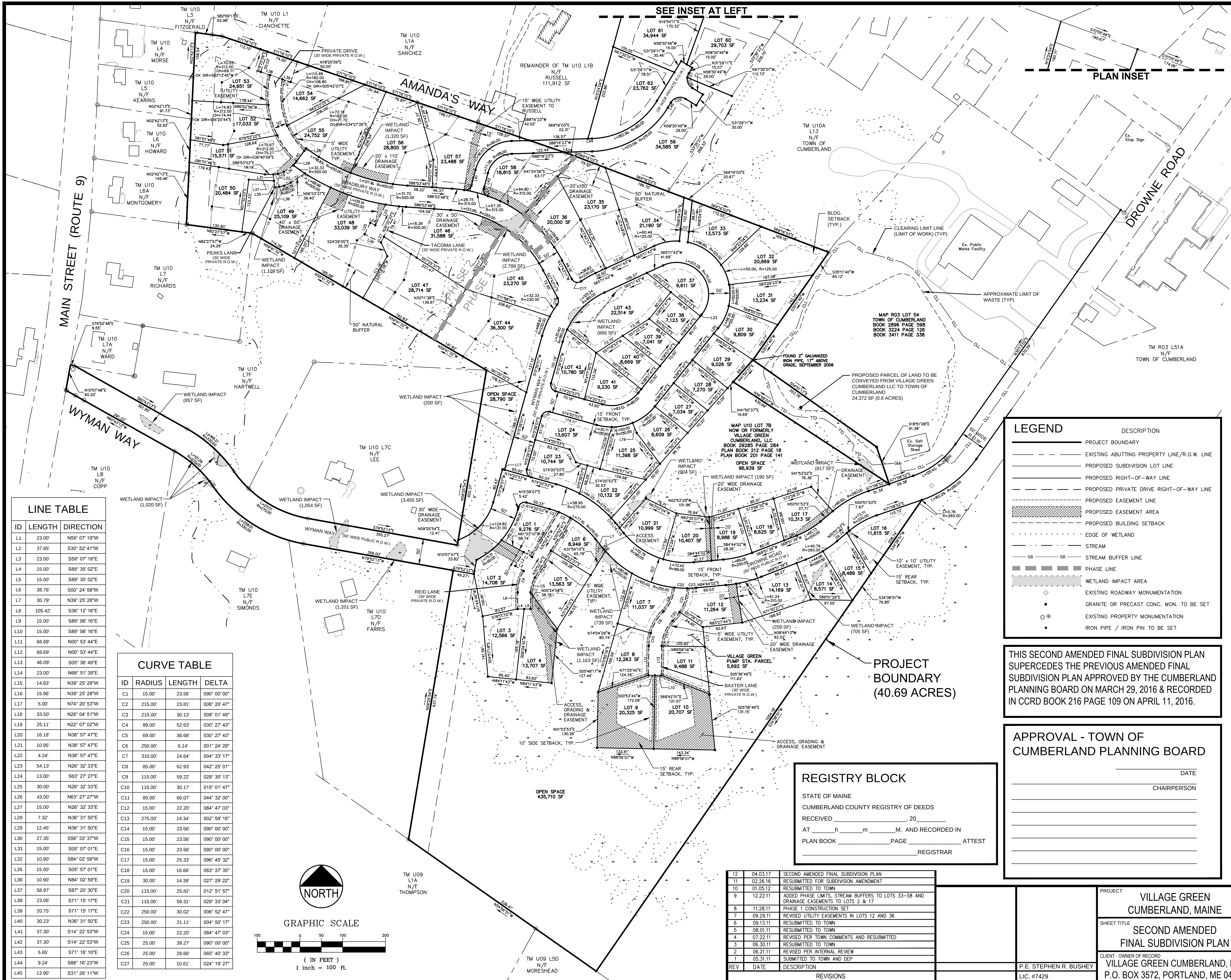




SEE INSET AT LEFT

PLAN INSET

REFER TO SHEET C-4.1 FOR
ADDITIONAL INFORMATION
PERTAINING TO STREAM
BUFFERS AND EASEMENTS
AS SHOWN ON THIS PLAN.

GENERAL NOTES

- OWNER OF RECORD:
TOWN OF CUMBERLAND
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
 - PROJECT NAME / MUNICIPALITY:
VILLAGE GREEN
CUMBERLAND, MAINE
 - APPLICANT / DEVELOPER:
VILLAGE GREEN CUMBERLAND, LLC
P.O. BOX 3572
PORTLAND, MAINE 04104
 - ENGINEER / DESIGNER:
STANTEC CONSULTING SERVICES, INC.
482 PAYNE ROAD
SCARBOROUGH, MAINE 04074
 - BOUNDARY AND TOPOGRAPHIC SURVEY:
TITCOMB ASSOCIATES, INC.
133 GRAY ROAD
FALMOUTH, MAINE 04105
 - WETLANDS DELINEATION:
BOYLE ASSOCIATES
25 DUNDEE ROAD
GORHAM, ME 04038
 - PARCEL SIZE AND TAX ASSESSOR DATA:
PROJECT SITE IS IDENTIFIED BY THE CUMBERLAND ASSESSOR'S OFFICE AS LOT 78 ON TAX MAP U10 CONTAINING 40.69 ACRES OF LAND, INCLUDING 1.48 ACRES IN WYMAN WAY RIGHT-OF-WAY TO MAIN STREET
 - ZONING:
VILLAGE MIXED USE (VMIU) WITH CONTRACT ZONING OVERLAY
 - USE:
SINGLE FAMILY RESIDENTIAL USES (ATTACHED AND DETACHED) ARE PERMITTED USES WITHIN THE CONTRACT OVERLAY ZONE.
 - CONTRACT OVERLAY ZONE DIMENSIONAL REQUIREMENTS:
THE FOLLOWING MINIMUM LOT SIZES ARE REQUIRED:
- | USE | MIN. LOT SIZE (S.F.) | MIN. LOT AREA PER UNIT (S.F.) | MIN. LOT FRONTAGE (FT.) |
|--|----------------------|-------------------------------|-------------------------|
| DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURE | 5,000 | 5,000 | 15' |
| ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE | 5,000 | 5,000 | 15' |
- MAXIMUM NUMBER OF RESIDENTIAL UNITS ACCESSED FROM PRIVATE DRIVE IS LIMITED TO 6
- THE FOLLOWING MINIMUM SETBACKS ARE REQUIRED FOR ALL STRUCTURES:
- | STRUCTURE TYPE | FRONT | SIDE | REAR |
|---|-------|------|------|
| DETACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE | 15' | 10' | 10' |
| ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE AND GARAGE | 15' | 10' | 10' |
| DETACHED SHED DRIVEWAYS | 15' | 8' | 8' |
- * SETBACK BETWEEN FACE OF GARAGE AND SIDEWALK SHALL BE MINIMUM DISTANCE OF 20'
- ** SIDE SETBACK REDUCED TO 0' ALONG COMMON SIDELINE BETWEEN ATTACHED RESIDENTIAL STRUCTURES AND GARAGES.

LEGEND

DESCRIPTION

- PROJECT BOUNDARY
- EXISTING ABUTTING PROPERTY LINE/R.O.W. LINE
- PROPOSED SUBDIVISION LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PRIVATE DRIVE RIGHT-OF-WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA
- PROPOSED BUILDING SETBACK
- EDGE OF WETLAND
- STREAM
- STREAM BUFFER LINE
- PHASE LINE
- WETLAND IMPACT AREA
- EXISTING ROADWAY MONUMENTATION
- GRANITE OR PRECAST CONC. MON. TO BE SET
- EXISTING PROPERTY MONUMENTATION
- IRON PIPE / IRON PIN TO BE SET

THIS SECOND AMENDED FINAL SUBDIVISION PLAN
SUPERCEDES THE PREVIOUS AMENDED FINAL
SUBDIVISION PLAN APPROVED BY THE CUMBERLAND
PLANNING BOARD ON MARCH 29, 2016 & RECORDED
IN CCRD BOOK 216 PAGE 109 ON APRIL 11, 2016.

APPROVAL - TOWN OF CUMBERLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____ ATTEST

REGISTRAR

REV	DATE	DESCRIPTION
12	04.03.17	SECOND AMENDED FINAL SUBDIVISION PLAN
11	02.26.16	RESUBMITTED FOR SUBDIVISION AMENDMENT
10	01.05.12	RESUBMITTED TO TOWN
9	12.22.11	ADDED PHASE LIMITS, STREAM BUFFERS TO LOTS 33-58 AND DRAINAGE EASEMENTS TO LOTS 2 & 17
8	11.28.11	PHASE 1 CONSTRUCTION SET
7	09.29.11	REVISED UTILITY EASEMENTS IN LOTS 12 AND 36
6	09.13.11	RESUBMITTED TO TOWN
5	08.01.11	RESUBMITTED TO TOWN
4	07.22.11	REVISED PER TOWN COMMENTS AND RESUBMITTED
3	06.30.11	RESUBMITTED TO TOWN
2	06.21.11	REVISED PER INTERNAL REVIEW
1	05.31.11	SUBMITTED TO TOWN AND DEP
REV	DATE	DESCRIPTION

PROJECT	VILLAGE GREEN CUMBERLAND, MAINE
SHEET TITLE	SECOND AMENDED FINAL SUBDIVISION PLAN
CLIENT - OWNER OF RECORD	VILLAGE GREEN CUMBERLAND, LLC P.O. BOX 3572, PORTLAND, ME 04104
P.E. STEPHEN R. BUSHEY LIC. #7429	

STANTEC CONSULTING SERVICES INC.	
482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM	
DRAWN: CDD	DATE: APRIL 2017
DESIGNED: SRB	SCALE: 1" = 100'
CHECKED: SRB	JOB NO. 195350
FILE NAME: vg_amended_sub_plan	
SHEET	C-4.0

ID	LENGTH	DIRECTION
L1	23.00'	N59° 07' 19"W
L2	37.85'	S30° 52' 41"W
L3	23.00'	S59° 07' 19"E
L4	15.00'	S89° 35' 02"E
L5	15.00'	S89° 35' 02"E
L6	38.76'	S00° 24' 58"W
L7	30.79'	N39° 25' 28"W
L8	105.42'	S36° 12' 16"E
L9	15.00'	S89° 06' 16"E
L10	15.00'	S89° 06' 16"E
L11	68.69'	N00° 53' 44"E
L12	68.69'	N00° 53' 44"E
L13	46.09'	S05° 36' 49"E
L14	23.00'	N65° 51' 39"E
L15	14.83'	N39° 25' 28"W
L16	15.96'	N39° 25' 28"W
L17	5.00'	N74° 20' 53"W
L18	33.50'	N26° 04' 51"W
L19	25.11'	N22° 07' 02"W
L20	16.18'	N38° 57' 47"E
L21	10.95'	N38° 57' 47"E
L22	4.24'	N38° 57' 47"E
L23	54.13'	N26° 32' 33"E
L24	13.00'	S63° 27' 27"E
L25	30.00'	N26° 32' 33"E
L26	43.00'	N63° 27' 27"W
L27	15.00'	N26° 32' 33"E
L28	7.32'	N36° 31' 50"E
L29	12.45'	N36° 31' 50"E
L30	27.35'	S56° 33' 37"W
L31	15.00'	S05° 57' 01"E
L32	10.90'	S84° 02' 59"W
L35	15.00'	S05° 57' 01"E
L36	10.90'	N84° 02' 59"E
L37	58.97'	S87° 20' 30"E
L38	23.06'	S71° 15' 17"E
L40	20.75'	S71° 15' 17"E
L43	37.30'	S14° 22' 53"W
L42	37.30'	S14° 22' 53"W
L43	5.65'	S71° 16' 10"E
L44	9.24'	S88° 16' 23"W
L45	13.90'	S31° 29' 11"W

ID	RADIUS	LENGTH	DELTA
C1	15.00'	23.56'	090° 00' 00"
C2	215.00'	23.81'	006° 20' 47"
C3	215.00'	30.13'	008° 01' 49"
C4	99.00'	52.63'	030° 27' 43"
C5	69.00'	36.68'	030° 27' 43"
C6	250.00'	6.14'	001° 24' 29"
C7	310.00'	24.64'	004° 33' 17"
C8	85.00'	62.93'	042° 25' 01"
C9	115.00'	59.22'	029° 30' 13"
C10	115.00'	30.17'	015° 01' 47"
C11	85.00'	66.07'	044° 32' 00"
C12	15.00'	22.20'	084° 47' 03"
C13	275.00'	14.34'	002° 59' 16"
C14	15.00'	23.56'	090° 00' 00"
C15	15.00'	23.56'	090° 00' 00"
C16	15.00'	23.56'	090° 00' 00"
C17	15.00'	25.33'	096° 45' 32"
C18	15.00'	16.66'	063° 37' 35"
C19	30.00'	14.39'	027° 29' 22"
C20	115.00'	25.82'	012° 51' 57"
C21	115.00'	59.31'	029° 33' 04"
C22	250.00'	30.02'	006° 52' 47"
C23	250.00'	21.11'	004° 50' 17"
C24	15.00'	22.20'	084° 47' 03"
C25	25.00'	39.27'	090° 00' 00"
C26	25.00'	26.66'	065° 40' 33"
C27	25.00'	10.61'	024° 19' 27"

