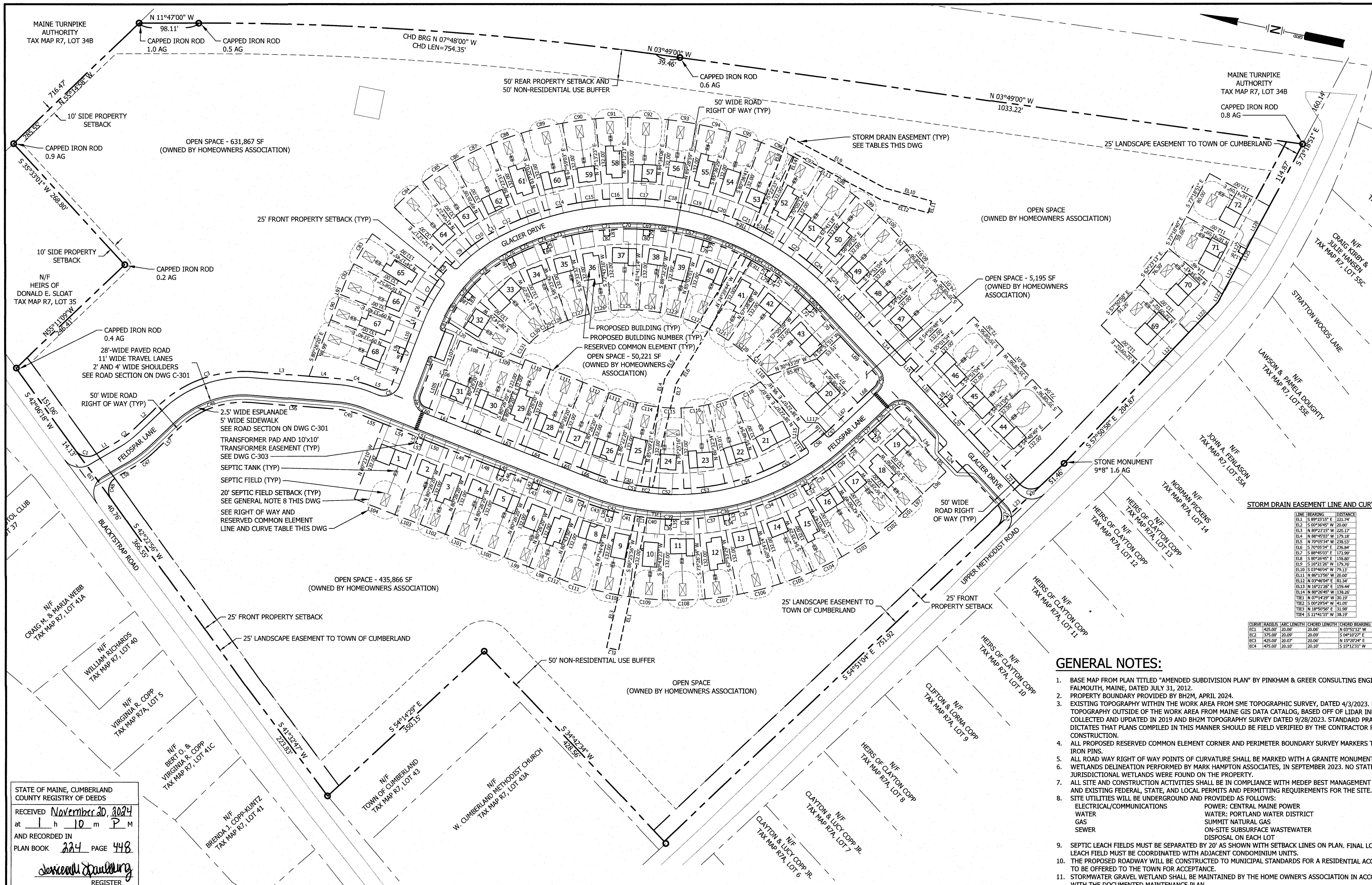


RIGHT-OF-WAY AND RESERVED COMMON ELEMENT LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 41°52'23" E	40.64'
L2	S 55°08'53" E	53.93'
L3	S 07°02'56" E	91.31'
L4	S 07°02'56" E	47.90'
L5	S 09°33'40" W	12.50'
L6	S 80°26'20" E	51.75'
L7	S 80°26'20" E	10.00'
L8	N 09°33'40" E	10.00'
L9	S 80°26'20" E	10.00'
L10	S 80°26'20" E	44.22'
L11	S 80°26'20" E	8.00'
L12	S 35°08'56" W	21.37'
L13	S 35°08'56" W	60.91'
L14	S 35°08'56" W	74.20'
L15	S 35°08'56" W	27.28'
L16	S 35°08'56" W	61.84'
L17	S 35°08'56" W	10.00'
L18	S 54°51'04" E	10.00'
L19	S 35°08'56" W	10.00'
L20	S 35°08'56" W	68.01'
L21	S 35°08'56" W	71.95'
L22	S 35°08'56" W	38.71'
L23	N 54°51'04" W	100.00'
L24	N 35°08'56" E	214.82'
L25	N 54°51'04" W	2.00'
L26	N 54°51'04" W	50.50'
L27	N 54°51'04" W	10.00'
L28	S 35°08'56" W	10.00'
L29	N 54°51'04" W	10.00'
L30	N 54°51'04" W	33.66'
L31	S 49°01'47" W	10.00'
L32	N 41°37'44" W	10.00'
L33	S 67°53'29" W	10.00'
L34	N 22°46'02" W	10.00'
L35	S 80°43'23" W	10.00'
L36	N 09°56'09" W	10.00'
L37	S 02°54'42" W	10.00'
L38	N 87°44'49" W	10.00'
L39	N 09°33'40" E	43.15'
L40	N 09°33'40" E	33.99'
L41	N 09°33'40" E	10.00'
L42	N 80°26'20" W	10.00'
L43	N 09°33'40" E	10.00'
L44	N 09°33'40" E	49.56'
L45	N 09°33'40" E	10.00'
L46	N 80°26'20" W	10.00'
L47	N 09°33'40" E	10.00'
L48	N 09°33'40" E	44.58'
L49	N 09°33'40" E	44.49'
L50	N 09°33'40" E	44.65'
L51	N 09°33'40" E	10.00'
L52	S 80°26'20" E	10.00'
L53	N 09°33'40" E	10.00'
L54	N 09°33'40" E	61.38'
L55	N 09°33'40" E	37.31'
L56	N 07°02'56" W	139.21'
L57	N 55°08'53" W	53.93'
L58	N 41°52'23" W	30.58'
L59	N 42°22'56" E	100.50'
L60	S 09°33'40" W	6.30'
L61	S 09°33'40" W	58.68'
L62	S 09°33'40" W	59.61'
L63	S 09°33'40" W	44.16'
L64	S 09°33'40" W	57.92'
L65	S 09°33'40" W	46.41'
L66	S 09°33'40" W	23.54'
L67	S 54°51'04" E	57.55'
L68	S 54°51'04" E	38.61'
L69	N 35°08'56" E	82.80'
L70	N 35°08'56" E	56.64'
L71	N 57°05'59" W	10.00'
L72	N 33°35'26" E	10.00'
L73	S 67°38'48" E	10.00'
L74	S 23°02'38" W	10.00'
L75	S 21°39'47" W	10.00'
L76	N 67°38'48" W	10.00'
L77	N 85°02'01" W	10.00'
L78	N 05°55'26" E	10.00'
L79	S 81°41'14" W	10.00'
L80	N 07°37'21" W	10.00'
L81	S 72°43'16" W	10.00'
L82	N 16°35'19" W	10.00'
L83	S 58°23'42" W	10.00'
L84	N 30°54'53" W	10.00'
L85	S 39°31'42" E	10.00'
L86	S 51°26'29" W	10.01'
L87	S 63°05'29" E	10.00'
L88	S 28°14'29" W	10.01'
L89	N 80°26'20" W	113.97'
L90	S 80°26'20" E	44.22'
L91	S 80°26'20" E	8.00'
L92	S 35°08'56" W	21.37'
L93	S 35°08'56" W	56.00'
L94	S 47°45'41" W	36.64'
L95	S 35°08'56" W	40.25'
L96	S 54°51'04" E	52.50'
L97	S 54°51'04" E	33.66'
L98	S 09°33'40" W	43.15'
L99	S 09°33'40" W	43.99'
L100	S 09°33'40" W	59.56'
L101	S 09°33'40" W	44.58'
L102	S 09°33'40" W	44.49'
L103	S 09°33'40" W	44.65'
L104	S 09°33'40" W	71.50'
L105	S 80°26'20" E	68.50'
L106	S 09°33'40" W	7.20'
L107	S 80°26'20" E	53.50'
L108	S 09°33'40" W	51.48'
L109	S 09°33'40" W	59.61'
L110	S 09°33'40" W	44.16'
L111	S 09°33'40" W	57.92'
L112	S 09°33'40" W	46.41'
L113	S 09°33'40" W	23.54'
L114	N 43°33'45" E	20.01'
L115	N 85°35'29" E	17.92'
L116	N 37°56'07" E	20.01'
L117	N 08°54'52" W	20.42'
L118	N 35°08'56" E	21.54'
L119	S 10°22'48" W	77.66'
L120	S 20°24'51" W	54.92'
L121	N 57°50'58" W	91.26'
L122	N 57°50'58" W	69.46'
L123	N 73°18'51" W	14.25'
L124	N 73°18'51" W	73.25'
L125	N 73°18'51" W	10.00'
L126	N 16°41'09" E	10.00'
L127	S 73°18'51" E	10.00'
L128	N 73°18'51" W	80.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.76'	33.54'	S 00°15'16" W	84°15'19"
C2	155.00'	35.91'	35.83'	S 48°30'38" E	13°16'30"
C3	205.00'	172.10'	167.09'	S 31°05'55" E	48°05'57"
C4	205.00'	59.43'	59.22'	S 01°15'22" W	16°36'36"
C5	15.00'	23.56'	21.21'	S 35°26'20" E	90°00'00"
C6	275.00'	31.61'	31.60'	S 77°08'44" E	6°35'13"
C7	275.00'	39.11'	39.07'	S 69°46'41" E	8°08'53"
C8	275.00'	37.96'	37.93'	S 61°44'59" E	7°54'31"
C9	275.00'	42.56'	42.52'	S 53°21'41" E	8°52'06"
C10	275.00'	40.14'	40.10'	S 44°44'45" E	8°21'45"
C11	275.00'	7.37'	7.37'	S 39°47'49" E	1°32'07"
C12	475.00'	44.94'	44.93'	S 36°19'07" E	5°25'17"
C13	475.00'	41.51'	41.50'	S 31°06'16" E	5°00'25"
C14	475.00'	54.59'	54.56'	S 25°18'30" E	6°35'07"
C15	475.00'	43.43'	43.42'	S 19°23'47" E	5°14'20"
C16	475.00'	41.29'	41.28'	S 14°17'12" E	4°58'49"
C17	475.00'	52.77'	52.74'	S 08°36'50" E	6°21'55"
C18	475.00'	40.74'	40.73'	S 02°58'27" E	4°54'51"
C19	475.00'	40.70'	40.69'	S 01°56'15" W	4°54'33"
C20	475.00'	41.42'	41.41'	S 06°53'25" W	4°59'47"
C21	475.00'	44.44'	44.42'	S 12°04'07" W	5°21'37"
C22	475.00'	42.82'	42.80'	S 17°19'51" W	5°09'53"
C23	475.00'	53.04'	53.02'	S 23°06'45" W	6°23'54"
C24	475.00'	40.76'	40.74'	S 28°46'10" W	4°54'58"
C25	475.00'	32.51'	32.50'	S 33°11'18" W	3°55'17"
C26	25.00'	39.27'	35.36'	S 09°51'04" E	90°00'00"
C27	25.00'	39.27'	35.36'	N 80°08'56" E	90°00'00"
C28	15.00'	23.56'	21.21'	N 09°51'04" W	90°00'00"
C29	425.00'	9.79'	9.79'	N 54°11'29" W	1°19'10"
C30	425.00'	41.13'	41.12'	N 50°45'33" W	5°32'43"
C31	425.00'	42.04'	42.03'	N 45°09'09" W	5°40'05"
C32	425.00'	10.00'	10.00'	N 41°38'40" W	1°20'54"
C33	425.00'	41.25'	41.24'	N 38°11'22" W	5°33'42"
C34	425.00'	43.12'	43.10'	N 32°30'08" W	5°48'45"
C35	425.00'	45.54'	45.52'	N 26°31'35" W	6°08'21"
C36	425.00'	10.00'	10.00'	N 22°46'58" W	1°20'54"
C37	425.00'	41.18'	41.16'	N 19°19'58" W	5°33'05"
C38	425.00'	44.00'	43.98'	N 13°35'28" W	5°55'54"
C39	425.00'	10.00'	10.00'	N 09°57'04" W	1°20'54"
C40	425.00'	42.35'	42.33'	N 06°25'21" W	5°42'34"
C41	425.00'	43.18'	43.16'	N 00°39'26" W	5°49'14"
C42	425.00'	10.00'	10.00'	N 02°55'38" E	1°20'54"
C43	425.00'	42.04'	42.03'	N 06°26'07" E	5°40'05"
C44	425.00'	2.16'	2.16'	N 09°24'55" E	0°17'30"
C45	155.00'	44.93'	44.78'	N 01°15'22" E	16°36'36"
C46	155.00'	130.12'	126.33'	N 31°05'55" W	48°05'57"
C47	205.00'	47.50'	47.39'	N 48°30'38" W	13°16'30"
C48	25.00'	41.78'	37.08'	N 89°44'44" W	95°44'41"
C49	15.00'	23.56'	21.21'	S 54°33'40" W	90°00'00"
C50	375.00'	38.78'	38.76'	S 06°35'55" W	5°55'30"
C51	375.00'	55.49'	55.44'	S 00°36'12" E	8°28'43"
C52	375.00'	57.21'	57.16'	S 09°12'48" E	8°44'30"
C53	375.00'	68.33'	68.23'	S 18°48'14" E	10°26'22"
C54	375.00'	66.51'	66.42'	S 29°06'16" E	10°09'41"
C55	375.00'	76.95'	76.82'	S 40°03'50" E	11°45'26"
C56	375.00'	45.18'	45.15'	S 49°23'38" E	6°54'11"
C57	375.00'	13.13'	13.13'	S 53°50'54" E	2°00'20"
C58	15.00'	23.56'	21.21'	N 80°08'56" E	90°00'00"
C59	425.00'	6.68'	6.68'	N 34°41'55" E	0°54'02"
C60	425.00'	10.00'	10.00'	N 33°34'28" E	1°20'54"
C61	425.00'	68.23'	68.16'	N 28°18'03" E	9°11'55"
C62	425.00'	10.00'	10.00'	N 23°01'39" E	1°20'54"
C63	425.00'	10.00'	10.00'	N 21°40'45" E	1°20'54"
C64	425.00'	42.04'	42.02'	N 18°10'17" E	5°40'03"
C65	425.00'	64.99'	64.93'	N 10°57'24" E	8°45'43"
C66	425.00'	10.00'	10.00'	N 05°54'05" E	1°20'54"
C67	425.00'	49.60'	49.57'	N 01°53'02" E	6°41'13"
C68	425.00'	40.83'	40.82'	N 04°12'43" W	5°30'18"
C69	425.00'	10.00'	10.00'	N 07°38'19" W	1°20'54"
C70	425.00'	56.51'	56.46'	N 12°07'18" W	7°37'04"
C71	425.00'	10.00'	10.00'	N 16°36'17" W	1°20'54"
C72	425.00'	53.13'	53.09'	N 20°51'36" W	7°09'44"
C73	425.00'	43.14'	43.12'	N 27°20'56" W	5°48'57"
C74	425.00'	10.00'	10.00'	N 30°55'52" W	1°20'54"
C75	425.00'	51.58'	51.55'	N 35°04'55" W	6°57'13"
C76	425.00'	3.49'	3.49'	N 38°47'38" W	0°28'14"
C77	225.00'	6.51'	6.51'	N 39°51'30" W	1°39'29"
C78	225.00'	82.75'	82.28'	N 51°13'23" W	21°04'16"
C79	225.00'	10.00'	10.00'	N 63°01'56" W	2°32'50"
C80	225.00'	48.86'	48.77'	N 70°31'37" W	12°26'32"
C81	225.00'	14.49'	14.49'	N 78°35'37" W	3°41'26"
C82	407.00'	46.79'	46.76'	S 77°08'44" E	6°35'13"
C83	407.00'	57.88'	57.83'	S 69°46'41" E	8°08'53"
C84	407.00'	63.00'	62.93'	S 53°21'41" E	8°52'06"
C85	407.00'	59.40'	59.35'	S 44°44'45" E	8°21'45"
C86	407.00'	10.91'	10.91'	S 39°47'49" E	1°32'07"
C87	607.00'	57.43'	57.41'	S 36°19'07" E	5°25'17"
C88	607.00'	53.36'	53.34'	S 31°05'24" E	5°02'11"
C89	607.00'	69.46'	69.42'	S 25°17'37" E	6°33'22"
C90	607.00'	55.50'	55.48'	S 19°23'47" E	5°14'20"
C91	607.00'	52.76'	52.75'	S 14°17'12" E	4°58'49"
C92	607.00'	67.43'	67.40'	S 08°36'50" E	6°21'55"
C93	607.00'	52.06'	52.05'	S 02°58'27" E	4°54'51"
C94	607.00'	52.01'	51.99'	S 01°56'15" W	4°54'33"
C95	607.00'	52.93'	52.92'	S 06°53'25" W	4°59'47"
C96	607.00'	56.50'	56.48'	S 12°03'18" W	5°19'59"
C97	607.00'	55.00'	54.98'	S 17°19'03" W	5°11'30"
C98	607.00'	67.78'	67.75'	S 23°06'45" W	6°23'54"
C99	607.00'	51.59'	51.58'	S 28°44'48" W	4°52'12"
C100	607.00'	42.03'	42.02'	S 33°09'55" W	3°58'02"
C101	557.00'	12.83'	12.83'	S 54°11'29" E	1°19'10"
C102	557.00'	53.91'	53.89'	S 50°45'33" E	5°32'43"
C103	557.00'	68.21'	68.17'	S 44°28'42" E	7°00'58"
C104	557.00'	54.07'	54.05'	S 38°11'22" E	5°33'42"
C105	557.00'	56.51'	56.48'	S 32°30'08" E	5°48'45"
C106	557.00'	72.79'	72.74'	S 25°51'08" E	7°29'15"
C107	557.00'	53.97'	53.95'	S 19°19'58" E	5°33'05"
C108	557.00'	70.77'	70.73'	S 12°55'02" E	7°16'48"
C109	557.00'	55.50'	55.48'	S 06°25'21" E	5°42'34"
C110	557.00'	56.59'	56.56'	S 00°39'26" E	5°49'14"
C111	557.00'	68.21'	68.17'	S 05°45'40" W	7°00'59"
C112	557.00'	2.84'	2.84'	S 09°24'55" W	0°17'30"
C113	243.00'	25.11'	25.10'	S 06°36'03" W	5°55'14"
C114	243.00'	35.97'	35.94'	S 00°36'02" E	8°28'56"
C115	243.00'	37.09'	37.05'	S 09°12'52" E	8°44'43"
C116	243.00'	45.57'	45.50'	S 18°57'33" E	10°44'40"
C117	243.00'	41.79'	41.74'	S 29°15'30" E	9°51'13"
C118	243.00'	51.75'	51.65'	S 40°17'10" E	12°12'08"
C119	293.00'	11.50'	11.50'	N 34°01'28" E	2°14'55"
C120	293.00'	53.93'	53.86'	N 27°37'36" E	10°32'49"
C121	293.00'	35.88'	35.85'	N 18°50'44" E	7°00'57"
C122	293.00'	51.10'	51.04'	N 10°20'29" E	9°59'34"
C123	293.00'	34.80'	34.78'	N 01°56'34" E	6°48'16"
C124	293.00'	35.05'	35.03'	N 04°53'10" W	6°51'12"
C125	293.00'	45.85'	45.80'	N 12°47'45" W	8°57'58"
C126	293.00'	36.63'	36.60'	N 20°51'36" W	7°09'44"
C127	293.00'	36.64'	36.61'	N 28°01'23" W	7°09'50"
C128	293.00'	35.56'	35.54'	N 35°04'55" W	6°57'13"
C129	293.00'	2.41'	2.41'	N 38°47'38" W	0°28'14"
C130	93.00'	36.89'	36.65'	N 50°23'38" W	22°43'45"
C131	93.00'	27.29'	27.19'	N 70°09'52" W	16°48'42"

STORM DRAIN EASEMENT LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
EL1	S 89°23'15" E	221.74'
EL2	S 00°36'45" W	20.00'
EL3	N 89°23'15" W	220.17'
EL4	N 88°45'03" W	179.18'
EL5	N 70°05'34" W	238.53'
EL6	S 70°05'34" E	236.84'
EL7	S 88°45'03" E	173.99'
EL8	S 80°26'45" E	158.80'
EL9	S 16°21'26" W	179.76'
EL10	S 03°46'04" W	79.13'
EL11	N 86°13'56" W	20.00'
EL12	N 03°46'04" E	81.34'
EL13	N 16°21'26" E	159.44'
EL14	N 80°26'45" W	138.26'
TIE1	N 07°14'29" W	30.19'
TIE2	S 00°29'54" W	41.05'
TIE3	N 18°50'56" E	31.98'
TIE4	S 11°41'33" W	38.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	425.00'	20.06'	20.06'	N 03°51'12" W	2°42'17"
EC2	375.00'	20.09'	20.09'	S 04°10'27" E	3°04'12"
EC3	425.00'	20.07'	20.06'	N 15°20'24" E	2°42'18"
EC4	475.00'	20.10'	20.10'	S 15°12'31" W	2°25'28"

GENERAL NOTES:

1. BASE MAP FROM PLAN TITLED "AMENDED SUBDIVISION PLAN" BY PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE, DATED JULY 31, 2012.
2. PROPERTY BOUNDARY PROVIDED BY BH2M, APRIL 2024.
3. EXISTING TOPOGRAPHY WITHIN THE WORK AREA FROM SME TOPOGRAPHIC SURVEY, DATED 4/3/2023. EXISTING TOPOGRAPHY OUTSIDE OF THE WORK AREA FROM MAINE GIS DATA CATALOG, BASED OFF OF LIDAR INFORMATION COLLECTED AND UPDATED IN 2019 AND BH2M TOPOGRAPHY SURVEY DATED 9/28/2023. STANDARD PRACTICE DICTATES THAT PLANS COMPILED IN THIS MANNER SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. ALL PROPOSED RESERVED COMMON ELEMENT CORNER AND PERIMETER BOUNDARY SURVEY MARKERS TO BE CAPPED IRON PINS.
5. ALL ROAD WAY RIGHT OF WAY POINTS OF CURVATURE SHALL BE MARKED WITH A GRANITE MONUMENT.
6. WETLANDS DELINEATION PERFORMED BY MARK HAMPTON ASSOCIATES, IN SEPTEMBER 2023. NO STATE OF FEDERAL JURISDICTIONAL WETLANDS WERE FOUND ON THE PROPERTY.
7. 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.
8. SITE UTILITIES WILL BE UNDERGROUND AND PROVIDED AS FOLLOWS:
   - ELECTRICAL/COMMUNICATIONS — POWER: CENTRAL MAINE POWER
   - WATER — WATER: PORTLAND WATER DISTRICT
   - GAS — SUMMIT NATURAL GAS
   - SEWER — ON-SITE SUBSURFACE WASTEWATER DISPOSAL ON EACH LOT
9. SEPTIC LEACH FIELDS MUST BE SEPARATED BY 20' AS SHOWN WITH SETBACK LINES ON PLAN. FINAL LOCATION OF LEACH FIELD MUST BE COORDINATED WITH ADJACENT CONDOMINIUM UNITS.
10. THE PROPOSED ROADWAY WILL BE CONSTRUCTED TO MUNICIPAL STANDARDS FOR A RESIDENTIAL ACCESS ROAD TO BE OFFERED TO THE TOWN FOR ACCEPTANCE.
11. STORMWATER GRAVEL WETLAND SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION IN ACCORDANCE WITH THE DOCUMENTED MAINTENANCE PLAN.
12. HOMES TO BE SETBACK 5 FEET FROM RESERVED COMMON ELEMENT BOUNDARIES.

LEGEND

- PROPERTY BOUNDARY
- ABUTTER PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED RESERVED COMMON ELEMENT
- PROPOSED LANDSCAPE EASEMENT
- PROPERTY SETBACK
- SEPTIC TANK
- SEPTIC FIELD
- SEPTIC FIELD SETBACK
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT

STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED November 20, 2024
at 1 h 10 m P M
AND RECORDED IN
PLAN BOOK 224 PAGE 448

[signature]
REGISTER

SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

[signatures]

Nov 19 2024
DATE

ZONING NOTES:

1.	OWNER/DEVELOPER:	B.R. PROPERTY, LLC	
2.	PROJECT:	MINERAL SPRINGS SUBDIVISION	
3.	ZONING DISTRICT:	INDUSTRIAL ZONE WEST CUMBERLAND HOUSING OVERLAY	
4.	PARCEL ID:	TAX MAP R07, LOT 53 BK/PG 27325/312	
5.	PROPOSED USE:	SINGLE FAMILY CONDOMINIUM DEVELOPMENT	
6.	ZONE STANDARDS:	REQUIRED	PROVIDED
	OPEN SPACE	10% (4.1 AC)	62.8% (25.8 AC)
	MINIMUM LOT SIZE	20,000 SF	>20,000 SF
	STREET FRONTAGE	100' (MIN)	>100'
	SETBACKS		
	FRONT	25 FEET	>25 FEET
	REAR	50 FEET	>50 FEET
	SIDE	10 FEET	>10 FEET

7. REQUIRED BUFFER BETWEEN RESIDENTIAL DEVELOPMENT AND ABUTTING TRACTS OF NON-RESIDENTIAL DEVELOPMENT USES IS 50'.
8. THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA COMMUNITY PANELS 2301620015B (EFFECTIVE DATE MAY 19, 1981).

CONDITIONS OF APPROVAL

1. A COPY OF THE RECORDED PLAN WILL BE PROVIDED TO THE TOWN WITHIN 90 DAYS OF PLANNING BOARD APPROVAL.
2. AN ABILITY TO SERVE DETERMINATION LETTER FROM THE PORTLAND WATER DISTRICT IS REQUIRED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. THE REQUIRED SLODA PERMIT FROM MDEP IS REQUIRED PRIOR TO THE PRECONSTRUCTION CONFERENCE.
4. ALL CLEARING LIMITS SHALL BE FLAGGED AND APPROVED BY THE TOWN ENGINEER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
5. ALL LEGAL AND TECHNICAL REVIEW FEES SHALL BE PAID TO THE TOWN PRIOR TO THE PRECONSTRUCTION CONFERENCE.
6. A PRECONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
7. A BLASTING PERMIT, IF REQUIRED, SHALL BE OBTAINED FROM TEH CODE ENFORCEMENT OFFICER.
8. AN ELECTRONIC COPY OF THE AS-BUILT PLANS SHALL BE SUBMITTED TO THE TOWN PRIOR TO THE RELEASE OF ANY REMAINING INSPECTION FEES.

NET RESIDENTIAL DENSITY CALCULATION:

NET RESIDENTIAL ACREAGE (TOTAL PARCEL ACREAGE = 41.033 / 1,787,413 S.F.):	
AREA	QUANTITY S.F.
A. AREA FOR ROADS & PARKING (PROPOSED)	3.24 AC / 141,463
B. LAND CUT OFF, ISOLATED, UNAVAILABLE FOR BUILDING	0
C. OTHER AREAS DIFFICULT TO DEVELOP	
- SLOPES IN EXCESS OF 20% FOR 30,000 S.F. OR MORE	3.8 AC / 168,313
- WETLANDS	0
- LAND IN 100 YEAR FLOOD ZONE	0
D. LAND IN EASEMENTS OR RIGHT-OF-WAY	0
E. RESOURCE PROTECTION DISTRICTS	0
TOTAL DEDUCTED LAND	7.0 AC / 309,776
1,787,413 - 309,776 =1,477637/ 20,000 = 73.8 UNITS ALLOWED - 72 UNITS PROPOSED	

THIS SUBDIVISION PLAN AMENDS AND SUPERSEDES THE PLAN ENTITLED "SUBDIVISION PLAN" MINERAL SPRINGS SUBDIVISION MADE FOR B.R. PROPERTY, LLC DATED 7/2024 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 224, PAGE 356.

THE PURPOSED OF THIS PLAN IS TO REVISE FELDSPAR LANE ENTRANCE OFF OF BLACKSTRAP ROAD ONLY.

50 0 100 200 FEET

REV.	BY	DATE	STATUS
	DPD	10/2024	REISSUED TO TOWN FOR REVIEW
	DPD	9/2024	REISSUED TO TOWN FOR REVIEW
	DPD	9/2024	ISSUED FOR PLANNING BOARD SIGNATURE
	DPD	7/2024	REISSUED TO TOWN FOR REVIEW
	DPD	4/2024	REISSUED TO TOWN AND MEDEP FOR REVIEW
	DPD	2/2024	ISSUED TO TOWN AND MEDEP FOR REVIEW

STATE OF MAINE ROBERT C. LIBBY, JR. 2190 PROFESSIONAL LAND SURVEYOR

OWNER'S NAME: B.R. PROPERTY, LLC
OWNER'S ADDRESS: 39 NUBBIN REACH, YARMOUTH, ME
MINERAL SPRINGS SUBDIVISION
PROPERTY ADDRESS: 77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

AMENDED SUBDIVISION PLAN

SME SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY:	BAB
DRAWN BY:	JRL
DATE:	10/2024
CHECKED BY:	DPD
LMN:	SUBD
CTB:	SME-STD.CTB

JOB NO. 230352 DWG FILE BASE

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