

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	FORESTED	---
---	STORMWATER TREATMENT BUFFER (WIDTH VARIES)	---
---	75' PERIMETER BUFFER	---
---	LIMITS OF VARIABLE SEDGE, TO REMAIN UNDISTURBED	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUFFER LIMIT PIN	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	EDGE GRAVEL	---
---	CURBLINE	---
---	EDGE WATER	---
---	CONTOURS	---
---	CHAIN LINK FENCE	---
---	WIRE FENCE	---
---	STOCKADE FENCE	---
---	STONE WALL	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS MUNJOY HILL EPM, LLC BY DEED RECORDED IN BOOK 25650, PAGE 35 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOT 2C ON THE TOWN OF CUMBERLAND TAX MAP U-3 AND IS LOCATED IN THE LOW DENSITY RESIDENTIAL (LDR) ZONE. THIS SUBDIVISION IS PROPOSED AS A CLUSTERED DEVELOPMENT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:
MIN. LOT SIZE: 30,000 SF.
MIN. STREET FRONTAGE: 75 FT.
MIN. FRONT YARD: 30 FT. MIN. AND 65' MIN. BETWEEN TWO RESIDENTIAL LOTS
MIN. SIDE YARD: 30 FT.
MIN. REAR YARD: 65 FT.
- TOTAL AREA OF PARCEL: 22.93 AC.
- PLAN REFERENCES:
a) BOUNDARY PLAN OF GYGER TRUST BY SEBAGO TECHNIQS, INC. DATED 11-13-07.
b) THIRD AMENDED FINAL PLAN FILING PLAT OF RIN WOODS SUBDIVISION BY ASSOCIATED DESIGN PARTNERS, INC. DATED 03-09-06 AND RECORDED AT THE CCRD ON 07-15-10 IN PLAN BOOK 210, PAGE 230.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. 4a.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNIQS, INC. IN SPRING, 2012.
- DISTURBANCE WITHIN THE 75 FT. PERIMETER BUFFER SHALL BE LIMITED TO THE DISTURBANCE REQUIRED FOR DRIVEWAY AND UTILITY INSTALLATION (LOTS 7, 8, 9, 14, 15 AND 16). THE 75 FT. PERIMETER BUFFER IS REQUIRED PER SECTION 315-43B.4 OF THE ZONING ORDINANCE.
- THE STORM WATER MANAGEMENT MODEL USED ASSUMPTIONS FOR THE DEVELOPMENT OF LOTS AS DEPICTED IN THE "DEVELOPMENT SUMMARY" TABLE ON THIS PLAN. ANY INCREASE DESIRED BY INDIVIDUAL LOT OWNERS WILL REQUIRE APPROVAL FROM THE TOWN OF CUMBERLAND.
- THE STORM WATER TREATMENT BUFFERS MUST REMAIN UNDEVELOPED IN PERPETUITY UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE TOWN OF CUMBERLAND AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE USE OF THE RESTRICTED BUFFERS SHALL BE LIMITED AS DESCRIBED IN APPENDIX G2 OF CHAPTER 500 - STORMWATER MANAGEMENT.
- THE TOWN OF CUMBERLAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, FLOWING OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN.
- THE 75 FT. BUFFER LIMIT MARKERS SET WITHIN LOTS 8 AND 9 ON THE PORTION OF THE BUFFER ADJUTING LAND NOW OR FORMERLY OF GOODBODY SHALL INCLUDE A POST AND DURABLE SIGN STATING "75 FT. BUFFER SETBACK - RESTRICTED CLEARING PER TOWN ORDINANCE".
- TREES SHALL BE PLANTED IN THE BUFFER AREA ADJACENT TO LAND NOW OR FORMERLY OF GOODBODY IN ACCORDANCE WITH A LANDSCAPE PLAN INCLUDED AS PART OF THE FINAL SUBDIVISION APPLICATION, ON FILE WITH THE TOWN OF CUMBERLAND PLANNING OFFICE AND IN SUCH A MANNER AS TO DIRECT STORMWATER RUNOFF FROM LOT 9 TOWARDS THE WET AREA ON THE WESTERN EDGE OF LOT 9. THE EXACT LOCATION OF THE BERRY SHALL BE DETERMINED IN CONSULTATION WITH TERRANCE J. DEWAN AND ASSOCIATES, 121 WEST MAIN STREET, YAKIMOUTH, MAINE (207) 846-0751.
- A LOW EARTHEN BERRY SHALL BE INSTALLED NEAR THE EDGE OF THE BUFFER BETWEEN LOT 9 AND LAND NOW OR FORMERLY OF GOODBODY AND INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN INCLUDED AS PART OF THE FINAL SUBDIVISION APPLICATION, ON FILE WITH THE TOWN OF CUMBERLAND PLANNING OFFICE AND IN SUCH A MANNER AS TO DIRECT STORMWATER RUNOFF FROM LOT 9 TOWARDS THE WET AREA ON THE WESTERN EDGE OF LOT 9. THE EXACT LOCATION OF THE BERRY SHALL BE DETERMINED IN CONSULTATION WITH TERRANCE J. DEWAN AND ASSOCIATES, 121 WEST MAIN STREET, YAKIMOUTH, MAINE (207) 846-0751.

EXISTING R CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	29.65'	175.00'	S81°21'19"E	29.62'
C2	96.12'	225.00'	N88°44'24"W	95.39'

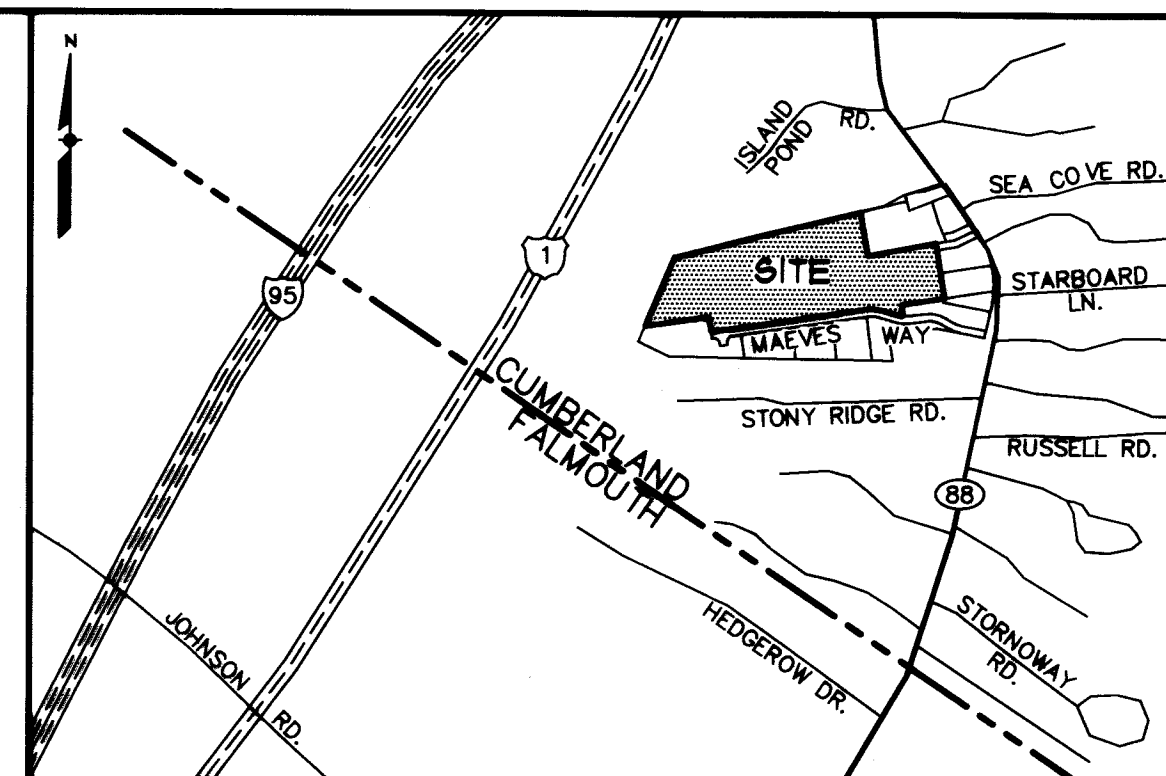
PROPOSED R CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C3	471.24'	150.00'	S75°02'41"W	300.00'

EXISTING R DATA		
LINE	BEARING	LENGTH
L1	N 14°16'57" W	79.64'
L2	N 12°32'48" W	48.89'

PROPOSED R DATA		
LINE	BEARING	LENGTH
L3	S 10°51'19" E	213.0'
L4	S 10°51'19" E	212'

PROPOSED R DATA		
LINE	BEARING	LENGTH
L5	N 11°14'14" E	48.07'
L6	N 78°02'41" E	101.61'
L7	N 78°02'41" E	101.61'

DEVELOPMENT SUMMARY (SEE NOTE 8)		
LOT	INTERVIOUS AREA (SF)	LANDSCAPED AREA (SF)
7	6,000	10,000
8	7,500	12,000
9	7,500	12,000
10	7,500	12,000
11	7,500	12,000
12	7,500	12,000
13	7,500	12,000
14	7,500	12,000
15	6,500	10,000
16	6,000	10,000



LOCATION MAP

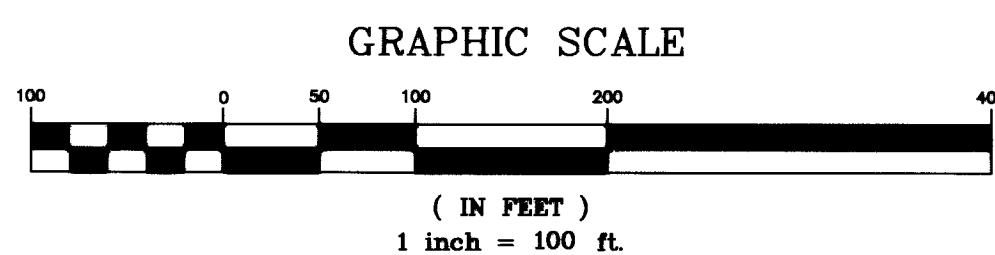
NET RESIDENTIAL AREA CALCULATIONS

GROSS ACREAGE	22.93 ACRES
NEW ROADWAY AREA	-0.25 ACRES
ISOLATED AREAS	-0.00 ACRES
SLOPES > 20% SUSTAINED FOR > 30,000 SF.	-0.00 ACRES
WETLANDS	-0.00 ACRES
RIGHTS-OF-WAY OR EASEMENTS	-0.00 ACRES
AREAS WITHIN 100-YEAR FLOOD ZONE	-0.00 ACRES
RESOURCE PROTECTION DISTRICTS	-0.00 ACRES
NET RESIDENTIAL DENSITY	10.71 ACRES
MINIMUM LOT SIZE	150 ACRES
NUMBER OF LOTS ALLOWED	12.31 LOTS
NUMBER OF LOTS PROPOSED	12 LOTS



NAD 83

GRAPHIC SCALE

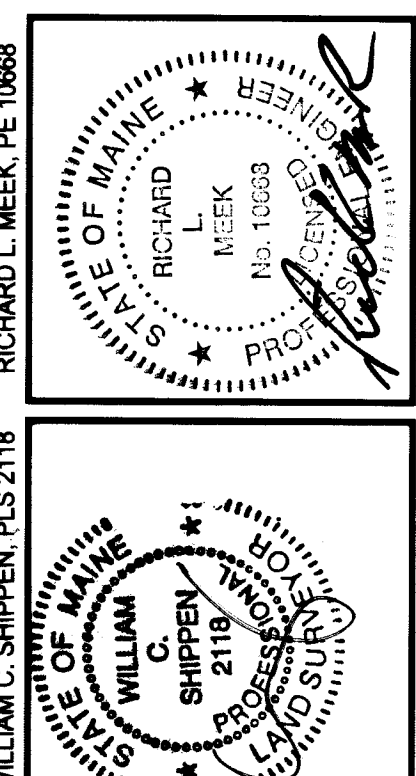


APPROVAL - TOWN OF CUMBERLAND PLANNING BOARD

Clara 1-15-13 DATE
Clara CHAIRPERSON
Clara SECRETARY
Clara TREASURER
Clara CLERK

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED JANUARY 23, 2013
 AT 12:44 PM AND RECORDED IN
 PLAN BOOK 213 PAGE 17
 ATTEST *Carole E. Loney* REGISTRAR



REV.	DATE	BY	STATUS
1	01-14-13	SMF	FINAL PLAN REVISIONS, INCLUDING THE ADDITION NOTES 11-13
2	12-18-12	SMF	REVISIONS FOR FINAL SUBDIVISION APPLICATION TO TOWN
3	11-30-12	SMF	REVISED BUFFER ZONE IDENTIFICATION
4	11-13-12	SMF	REVISED PER DEP REVIEW COMMENTS
5	10-26-12	SMF	REVISED PER TOWN REVIEW COMMENTS - SUBMIT FOR FINAL
6	10-18-12	SMF	SUBMIT STORM WATER APPLICATION TO MDEP
7	08-28-12	SMF	SUBDIVISION APPLICATION SUBMISSION TO TOWN

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	MAL
07496		SMF	WCS		

SUBDIVISION PLAN
 OF:
 R & N WOODS SUBDIVISION - PHASE 2
 FORESIDE ROAD/MAVES WAY
 CUMBERLAND, MAINE
 FOR:
 MUNJOY HILL EPM, LLC
 5 BRADLEY DRIVE
 WESTBROOK, MAINE 04092