

NORTH

ZONING NOTES:

ZONE: VILLAGE COMMERCIAL 1 (VC-1)  
TAX MAP 11, LOT 132

PROPOSED USE: MULTI FAMILY DWELLING

DIMENSIONAL STANDARDS:	REQUIRED	PROPOSED
MINIMUM LOT SIZE	8,000 SF	
MINIMUM ROAD FRONTAGE	NONE	
MAXIMUM BUILDING HEIGHT	3 STORIES(45 FT)	3 STORIES
FRONT SETBACK (WITH SIDEWALK)	5 FT	5 FT
* ROOF PITCHES AWAY FROM SIDEWALK		
SIDE SETBACK	15 FT	15 FT
REAR SETBACK	15 FT	107 FT
MAX. IMPERVIOUS RATIO	90%	73.38%
MINIMUM LAND AREA PER DWELLING UNIT	0 SF	

PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER, UNDERGROUND ELECTRIC AND NATURAL GAS

PARKING SUMMARY:	REQUIRED	PROPOSED
1 BEDROOM UNIT - 1 SPACE PER UNIT	14	14
2 BEDROOM UNIT - 1.75 SPACES PER UNIT	28	19
1 SPACE FOR 5 UNITS FOR VISITORS	6	0
TOTAL SPACES PROVIDED	48	33

SHARED PARKING IS PLANNED FOR THIS BUILDING

SITE INVENTORY NOTES:

WETLANDS	840 SF
STREAMS AND PONDS	NONE
FLOODPLAINS	NONE
GROUNDEWATER AQUIFERS	NONE
SIGNIFICANT HABITATS	NONE

NET RESIDENTIAL CALCULATIONS:

TOTAL ACRES	33,416 SF
TOTAL UNBUILDABLE (WETLANDS)	840 SF

NET RESIDENTIAL ACREAGE CALCULATION

TOTAL ACRES:	0.77 ACRES
AREA OF SURFACE PARKING	0.35 ACRES
AREA OF UNBUILDABLE LAND:	0.02 ACRES

NET RESIDENTIAL ACREAGE: 0.40 ACRES

NET RESIDENTIAL DENSITY CALCULATION

NUMBER OF DWELLING UNITS:	30 UNITS	17,424 SF
NET RESIDENTIAL ACREAGE:	0.40 ACRES	
MINIMUM LAND AREA PER UNIT	0 SF	

DWELLING UNITS ALLOWED-VC-1 UNLIMITED

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHY INFO. TAKEN FROM SEBAGO TECHNICS SURVEY DATED 12/02/13.
- THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- ALL CONSTRUCTION WITHIN THE TOWN RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCOACHING ON THIS REQUIREMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
- THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, TOWN OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
- PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.



CLIENT:  
LWS DEVELOPMENT  
LLC  
PO BOX 7589  
PORTLAND, ME 04112

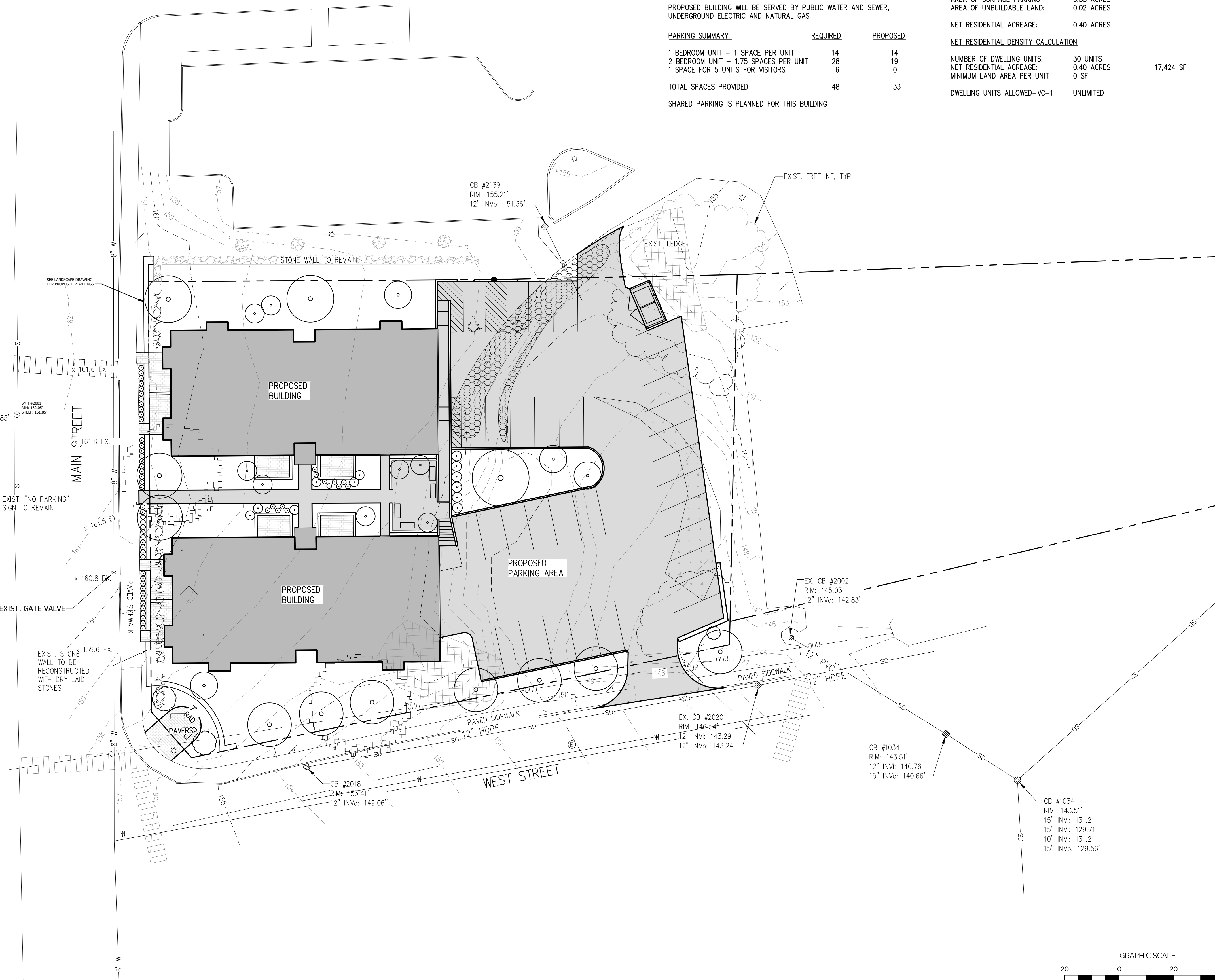
PRELIMINARY  
NOT FOR CONSTRUCTION

FREEMPORT VILLAGE APARTMENTS  
22 MAIN STREET  
FREEMPORT, MAINE  
PROPOSED BUILDING

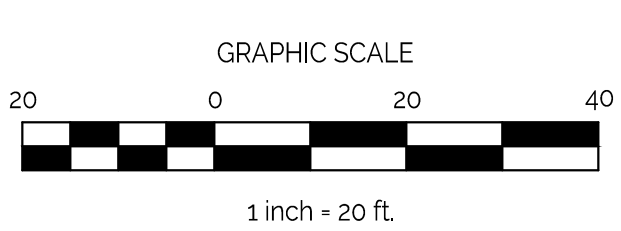
ISSUED	DESCRIPTION	BY	DATE
	ISSUED FOR CONCEPT PLAN REVIEW	BY	06-24-22
	ISSUED FOR CONCEPT PLAN REVIEW	ED	08-31-22
	ISSUED FOR SITE PLAN REVIEW	ED	10-25-22

SHEET TITLE:  
PRELIMINARY  
SUBDIVISION  
PLAN  
DESIGNED: DL  
DRAWN: DL  
DATE: 04-20-22  
PROJECT NUMBER: 22-102

C100-A



EXISTING	DESCRIPTION	PROPOSED
□	GRANITE MONUMENT - 3' OFFSET	■
○	IRON PIN FOUND/SET	○
○	IRON ROD FOUND	○
○	CAPED IRON ROD FOUND	○
○	DRILL HOLE FOUND	○
□	GRANITE MONUMENT FOUND	□
---	STREET LINE	---
---	LOT SETBACKS	---
---	PROPERTY LINE	---
---	ABUTTOR LINE	---
---	"NO CUT" BUFFER	---
---	WETLANDS	---
---	EDGE OF ROAD/TRAVELLED WAY	---
○	SOIL TEST PIT	○
---	CONTOUR	---
---	SPOT GRADE	---
---	GAS SHUT-OFF	---
---	UTILITY POLE	---
---	OVERHEAD ELECTRICAL	---
---	UNDERGROUND ELECTRICAL	---
---	ELECTRICAL TRANSFORMER	---
---	FIRE HYDRANT	---
---	WATER LINE	---
---	WATER GATE	---
---	SEWER LINE	---
---	SEWER MANHOLE	---
---	DRAINAGE MANHOLE	---
---	CATCH BASIN	---
---	UNDERDRAIN/STORMDRAIN	---
---	UNDERDRAIN	---
---	SILT FENCE	---
---	TEMP. STONE CHECK DAM	---
---	GRADING AND FLOW DIRECTION	---
---	HAY BALES	---
---	EROSION CONTROL BLANKET	---
---	STORMWATER BOUNDARY	---
---	STORMWATER FLOW (tc)	---
---	FACE OF LEDGE OUTCROP	---
---	BIRCH	---
---	MAPLE	---
---	TREE LINE	---
---	SITE LIGHTING (BAYSIDE FEATURE)	---
---	STONE WALL	---



SCALE: 1" = 20'-0"

PRELIMINARY SUBDIVISION PLAN

Z:\01 - Projects\2022\22-102-C100-current\11-3-22.dwg, 11/8/2022 4:38:38 PM