GENERAL NOTES:

1. PROJECT PARCEL CONTAINS 21.52 ACRES.
2. PROJECT IS LOCATED ZONE RR-I.
3. PROJECT PARCEL IS LOT 63 ON TOWN OF FREEPORT TAX MAP 22.
4. PRJECT DESIGN BASED ON FREEPORT ZONING ORDINANCE OPEN SPACE SUBDIVISION STANDARDS.
5. PROJECT BULK STANDARDS
   a) MIN. ROAD FRONTAGE.....50 FT
   b) AVG. ROAD FRONTAGE.....80 FT
   c) MIN. FRONT SETBACK.....25 FT
   d) MIN. REAR SETBACK.....40 FT
   e) MIN. SIDE SETBACK.....10 FT
   f) MIN. COMBINED SIDE SETBACK.....40 FT
6. WETLANNDS WERE DELINIATED BY FB ENVIRONMENTAL IN DECEMBER 2019.
7. TOPOGRAPHIC DETAIL IS BASED ON MAINE OFFICE OF GIS LIDAR DATA
8. TEST PITS FOR SUB-SURFACE WASTEWATER TREATMENT WERE COMPLETED BY JAMES MANCINI, S.E.
9. PRELIMINARY REVIEW DID NOT INDICATE VERNAL POOLS WERE PRESENT ON THE PROPERTY, HOWEVER, A VERNAL POOL SURVEY WILL BE COMPLETED IN THE SPRING OF THE YEAR DURING APPROPRIATE BREEDING SEASON.
10. RESULTS OF A CLASS C MEDIUM INTENSITY SOILS SURVEY ARE SHOWN ON SEPERATE PLANS AND IN REPORT PREPARED BY ALBERT FRICK & ASSOCIATES, INC. AS SUBMITTED WHT THIS APPLICATION.
11. VEGETATIVE COVER IS FOREST WITH SMALL AREAS OF OPEN CANOPY AND OLD FIELDS ALONG POWNAL ROAD.
12. MOST DRAMATIC DRAINAGE ON THE PROPERTY IS AT SOUTHEAST CORNER, DRAINING AWAY AND OFF SUBJECT PARCEL.
13. PROJECT PARCEL DOES NOT CONTAIN EXISTING STRUCTURES. THERE IS AN OLD TOTE ROAD LEADING FROM POWNAL ROAD AT THE EASTERLY END OF THE PARCEL THAT IS INTENDED TO BE USED FOR DRIVEWAY ACCESS TO LOT 5. THERE IS A SECOND TOTE ROAD AT THE WEST END PROVIDING ACCESS FROM FRONT TO REAR, WHICH IS PERIODICALLY USED BY LOCAL SNOWMOBILE TRAFFIC. THIS IS NOT A MAIN ARTERY FOR LOCAL SNOWMOBILE CLUBS. A TRAIL ASSOCIATED WTIH THE HEDGEHOG MOUNTAIN TRAIL NETWORK IS LOCATED ON THIS PARCEL AS SHOWN.
14. PROJECT PARCEL DOES NOT CONTAIN VISUALLY APPARENT SIGNS OF SIGNIFICANT HISTORICAL OR ARCHAEOLOGICAL SITES. A REQUEST FOR REVIEW HAS BEEN SUBMITTED TO MAINE HISTORICAL COMMISSION.
15. THERE ARE NO KNOWN EASEMENTS OR RESTRICTIONS ENCUMBERING THE PARCEL.
16. PARCEL DOES NOT HAVE EXISTING UTILITIES OR IMPROVEMENTS SERVICING IT.
17. ACROSS FROM POWNAL ROAD THERE IS A PUBLIC WELL AT FREEPORT VILLAGE CAMPGROUND THAT MAY BE ADEQUATE FOR FIRE PROTECTION USES. ACROSS POWNAL ROAD FROM THE PARCEL IS A SMALL POND, ADEQUACY FOR FIRE PROTECTIN IS UNCONFIRMED; THIS IS NOT CURRENTLY A FIRE POND. THESE ARE THE ONLY CONFIRMED POTENTIAL SOURCES OF FIRE PROTECTION WATER SUPPLY WITHIN ONE-HALF MILE OF PROJECT PARCEL.
18. DRIVEWAY LOCATIONS HAVE BEEN APPROVED BY MAINE DEPARTMENT OF TRANSPORTATION.

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY OF WALTER FLANDERS ESTATE POWNAL ROAD, FREEPORT, MAINE MADE FOR THE TOWN OF FREEPORT MUNICIPAL BUILDING MAIN ST., FREEPORT, MAINE 04032 BY ROYAL RIVER SURVEY CO. DATED JUNE 2, 1999
2. PLAN OF BLUEBERRY PLAINS FOR HAROLD HARMON MURCH ROAD, FREEPORT MAINE DATED 7/5/1977 BY C.R. STORER, INC.
3. PLAN OF LAND ON POWNAL ROAD, FREEPORT, MAINE FOR LEON HANSCOME, DATED SEPTEMBER 2004 BY OWEN HASKELL, INC.
4. STANDARD BOUNDARY SURVEY AT POWNAL AND MURCH ROADS TOWN OF FREEPORT CUMBERLAND COUNTY, MAINE FOR IDA. M. HANSCOME DATED 9/3/92 BY MAINE LAND SURVEYORS, INC.
5. BOUNDARY SURVEY FOR WARREN GEROW POWNAL ROAD, FREEPORT MAINE BY ASSOCIATED DESIGN PARTNERS, INC. DATED FEBRUARY 1, 2020.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.
CONTOUR INTERVAL = 2 FT

NET RESIDENTIAL AREA CALCULATIONS

AREA OF PARCEL BEING DEVELOPED	21.52 AC
AREA OF WETLANDS - UNBUILDABLE	0 AC
AREA OF WETLANDS - NOT MEETING UNBUILDABLE DEFINITION	8.03 AC
AREA OF EASEMENTS	0 AC
AREA OF 20% SLOPES	0.10 AC
BUILDABLE AREA	21.42 AC
NUMBER OF LOTS ALLOWED	8 LOTS
NUMBER OF LOTS PROPOSED	6 LOTS
REQUIRED OPEN SPACE	10.86 AC
OPEN SPACE PROVIDED	10.86 AC
AVERAGE FRONTAGE OF LOTS SHOWN	176 FT
AVERAGE LOT SIZE	1.78 AC

LEGEND

- IRON ROD/PIPE FOUND
- MONUMENT FOUND
- STONE WALL
- UTILITY POLE
- PROPERTY LINE
- TP PASSING TEST PIT
- WETLANDS
- OPEN SPACE
- VEGETATION

STATE OF MAINE
WARREN H GEROW IV
No. 13431
REGISTERED PROFESSIONAL LAND SURVEYOR

ASSOCIATED DESIGN PARTNERS INC.
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PROJECT: HANSCOME WOODS
MAP 22 LOT 63 - POWNAL ROAD
FREEPORT
CUMBERLAND COUNTY

SHEET TITLE: CONCEPTUAL PLAN & SITE ANALYSIS

DATE: 2-25-2020
SCALE: 1"=100'
DESIGN BY: WHG
DRAWN BY: WHG
PROJECT NUMBER: 20015
SHEET NO: SKETCH PLAN