

- ZONING NOTES:**
- PROPERTY OWNER/APPLICANT: WALNUT HILL INVESTMENTS, LLC NORTH YARMOUTH, MAINE
 - LOT INFORMATION - BOOK/PAGE/MAP/LOT: 33542/1/R07A/1A
 - ZONING DISTRICT: RR2 - RURAL RESIDENTIAL 2 WHCOD - WEST CUMBERLAND HOUSING OVERLAY DISTRICT
 - PROPOSED USE: MAJOR SUBDIVISION-SINGLE FAMILY DWELLINGS
 - ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

DIMENSIONAL STANDARDS

	SUBDIVISION	WHCOD	PROVIDED
MINIMUM LOT SIZE	2 ACRES	20,000 SF	2 ACRES (MIN)
AVERAGE LOT SIZE	N/A	N/A	112,820 SF
MINIMUM ROAD FRONTAGE	200 FEET	100 FEET	200 FEET
FRONT SETBACK	50 FEET	25 FEET	25 FEET
SIDE SETBACK	30 FEET	10 FEET	30 FEET
COMBINED SIDE SETBACK	75 FEET (MIN)	25 FEET	75 FEET
REAR SETBACK	75 FEET	50 FEET	75 FEET

NET RESIDENTIAL DENSITY CALCULATION

TOTAL PARCEL:	25.9 ACRES
DEDUCTIONS:	
A. AREAS FOR ROAD AND PARKING	1.5 ACRES
B. UNAVAILABLE AREAS (BEAUTIFICATION STRIP)	0 ACRES
C. OTHER AREAS WHICH ARE DIFFICULT TO DEVELOP IN THEIR NATURAL STATE BECAUSE OF TOPOGRAPHY, DRAINAGE OR SUBSOIL CONDITIONS. SPECIFIC CONDITIONS INCLUDE BUT ARE NOT LIMITED TO:	
1. SLOPES IN EXCESS 20% SUSTAINED FOR 30,000 SF OR MORE	3.2 ACRES
2. WETLAND AREAS	0.4 ACRES
3. LAND SHOWN TO BE IN 100-YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM)	0 ACRES
D. LAND IN RIGHT-OF-WAYS OR EASEMENTS, BUT NOT INCLUDING LAND IN OPEN SPACE EASEMENTS UNDER CHAPTER 315, ZONING, 315-43	0 ACRES
E. RESOURCE PROTECTION DISTRICTS	0 ACRES
TOTAL:	20.8 ACRES
ACRES PER UNIT:	2.0 ACRES
TOTAL ALLOWABLE LOTS:	10 LOTS

- WETLANDS HAVE BEEN DELINEATED AND ARE SHOWN ON SITE. SEE GENERAL NOTE 3.
- SITE UTILITIES WILL BE UNDERGROUND AND PROVIDED AS FOLLOWS:
 - ELECTRIC/COMMUNICATIONS: EXISTING SERVICE
 - WATER: PRIVATE WELL ON EACH LOT
 - SEWER: ON-SITE SUBSURFACE WASTEWATER DISPOSAL ON EACH LOT
- THE PROPOSED ROADWAY WILL BE CONSTRUCTED TO MUNICIPAL STANDARDS FOR RESIDENTIAL ACCESS ROAD.
- MEADOW STORMWATER BUFFER WILL BE MOWED NO MORE THAN TWICE PER YEAR. BUFFER BOUNDARIES WILL BE MARKED WITH PERMANENT SIGNS DESCRIBING USE. SEE STORMWATER MANAGEMENT DECLARATION OF RESTRICTIONS FOR MEADOW BUFFERS.
- THE FORESTED STORMWATER BUFFER SHALL BE MAINTAINED AS A NO DISTURBANCE AND NO CUTTING AREA. SEE THE DECLARATIONS OF RESTRICTIONS FOR THE FORESTED BUFFER.

- GENERAL NOTES:**
- ALL PROPOSED LOT CORNER SURVEY MARKERS TO BE CAPPED IRON PINS.
 - PROPERTY BOUNDARY FROM WAYNE T. WOOD & CO., DATED OCTOBER, 2016.
 - WETLANDS DELINEATION BY SWEET ASSOCIATES, DATED OCTOBER, 2016.
 - ALL SITE AND CONSTRUCTION ACTIVITIES SHALL BE IN COMPLIANCE WITH MEDEP BEST MANAGEMENT PRACTICES AND EXISTING FEDERAL, STATE, AND LOCAL PERMITS AND PERMITTING REQUIREMENTS FOR THE SITE.
 - ACCESS TO LOT 1 WILL BE FROM FULLER ROAD ONLY.
 - RESIDENCES WILL BE CONSTRUCTED WITH HOME FIRE SPRINKLER SYSTEMS TO COMPLY WITH TOWN OF CUMBERLAND ORDINANCE, CHAPTER 96.

- DOMESTIC WATER SUPPLY NOTES:**
- DOMESTIC WATER SUPPLY FOR THE SPRING VALLEY SUBDIVISION WILL BE PRIVATE WELLS ON INDIVIDUAL LOTS.
 - THIS SUBDIVISION IS LOCATED WITHIN THE LIMITS OF THE HISTORICAL WEST CUMBERLAND WELL ADVISORY ZONE ESTABLISHED BY MEDEP, 1992, ASSOCIATED WITH A FORMER SOLVENT SPILL.
 - BEFORE INITIAL USE, THE DEVELOPER SHALL TEST WELLS FOR VOLATILE ORGANIC COMPOUNDS (VOCs) UTILIZING US EPA METHOD 8260 IN ADDITION TO MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES (DHHS) DRINKING WATER QUALITY STANDARDS. THE PROPERTY OWNER SHOULD RETEST THEIR WELL AFTER 5-YEARS OF USE TO CONFIRM INITIAL TEST RESULTS.
 - IF VOCs ARE DETECTED AT LEVELS EXCEEDING ESTABLISHED STATE AND FEDERAL THRESHOLD LIMITS, THE DEVELOPER SHALL EQUIP RESIDENCES WITH AN APPROPRIATE POINT-OF-ENTRY TREATMENT SYSTEM OR FILTER CAPABLE OF PROVIDING POTABLE WATER AFTER TREATMENT OR FILTRATION THAT MEETS ESTABLISHED STATE AND FEDERAL DRINKING WATER QUALITY STANDARDS. THE PROPERTY OWNER SHALL MAINTAIN THE TREATMENT SYSTEM FOLLOWING OCCUPANCY OF THE RESIDENCE.
 - THE DEVELOPER SHALL PROVIDE WATER QUALITY TEST RESULTS TO THE TOWN OF CUMBERLAND. WATER QUALITY AFTER THE FILTER (IF APPLICABLE) SHALL MEET THE STANDARDS OUTLINED IN NOTE 3 ABOVE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE.

- AQUIFER PROTECTION NOTES:**
- MINIMUM SETBACK BETWEEN ON-SITE GROUNDWATER SUPPLY WELLS AND LEACHFIELDS MUST BE NO LESS THAN 100 FEET.
 - MINIMUM SETBACK BETWEEN LEACHFIELDS AND EXTERIOR SUBDIVISION BOUNDARIES MUST BE AT LEAST 100 FEET.
 - WATER SUPPLY WELLS SHOULD BE DRILLED AND CASED INTO BEDROCK UNLESS THE SATURATED THICKNESS OF SOILS AT WELL LOCATIONS IS GREATER THAN 50 FEET. IN THE CASE OF BEDROCK WELLS, THE CASINGS SHOULD EXTEND AT LEAST FIVE FEET INTO BEDROCK. IF SOIL WELLS ARE UTILIZED, THE UPPER TWENTY FEET OF AQUIFER SHOULD NOT BE SCREENED.
 - MINIMUM SETBACK BETWEEN LEACHFIELDS AND THE TRIBUTARY SHOULD BE 100 FEET (ALSO SEE CUMBERLAND ARTICLE 315-62).

LOT CURVE TABLE

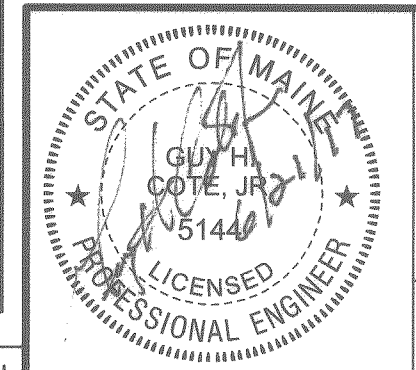
CURVE	ARC LENGTH	RADIUS	DELTA	ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.10	15.00	84°24'08"	N 03°24'48" E		20.15
C2	150.84	475.00	18°11'42"	N 47°53'07" W		150.21
C3	186.72	525.00	18°11'42"	S 47°53'07" E		186.02
C4	154.81	475.00	18°40'23"	N 48°07'28" W		134.12
C5	132.70	475.00	16°00'25"	S 65°27'52" E		132.27
C6	15.12	15.00	57°46'09"	N 77°38'51" E		14.49
C7	146.81	60.00	140°11'42"	N 61°08'22" W		112.83
C8	162.67	60.00	155°20'35"	N 86°37'47" E		117.23
C9	15.12	15.00	57°46'09"	N 44°35'00" W		14.49
C10	148.87	525.00	16°14'49"	N 65°20'40" W		148.37
C11	168.90	525.00	18°25'59"	S 48°00'16" E		168.17
C12	150.84	475.00	18°11'42"	S 47°53'07" E		150.21
C13	166.72	525.00	18°11'42"	S 47°53'07" E		166.02
C14	25.03	15.00	95°35'52"	N 86°35'12" W		22.22

SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PROJECT REVIEW BOARD

Steph. M. Mowatt
P.J. Dunlain
T.J. Khan

DATE _____

REV.	BY	DATE	STATUS
JTR	6/2017	REVISED PER PLANNING BOARD COMMENTS; ISSUED TO TOWN FOR FINAL APPROVAL	
JTR	5/2017	ISSUED TO TOWN FOR FINAL APPROVAL	
JTR	5/2017	REVISED PER MEDEP COMMENTS	
JTR	4/2017	REVISED PER MEDEP COMMENTS	
JTR	4/2017	REVISED PER PEER REVIEW COMMENTS	
JTR	3/2017	REVISED PER PEER REVIEW COMMENTS	
JTR	2/2017	ISSUED TO MEDEP FOR REVIEW	
DPD	12/2016	ISSUED FOR TO TOWN FOR SKETCH PLAN REVIEW	



WALNUT HILL INVESTMENTS, LLC
 SPRING VALLEY SUBDIVISION
 CUMBERLAND, MAINE

CONVENTIONAL SUBDIVISION PLAN

SME
 Sevee & Maher Engineers, Inc.

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DESIGN BY: DPD
 DRAWN BY: SJM
 DATE: 11/2016
 CHECKED BY:
 LMN: SUBPLAN
 CTB: SME-STD

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