

# ROSEWOOD SUBDIVISION AMENDMENT

# PRIVATE ROAD EXTENSION AND LOT DIVISION ROSEWOOD DRIVE, CAPE ELIZABETH, MAINE

## PLAN LIST

SP-1 3RD AMENDMENT SUBDIVISION PLAN  
SITE PLAN

OWNER & APPLICANT:  
JOSEPH FRUSTACI  
8 ROSEWOOD DRIVE  
Cape Elizabeth, Maine 04107

**SITE PLANNER & LANDSCAPE ARCHITECT:**  
**LAND DESIGN SOLUTIONS**  
 1 Faraday Drive, Suite 7  
 Cumberland, Maine 04021  
 (207) 939-1717

SURVEYOR:  
BH2M  
28 State Street  
Gorham, ME 04038

WETLAND AND SOIL SCIENTIST:  
LONGVIEW PARTNERS, LLC  
6 Second Street  
Buxton, ME 04093

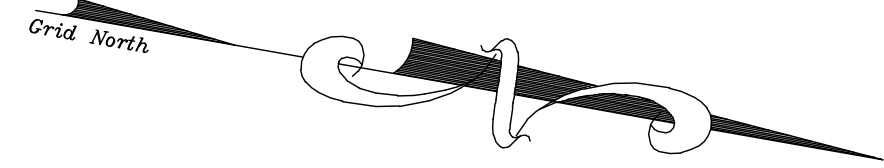
Issued for Public Hearing & Planning Board Decision  
October 2, 2020

TOWN OF CAPE ELIZABETH  
MAP U34 / LOT 4

OWNER OF RECORD:  
JOSEPH FRUSTACI  
8 ROSEWOOD DRIVE  
CAPE ELIZABETH, ME 04107  
BOOK 9764 PAGE 112

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<u>SYMBOL</u>	<u>DESCRIPTION</u>
	GRANITE MONUMENT FOUND
	IRON PIPE/IRON ROD FOUND
	CAPPED IRON ROD FOUND
	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	TEST PIT
	SETBACK LINE
	EDGE OF PAVEMENT
	PROPERTY LINE
	EXISTING GRAVEL ROAD
	EXISTING WATER LINE
	UNDERGROUND UTILITIES
	TREELINE
	ABOVE GROUND/BELOW GROUND
	NOW OR FORMERLY

THIS PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN TITLED "PLAN SHOWING PROPOSED DIVISION OF LOT 4, ROSEWOOD SUBDIVISION, WOODLAND ROAD, CAPE ELIZABETH, MAINE, FOR JOSEPH FRUSTACI, DATED 11/14/2008, BY DANIEL DALFONSO, PLS#1172 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 211, PAGE 333. THE PURPOSE OF THIS PLAN IS TO DIVIDE LOT 4B ONLY.

#### GENERAL NOTES:

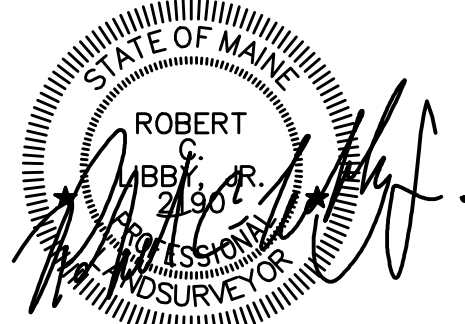
- OWNER/DEVELOPER: JOSEPH FRUSTACI  
10 ROSEWOOD DRIVE  
CAPE ELIZABETH, MAINE 04107
- TAX MAP REFERENCE: MAP U34, LOT 4
- PARCEL DEED REFERENCE: BOOK 9764, PAGE 112
- ZONING: RESIDENTIAL ZONE C (RC)
- AREA OF PARCEL: 61,046 S.F. (LOT 4A, 4B & 4C)
- MINIMUM REQUIREMENTS:
  - MIN. LOT SIZE: 20,000 S.F.
  - MIN. LOT FRONTAGE: 100 FEET
  - MIN. LOT WIDTH: 40 FEET
  - MIN. FRONT SETBACK (LOCAL & PRIVATE STREET): 20 FEET
  - MIN. SIDE SETBACK: 20 FEET, MIN. REAR SETBACK: 20 FEET
  - MAX. BUILDING HEIGHT: 35 FEET
  - MAX. IMPERVIOUS COVERAGE: 25%
- PLAN REFERENCES:
  - PLAN SHOWING PROPOSED DIVISION OF LOT 4, ROSEWOOD SUBDIVISION, WOODLAND ROAD, CAPE ELIZABETH, MAINE, FOR JOSEPH FRUSTACI, DATED 11/14/2008, BY DANIEL DALFONSO, PLS#1172, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 211, PAGE 333.
  - SUBDIVISION AMENDMENT, ROSEWOOD, WOODLAND ROAD, CAPE ELIZABETH, MAINE, FOR JOSEPH FRUSTACI, DATED AUGUST 20, 2001, BY RICHARD MANTHORNE, PLS#653, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 472.
  - SUBDIVISION PLAN, ROSEWOOD, MITCHELL & WOODLAND ROAD, CAPE ELIZABETH, MAINE, FOR JOSEPH FRUSTACI, DATED JANUARY 31, 1992, BY TITCOMB ASSOCIATES, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 187.
  - AMENDMENT TO BUILDING ENVELOPE, 6 ROSEWOOD DRIVE, CAPE ELIZABETH, MAINE, FOR JOSEPH TENO, DATED 12/19/2011, BY TITCOMB ASSOCIATES, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 51.

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF CAPE ELIZABETH PLANNING BOARD.

DATE \_\_\_\_\_  
CHAIR \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- PERIMETER SURVEY BY OTHERS SEE PLAN REFERENCE 7A
- CERTIFICATION IS FOR LOT 4 ONLY

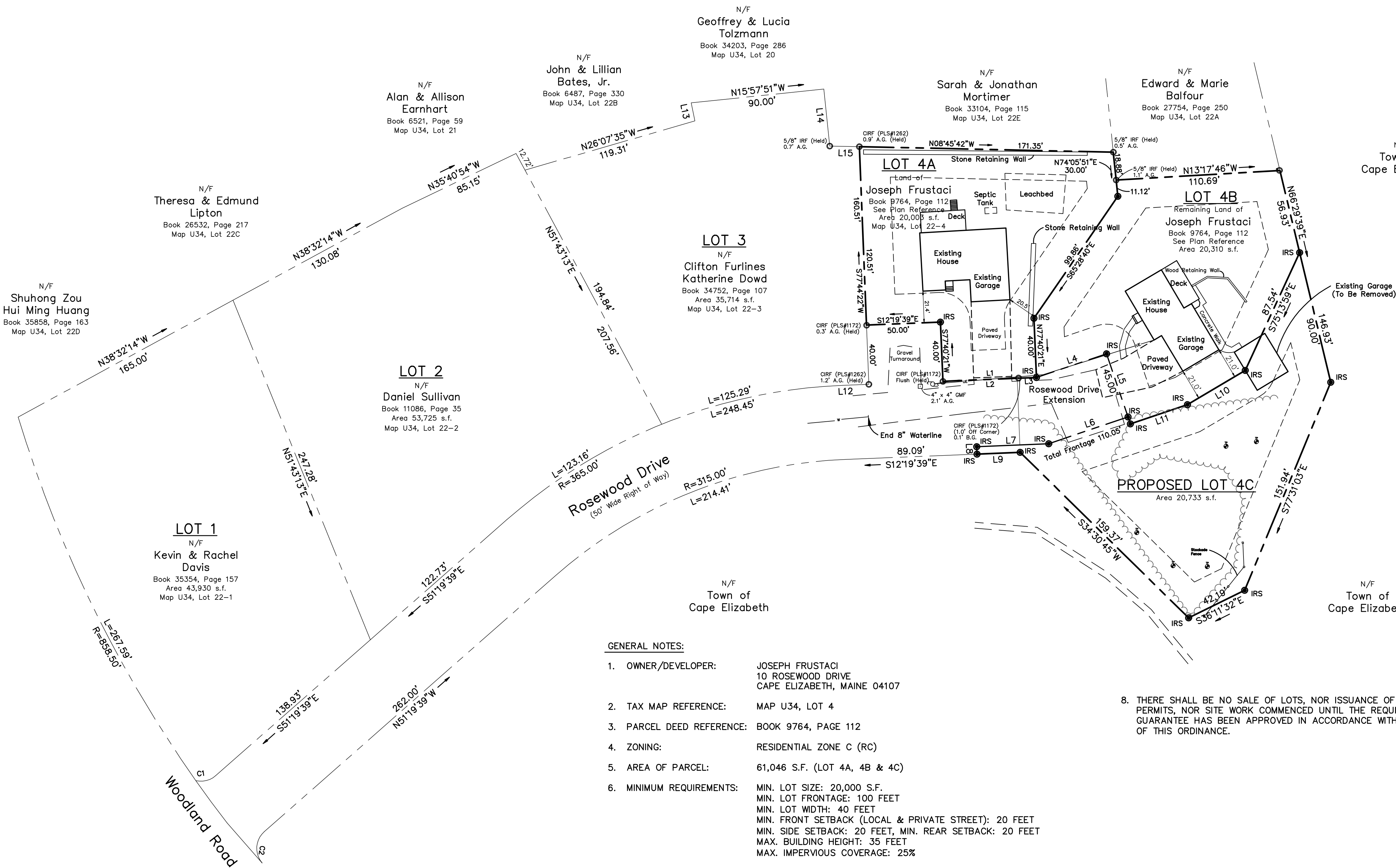


ROBERT C. LIBBY JR.

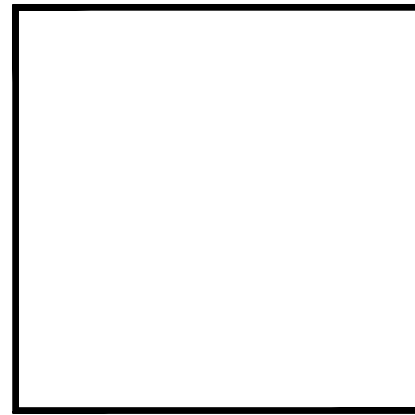
PLS #2190

LINE DATA	
L1	- N12°19'39"W, 63.14'
L2	- N12°19'39"W, 50.14'
L3	- N12°19'39"W, 13.00'
L4	- N28°42'29"W, 50.00'
L5	- N61°17'31"E, 50.00'
L6	- S28°42'29"E, 56.48'
L7	- S12°19'39"W, 48.57'
L8	- N77°40'21"E, 5.00'
L9	- S12°19'39"E, 29.09'
L10	- S40°36'57"E, 45.33'
L11	- S28°42'29"E, 40.70'
L12	- S12°19'39"E, 18.00'
L13	- N68°27'33"E, 12.47'
L14	- N74°02'09"E, 38.70'
L15	- N08°45'42"W, 20.00'

CURVE DATA	
C1	- R=15.00', L=23.99'
C2	- R=15.00', L=23.56'



NO.	DATE	REVISION	DESCRIPTION
		Added Note	& from Roads to be Set
1	9/29/20		



**Berry, Huff, McDonald, Milligan Inc.**  
Engineers, Surveyors  
28 State Street  
Cape Elizabeth, Maine 04038  
Tel. (207) 859-2771  
Fax (207) 859-8250

FOR  
Joseph Frustaci  
10 Rosewood Drive  
Cape Elizabeth, Maine 04107

### 3RD AMENDMENT ROSEWOOD SUBDIVISION

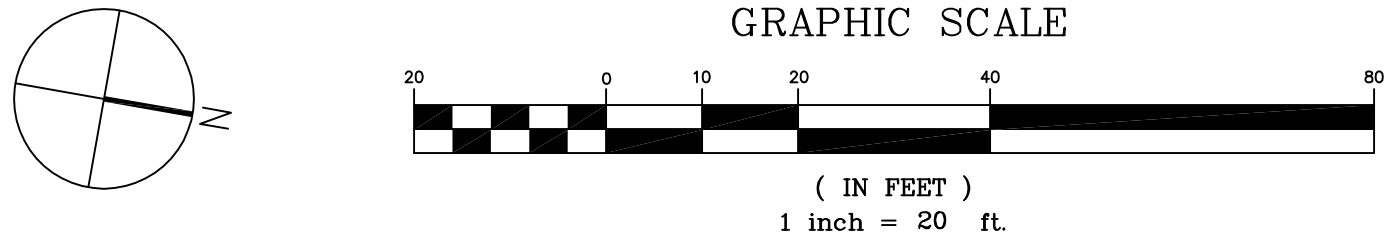
### ROSEWOOD DRIVE CAPE ELIZABETH, MAINE

DESIGNED <b>R. Libby, Jr.</b>	DATE <b>April 2020</b>
DRAWN <b>R. Libby, Jr.</b>	SCALE <b>1" = 40'</b>
CHECKED <b>W. Thompson</b>	JOB. NO. <b>20071</b>


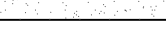

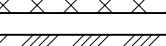
SHEET  
**1**

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**SURFACE MATERIAL LEGEND:**

	PROPOSED RECONSTRUCTED GRAVEL DRIVE
	EXISTING VEGETATION BEING REPLACED WITH GRAVEL
	EXISTING GRAVEL BEING REPLACED WITH VEGETATION
	EXISTING BITUMINOUS CONCRETE PAVEMENT

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