE TO BE USED FOR THE PIPE BEDDING. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE CRUSHED STONE TO BE USED FOR THE UNDERDRAIN PIPE BEDDING. THE CRUSHED STONE FILL MUST CONFORM TO MEDOT SPECIFICATION 103.22 UNDERDRAIN TYPE C.

SOIL FILTER NOTES

- THE SOIL FILTER IS PART OF A TOWN OF CUMBERLAND PERMIT. CONSTRUCTION SHALL FOLLOW CURRENT MAINE DEP GUIDELINES WHICH INCLUDE APPROVAL OF MATERIAL PRIOR TO PLACEMENT AND CONSTRUCTION OVERSIGHT BY THE DESIGN ENGINEER.
- SUBMIT SAMPLES AND GRADATIONS FOR EACH MATERIAL TO BE USED. PROVIDE EXPECTED DESIGN MIX. PERFORM AND PROVIDE STANDARD PROCTOR ON COMBINED MIXTURE AS WELL AS A PERMEABILITY TEST.
- SCARIFY TO LOOSEN EXISTING SOIL AT LEAST 8" PRIOR TO LAYING FIRST LAYER OF THE SOIL FILTER SECTION.
- MAXIMUM SPACING OF UNDERDRAIN PIPING IS 10' O.C. END CAPS SHALL BE INSTALLED ON ALL UNDER DRAIN PIPES.
- AFTER APPROVAL OF MATERIAL, PLACE FILTER MEDIA IN TWO LIFTS WITH LOW WEIGHT VEHICLES TO 90-92% STANDARD PROCTOR.
- PROVIDE 2" OF BARK MULCH OR EROSION CONTROL MIX ON TOP OF THE FILTER BED UNTIL THE SITE HAS PROPOSED HARDSCAPE PLACED AND HAS VEGETATION WELL ESTABLISHED EVERYWHERE ELSE. ONCE THE SITE IS STABILIZED, REMOVE THE MULCH AND ACCUMULATED SEDIMENT FROM THE FILTER AND ESTABLISH VEGETATION PER THE FILTER BED SEEDING PLAN.
- PRIOR TO TURNING OVER TO OWNER, REMOVE SEDIMENT AND DEBRIS FROM FILTER SURFACE, OVERFLOW WEIR, INSIDE OVERFLOW STRUCTURE AND DISCHARGE PIPE.

SOIL FILTER MEDIA SPECIFICATIONS *				
FILTER MEDIA	SAND	TOPSOIL	MULCH	
MIXTURE BY VOL.	50% (+5%)	25% (+5%)	25% (+5%)	
SPECIFICATION	MEDOT SPEC. #103.01 FINE AGGREGATE FOR CONCRETE	USDA LOAMY SANDY TOPSOIL	WOODY FIBER & MODERATELY FINE SHREPPED BARK SUPERABUNDANT OR EQUAL, ADJUSTED FOR MINERAL SOIL CONTENT WITH LESS THAN 5% PASSING THE #200 SIEVE	
GRADATION				
SIEVE SIZE	% BY WEIGHT	% BY WEIGHT	% BY WEIGHT	
3/8"	100	-	-	
4	90-100	75-95	-	
8	80-100	-	-	
10	-	60-90	-	
16	50-85	-	-	
30	25-60	-	-	
40	-	35-85	-	
60	10-30	-	-	
100	2-10	-	-	
200	0-5	15-25	-	
200 CLAY	<2% **	<2% **	<2% **	
* FOR GRASSED UNDERDRAINED SOIL FILTER BMP PER THE MAINE DEP VOLUME III : BMP's TECHNICAL DESIGN MANUAL, MAY 2014				
** COMBINED MIXTURE CLAY CONTENT SHALL NOT EXCEED 2%				
NOTE: THE SOIL FILTER SHALL DRAIN IN NO LESS THAN 24 hrs BUT NOT MORE THAN 48 hrs.				



DATE	PROJECT
NOV. 2022	2022-22
DRAWN BY	SCALE
SJR	N.T.S.

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CONSTRUCTION DETAILS
LOT SPLIT
PREPARED FOR
COVE DEVELOPMENT COMPANY, LLC
104 FORESIDE ROAD - CUMBERLAND FORESIDE, MAINE
21 CHESTNUT WAY - CUMBERLAND FORESIDE, ME 04102

DATE	PROJECT
NOV. 2022	2022-22
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SJR	N.T.S.

SHEET C10