



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N29°45'03"E	95.84'
L2	N32°05'05"W	8.07'
L3	N37°14'44"W	94.51'
L4	S37°14'44"W	54.51'
L5	S32°05'05"E	12.77'
L6	S32°05'05"E	32.80'
L7	S20°45'03"W	92.75'
L8	N44°47'31"W	25.03'
L9	N63°33'57"W	21.04'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	137.68'	375.00'	136.91'	N40°16'07"E
C2	352.77'	425.00'	342.23'	N27°00'27"E
C3	261.94'	425.00'	257.81'	N14°25'41"W
C4	69.16'	155.00'	68.59'	N19°18'07"W
C5	118.40'	155.00'	115.54'	N15°21'47"E
C6	299.39'	155.00'	254.97'	S87°25'10"E
C7	41.92'	525.00'	41.90'	S34°22'19"E
C8	113.72'	525.00'	113.50'	S42°51'53"E
C9	21.10'	25.00'	21.39'	S23°44'49"E
C10	62.22'	60.00'	59.47'	S28°07'53"E
C11	208.71'	60.00'	118.30'	N22°30'28"E
C12	30.42'	60.00'	30.10'	S88°19'44"W
C13	25.24'	25.00'	24.18'	N77°16'22"W
C14	134.84'	475.00'	134.38'	N40°13'01"W
C15	56.16'	205.00'	55.98'	N39°55'57"W
C16	250.51'	205.00'	239.21'	N82°47'16"W
C17	89.30'	205.00'	88.60'	S49°43'30"W
C18	59.54'	205.00'	59.33'	S28°55'31"W
C19	188.52'	205.00'	181.95'	S05°44'23"E
C20	239.06'	375.00'	235.03'	S13°49'20"E
C21	303.34'	375.00'	295.13'	S27°36'49"W
C22	158.04'	425.00'	155.16'	S40°16'07"W
C23	51.76'	30.00'	45.58'	S79°10'53"W
C24	51.61'	450.00'	51.78'	N48°05'24"W
C25	95.64'	450.00'	95.46'	N57°28'37"W
C26	48.86'	30.00'	43.64'	N16°54'27"W

**SUBDIVISION NOTES**

- S-1. DEVELOPER: SCHOONER VENTURES III, LLC
- S-2. SURVEYING / ENGINEERING: NORTHEAST CIVIL SOLUTIONS, INC. 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
- S-3. WETLAND DELINEATION: LONGVIEW PARTNERS, LLC 8 SECOND STREET, BURLINGTON, MAINE 04093
- S-4. THE SUBJECT PARCEL IS LOCATED IN RR2 ZONE. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS (CONSERVATION SUBDIVISION):  
FRONT SETBACK = 50'  
REAR SETBACK = 50'  
SIDE SETBACK = 30' MIN (75' COMBINED)  
BOUNDARY SETBACK = 75' (BUFFER)  
MIN. LOT FRONTAGE = 200'
- S-5. ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
- S-6. COORDINATE ELECTRIC SERVICE WITH CMP.
- S-7. TRANSFORMER AND PULL BOX FINAL LOCATIONS TO BE DETERMINED UPON REVIEW FROM CMP.
- S-8. LOTS SHALL HAVE INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.
- S-9. LOTS SHALL HAVE INDIVIDUAL WELLS FOR WATER SUPPLY.
- S-10. THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
- S-11. ALL RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE EQUIPPED WITH AUTOMATIC FIRE CONTROL SPRINKLERS IN ACCORDANCE WITH CHAPTER 96 ARTICLE II OF THE TOWN OF CUMBERLAND ORDINANCE.
- S-12. SEPTIC SYSTEM TEST PITS COMPLETED BY GRADY FRICK IN 2021. SUBSURFACE DISPOSAL FIELD SIZED FOR FOUR-BEDROOM HOMES.
- S-13. ALL ROADWAYS ARE PROPOSED TO BE PRIVATE ROADS AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CUMBERLAND RESIDENTIAL ACCESS STANDARDS.
- S-14. THE ROADWAYS SHALL BE DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL ACCESS ROADWAY STANDARDS:  
-RIGHT OF WAY WIDTH=50 FEET  
-PAVEMENT WIDTH=22 FEET
- S-15. THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD SHALL NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.
- S-16. DUG WELLS OR OVERBURDEN WELLS ARE PROHIBITED ON SITE FOR DRINKING WATER SUPPLY.
- S-17. RESTRICTIONS ON BUFFER AREA. THE BUFFER AREA, 75' PERMETER BUFFER AND UNDISTURBED FORESTED BUFFERS, MUST REMAIN UNDEVELOPED IN PERPETUITY. TO MAINTAIN THE ABILITY OF THE BUFFER AREA TO FILTER AND ABSORB STORMWATER, THE USE OF THE BUFFER AREA IS HEREBY LIMITED 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 MATERIAL MAY BE PLACED, STORED OR DUMPED ON THE BUFFER AREA, NOR MAY THE TOPOGRAPHY OF THE AREA BE ALTERED OR MANIPULATED IN ANY WAY.  
b. NO VEGETATION MAY BE CUT OR REMOVED FROM THE BUFFER AREA WITH THE EXCEPTION OF DEAD, DYING AND DANGEROUS TREES.
- S-18. THE CRITICAL TERRESTRIAL HABITAT LIMITS SHOWN ON THE PLAN ARE USED BY THE ARMY CORPS OF ENGINEERS (ACOE) TO DELINEATE THE HABITAT ZONE FOR THE VERNAL POOLS. IT IS ASSUMED BY ACOE THAT ORGANISMS WITHIN THE LIMITS WILL UTILIZE THE VERNAL POOLS. THESE LIMITS ARE USED TO DETERMINE DEVELOPED AREA AROUND EACH VERNAL POOL.
- S-19. THE WETLANDS AND VERNAL POOLS SHOWN ON THE PLAN MAY NOT BE DISTURBED, UNLESS PERMITS ARE RECEIVED FROM MAINE DEP AND US ARMY CORPS OF ENGINEERS.
- S-20. THE OPEN SPACE LOT (22+/- ACRES) SHALL BE SUBJECT TO THE SAME RESTRICTIONS AS THE PERIMETER BUFFER (SEE SUBDIVISION NOTE S-17 ABOVE).
- S-21. THE SUBDIVISION IS SUBJECT TO THE REQUIREMENTS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE COVENANTS AND COMMON EASEMENTS, BLANCHARD OAKS SUBDIVISION, WHICH SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- S-22. ALL TREE CUTTING SHALL OCCUR BETWEEN OCTOBER 16 AND APRIL 19 OF ANY YEAR TO THE MAXIMUM EXTENT PRACTICABLE AND NO TREE CUTTING SHALL OCCUR BETWEEN JUNE 1 AND JULY 31 OF ANY YEAR IN ORDER TO MINIMIZE POTENTIAL IMPACTS TO FEDERALLY LISTED NORTHERN LONG EARED BATS.
- S-23. LOT CONSTRUCTION DISTURBANCE WITHIN 75 FEET OF THE STREAM WILL REQUIRE A PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. LOT OWNER IS RESPONSIBLE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION.

**CONDITIONS OF APPROVAL**

- 1. STANDARD CONDITIONS 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.
- 2. LIMITATION OF APPROVAL: CONSTRUCTION OF THE IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL MUST BE SUBSTANTIALLY COMMENCED WITHIN TWELVE (12) MONTHS OF THE DATE UPON WHICH THE APPROVAL WAS GRANTED. IF CONSTRUCTION HAS NOT BEEN SUBSTANTIALLY COMMENCED AND SUBSTANTIALLY COMPLETED WITHIN THE SPECIFIED PERIOD, THE APPROVAL SHALL BE NULL AND VOID. THE APPLICANT MAY REQUEST AN EXTENSION OF THE APPROVAL OF A DATE PRIOR TO EXPIRATION OF THE PERIOD. SUCH REQUEST MUST BE IN WRITING AND MUST BE MADE TO THE PLANNING BOARD. THE PLANNING BOARD MAY GRANT UP TO TWO (2) 1 YEAR EXTENSIONS TO THE PERIODS 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.
- 3. NO PLAN OF A SUBDIVISION OF LAND WITHIN THE MUNICIPAL BOUNDARIES, WHICH WOULD CONSTITUTE A SUBDIVISION AS DEFINED HEREIN SHALL HEREAFTER BE FILED OR RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNTIL A FINAL PLAN THEREOF SHALL HAVE BEEN APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH ALL OF THE REQUIREMENTS, DESIGN STANDARDS, AND CONSTRUCTION SPECIFICATIONS SET FORTH IN SECTION 250 - SUBDIVISION OF LAND.
- 4. THIS PLAT SHALL BE RECORDED WITHIN 90 DAYS OF FINAL SUBDIVISION APPROVAL AND SIGNING OF THE PLAT BY THE TOWN OF CUMBERLAND PLANNING BOARD. APPROVAL OF ANY SUBDIVISION PLAN NOT RECORDED WITHIN 90 DAYS AFTER FINAL PLAN APPROVAL SHALL BECOME NULL AND VOID. THE APPLICANT SHALL PROVIDE THE TOWN PLANNER WITH THE PLAN BOOK NUMBER AND PAGE NUMBER UPON RECORDING OF THE SUBDIVISION PLAN AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 5. IF SIGNIFICANT MODIFICATIONS ARE NECESSARY TO ACCOMMODATE FUTURE BUILDING PLANS ON A LOT, THEN A REVISED GROUNDWATER IMPACT STUDY SHOULD BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER OR CERTIFIED GEOLOGIST LICENSED IN THE STATE OF MAINE AND SUBMITTED TO THE TOWN.
- 6. CLEARING LIMITS SHALL BE FLAGGED AND APPROVED BY THE PEER REVIEW ENGINEER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- 7. A BLASTING PERMIT, IF REQUIRED, SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICER.
- 8. THE TREES THAT HAVE BEEN IDENTIFIED FOR REMOVAL TO ENHANCE SIGHT DISTANCE TO THE WEST OF THE ENTRANCE/EXIT SHALL BE FLAGGED AND REMOVED PRIOR TO THE START OF WORK.
- 9. A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF WORK.

**SURVEY NOTES**

- 1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
- 3. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES. DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- 4. PROPERTY LIES WITHIN ZONE C BASED ON FIRM COMMUNITY #230162 PANELS #0010-B AND #0015-B, DATED MAY 19, 1981. IT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

**WAIVERS**

- THE FOLLOWING REQUIREMENTS FROM THE SUBDIVISION SUBMISSION CHECKLIST AND FROM APPENDIX E OF THE SUBDIVISION ORDINANCE HAVE RECEIVED WAIVERS.
- 1. DEPICTION OF TREES 10" DIAMETER AND LARGER ON THE PLANS.
  - 2. SUBMISSION OF A HIGH INTENSITY SOIL SURVEY.
  - 3. DEPICTION OF SOIL BOUNDARIES FROM THE HIGH SOIL SURVEY ON THE PLANS.
  - 4. DEPICTION OF BUILDING LOCATIONS ON THE PLANS.
  - 5. ROAD LENGTH TO ALLOW GREATER THAN 2,000 FEET.
  - 6. ELIMINATE BYWAY REQUIREMENT.
  - 7. REMOVE CURB REQUIREMENT AT ENTRANCE RADIOL.

**NET DENSITY/LOT SIZE**

GROSS LOT AREA	=	1,923,369 SF
SUSTAINED SLOPES >20%	=	- 0 SF (SUSTAINED FOR 30,000 SF OR MORE)
WETLANDS	=	- 233,022 SF
ROADS AND PARKING	=	- 119,952 SF (AS SHOWN ON PROPOSED PLAN)
ROW/EASEMENTS	=	- 0 SF
100 FLOOD ZONE	=	- 0 SF
RESOURCE PROTECTION	=	- 0 SF
<b>NET RESIDENTIAL AREA</b>	<b>=</b>	<b>1,570,395 SF</b>
1 DWELLING UNIT ALLOWED PER 2 NET ACRES (87,120 SF)		
TOTAL LOTS = (NET LOT AREA) / 2 ACRES = 1,570,395 SF / 87,120 SF = 18.02 LOTS		
<b>MINIMUM LOT AREA:</b>		
MIN. LOT SIZE = (50% GROSS LOT AREA) / (TOTAL LOTS) = 961,684 SF / 18 = 53,427 SF		

State of Maine, Cumberland SS,  
Registry of Deeds August 20<sup>th</sup>, 2021  
Received at 10:42 AM and recorded in  
Plan Book 221 Page 464  
Attest: *Jessica D. Gault*

6/15/2021

SHEET 1 OF 1 FOR RECORDING  
SHEET 3 OF 12

**LEGEND**

- #5 REBAR WITH CAP (PROPOSED)
- ▲ GRANITE MONUMENT WITH CAP (PROPOSED)
- ▲ #3 REBAR W/ BUFFER CAP (PROPOSED)
- (PROPOSED MONUMENTATION SHOWN ON THIS SURVEY PLAN MAY OR MAY NOT BE SET BY NCS, INC. AND IF SO WILL BE DONE UPON CLIENT AUTHORIZATION.)
- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND DRILL HOLE
- SOIL TEST PIT
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- STONEMALL
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OVERHEAD UTILITY
- FORMER DEED LINES
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE
- TAX MAP-LOT
- PARENTHESIS DENOTE RECORD DATA
- TEST PIT
- PROPOSED SEPTIC FIELD LOCATION
- NITRATE GROUNDWATER PLUME
- CENTERLINE OF STREAM
- 25' STREAM SETBACK
- 75' STREAM SETBACK
- VERNAL POOL

**BOUNDARY NOTES**

- 1. RECORD OWNER OF THE PARCEL SURVEYED IS SCHOONER VENTURES III, LLC AS DESCRIBED IN A DEED FROM THE MCCORMACK DECLARATION OF TRUST, DATED APRIL 1, 2021 AND RECORDED IN BOOK 38014, PAGE 043 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.  
TOTAL LOT AREA IS: 44.14 Ac.
- 2. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND TAX ASSESSOR'S MAP R8, PARCEL 68A.
- 3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
- 4. PLAN REFERENCES:  
a. "STANDARD BOUNDARY SURVEY OF LAND OF ROBERT J. PIAMPANO AND BRENDA T. PIAMPANO, BLANCHARD ROAD, CUMBERLAND, MAINE" BY SEBAGO TECHINCS, DATED JUNE 11, 1997, RECORDED IN PLAN BOOK 199, PAGE 177.  
b. "FINAL SUBDIVISION PLAN OF STONEGATE ESTATES, CUMBERLAND, MAINE" BY SEBAGO TECHINCS, DATED JULY 17, 1998, RECORDED IN PLAN BOOK 199, PAGE 331.  
c. "SUBDIVISION PLAN, ORCHARD ROAD SUBDIVISION, CUMBERLAND, MAINE" BY GORRILL PALMER, DATED FEBRUARY 5, 2019, RECORDED IN PLAN BOOK 219, PAGE 81.
- 5. THE WIDTH OF THE ACCEPTED PORTION OF BLANCHARD ROAD EXTENSION IS 65' BASED ON A DEED TO TOWN OF CUMBERLAND DATED JANUARY 11, 2001 AND RECORDED IN BOOK 16308, PAGE 289. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
- 6. REFERENCE IS MADE TO THE FOLLOWING UNPLOTTABLE EASEMENTS OF RECORD:  
g. PRIVATE WAY GRANT OF A PUBLIC EASEMENT TO TOWN OF CUMBERLAND, DATED NOVEMBER 21, 2005, RECORDED IN BOOK 23480, PAGE 252. NOT PLOTTABLE DUE TO ERRORS IN THE DEED CALLS.
- 7. AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE RR2 ZONE. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- 8. ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM OBTAINED BY GPS-RTK. SEE PLAN FOR TBM DESCRIPTION.
- 9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- 10. WETLANDS WERE DELINEATED AND GPS LOCATED BY LONGVIEW PARTNERS, LLC ON MAY 25, 2017 AND PROVIDED TO NCS. VERIFIED BY ALBERT FRICK AND ASSOCIATES, MARCH 2021.

**VICINITY MAP**  
N.T.S.

**APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD**

*R. L. Lujan* 7/2/2021  
CHAIRPERSON DATE

*Ann M. Sawchuck*  
DATE

PROJECT: 42361 DRAWING NAME: 42361 Subdivision.dwg  
DATE: APRIL 26, 2021 SCALE: 1"=100' FB # 450 DRAWN BY: JAP  
FILED BY: JAP/CJB/ASF FIELD DATE: 2/11/2021 CHECKED BY: DMJ /TFM

Drawing Name and Location:  
**BLANCHARD OAKS SUBDIVISION PLAT**  
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

Owner:  
**SCHOONER VENTURES III, LLC**  
1805 BROWNING TRACE, LEXINGTON, KY 40509

Prepared For:  
**SCHOONER VENTURES III, LLC**  
1805 BROWNING TRACE, LEXINGTON, KY 40509

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