



NORTH  
MAGNETIC: 2003



NET RESIDENTIAL AREA CALCULATIONS - OVERALL PROJECT	
AREA OF PARCEL BEING DEVELOPED	5.74 ACRES
AREA OF WETLANDS	2.12 ACRES
AREA OF 20% SLOPES	0.36 ACRES
AREA OF ROAD R/W	0.41 ACRES
BUILDABLE AREA	2.85 ACRES
NUMBER OF LOTS ALLOWED	6 LOTS
NUMBER OF LOTS PROPOSED	4 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #1	
AREA OF LOT	0.46 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.00 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.46 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #2	
AREA OF LOT	0.502 ACRES
AREA OF WETLANDS	0.00 ACRES
AREA OF 20% SLOPES	0.0004 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.50 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #3	
AREA OF LOT	3.838 ACRES
AREA OF WETLANDS	2.057 ACRES
AREA OF 20% SLOPES	0.35 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	1.431 ACRES
NUMBER OF LOTS ALLOWED	3 LOTS
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

NET RESIDENTIAL AREA CALCULATIONS - LOT #4	
AREA OF LOT	0.530 ACRES
AREA OF WETLANDS	0.063 ACRES
AREA OF 20% SLOPES	0.007 ACRES
AREA OF ROAD R/W	0.00 ACRES
BUILDABLE AREA	0.460 ACRES
NUMBER OF LOTS ALLOWED	1 LOT
LOT SIZE BASED ON MINIMUM LOT SIZE OF 20,000 S.F.	

### ZONING SUMMARY

CURRENT USE: UNDEVELOPED LAND  
PROPOSED USE: LOT SPLIT, CREATION OF LOT 4  
ZONE - VILLAGE COMMERCIAL (CV III), FREEPORT VILLAGE OVERLAY DISTRICT

### NOTES

1. THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD SHOWN ON THIS PLAN.
2. ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDED IN CHAPTER 26, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.

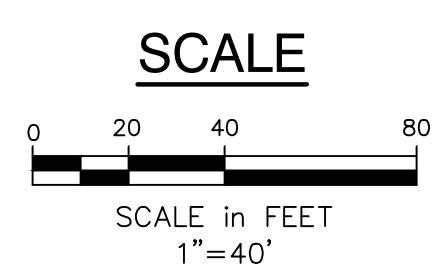
### PLAN REFERENCE

1. "MINOR SUBDIVISION PLAN, TINA & LAURA L. CIGRI, LOCATION: INDEPENDENCE DRIVE, FREEPORT, CUMBERLAND COUNTY, MAINE" JANUARY 14, 2004, REV. 3 MAY 17, 2004 BY E.S. COFFIN ENGINEERING & SURVEYING, INC. RECORDED IN PLAN BOOK 204, PAGE 440.

### LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINER, O.W.
---	ABUTTER LINER, O.W.
---	SETBACK
---	EASEMENT
---	IRON PIPE/ROD
C1/L1	CURVE/LINE NO.
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURBLINE
---	TREELINE
-122-- -120-	CONTOURS
x30.20	SPOT GRADE
---	CHAIN LINK FENCE
---	WIRE FENCE
---	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	MULCH LINE
---	GUARDRAIL
G	GAS
W	POTABLE WELL
S	SEWER
---	CULVERT
OHU	OVERHEAD UTILITY
○	UTILITY POLE
---	GUY

**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**



CIGRI DRIVE		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
SKETCH PLAN LOT SPLIT		DRAWN: TP DATE: 10-10-2023 DESIGNED: TP SCALE: 1" = 40' CHECKED: ADJ JOB NO. 23-045 FILE NAME: SHEET: C-100	
KEMAL CIGRI 4 CIGRI DRIVE FREEPORT, MAINE 04032			
REV	DATE	DESCRIPTION	REVISIONS
A	10-11-2023	ISSUED FOR SKETCH PLAN REVIEW	