

LOCATION MAP

LEGEND:

- BOUNDARY LINE
NEW BOUNDARY LINE
ABUTTER LINE
TIE LINE
FOREST BUFFER
PHASE
SEPARATE PROPERTIES
EXISTING BARBED WIRE
OVERHEAD UTILITIES
OHU
STREAM
PROPOSED BUILDINGS
PROPOSED PAVEMENT
PROPOSED L.C.E. LINES
EXISTING STONE WALL
PROPOSED GRAVEL PATH
PROPOSED GRAVEL PATH
CIR. LINE
PROPOSED GRAVEL PATH
RIGHT-OF-WAY
PROPOSED SEPTIC FIELD
PROPOSED TREELINE
EXISTING WETLANDS
STREAM BUFFER
EASEMENT
IRON PIPE/ROD (AS NOTED)
EXISTING WELL
UNIT NUMBER
VERNAL POOL
PROPOSED 5/8" REBAR
w/SURVEYORS IDENTIFICATION CAP
TEST PIT

- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED CONDOMINIUM OVER AND WITHIN THE SUBJECT PARCEL.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
3. THE RECORD OWNER OF THE SUBJECT PARCEL IS BETA ZETA PROPERTIES, LLC. BY A DEED DATED JULY 21, 2020 AND RECORDED IN BOOK 36966, PAGE 77.
4. THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF FREEPORT MAP 18 AS LOT 16 AND IS LOCATED IN THE MEDIUM DENSITY A (MDA) DISTRICT.
5. TOTAL AREA OF THE CONDOMINIUM AND REMAINING LAND OF BETA ZETA PROP. IS 46.38 ACRES. TOTAL AREA OF THE LANDS TO BE CONVEYED TO THE FREEPORT CONS. TRUST IS 45.16 ACRES.
6. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON A PLAN ENTITLED "BOUNDARY RETRACEMENT SURVEY PLAN OF HARRASEEKET RIDGE," PREPARED FOR BETA ZETA PROPERTIES, LLC. BY SURVEYWORKS, INC. DATED SEPTEMBER 24, 2020 AND LAST REVISED JANUARY 5, 2021, TO BE RECORDED HERewith. SEE SURVEYOR'S REPORT DATED JANUARY 5, 2021, ON FILE AT TERRADYN CONSULTANTS, LLC. IN PROJECT FOLDER #20-4034.
7. THE SURVEYING STAMP HEREON IS FOR THE EXTERIOR BOUNDARY, BUILDING LOCATIONS AND NUMBER OF UNITS. SEE PLAN SET ISSUED BY DIRIGO A/E FOR SITE PLANS AND DESIGN ELEMENTS. NO DESIGN WAS PERFORMED FOR THIS PROJECT BY THIS SURVEYOR.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83
9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF FREEPORT, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2300460010 B. HAVING AN EFFECTIVE DATE OF JANUARY 17, 1985. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C. AREAS OF MINIMAL FLOOD HAZARD.
10. THE SUBJECT PARCEL MAY BE SUBJECT TO AN EASEMENT TO THE ANDROSCOGGIN AND KENNEBEC RAILWAY COMPANY AS DESCRIBED IN AN INSTRUMENT DATED OCTOBER 4, 1921 AND RECORDED IN BOOK 1090, PAGE 59. THE POLES AND LINE DESCRIBED IN THIS INSTRUMENT WERE NOT FOUND DURING THE COURSE OF THIS SURVEY. AS SUCH, THE EASEMENT IS NOT PLOTTABLE.
11. THE LOCATION OF U.S. ROUTE ONE AND ALLEN RANGE ROAD IS ASSUMED BASED ON LOCAL MONUMENTS FOUND AND THE PLANS REFERENCED IN NOTE 8.
12. A WETLAND DELINEATION WAS PERFORMED WITHIN THE PROJECT AREA BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. IN SEPTEMBER OF 2020. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
13. THE OPEN SPACE DEPICTED ON THIS PLAN LABELED "LAND TO BE CONVEYED" SHALL REMAIN AS UNDEVELOPED OPEN SPACE FOR THE PURPOSE OF CONSERVATION. MAINTENANCE OF THE OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HARRASEEKET RIDGE CONDOMINIUM ASSOCIATION UNLESS THE OPEN SPACE IS CONVEYED TO A LAND CONSERVATION ORGANIZATION SUCH AS THE FREEPORT CONSERVATION TRUST. LABELED "LAND TO BE CONVEYED." THIS PROVISION EXPRESSLY SATISFIES THE OPEN SPACE REQUIREMENT FOR THIS PROJECT AS DEFINED BY THE TOWN OF FREEPORT ORDINANCES.
14. SPACE AND BULK STANDARDS FOR THE MDA DISTRICT ARE AS FOLLOWS:

- MIN. LOT SIZE 50,000 S.F. (20,000 S.F. PER DWELLING UNIT)
MIN FRONTAGE 200' (ROUTE 1), 100' (OTHER)
MIN FRONT YARD 50' (ROUTE 1), 60' (OTHER)
MIN SIDE YARD 50' (ROUTE 1), 40' (OTHER)
MIN. REAR YARD 50' (ROUTE 1), 40' (OTHER)
MAX. BUILDING HEIGHT: 35'

- 15. 80 RESIDENTIAL UNITS ARE PROPOSED IN 40 BUILDINGS/2 UNITS PER BUILDING
16. ALL PROPOSED UNITS ARE DUPLEX BUILDINGS
17. BUILDING FLOOR AREA SUMMARY: ALL DUPLEX BUILDINGS - 399,817 SF TOTAL
18. PROPOSED BUILDING HEIGHT - 2 STORIES
19. PER ARTICLE 11.5.C.2.K OF THE FREEPORT SUBDIVISION ORDINANCE, 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.
20. PER ARTICLE 11.5.C.2.K OF THE FREEPORT SUBDIVISION ORDINANCE, UTILITIES SERVING SUBDIVISIONS SHALL BE INSTALLED UNDERGROUND.
21. PER ARTICLE 13.4 OF THE FREEPORT SUBDIVISION ORDINANCE, WHEN THE PROJECT REVIEW BOARD GRANTS A WAIVER FROM ANY OF THE IMPROVEMENTS REQUIRED BY THIS ORDINANCE OR FROM ANY OF THE IMPROVEMENTS REQUIRED BY THIS ORDINANCE OR FROM ANY OF THE STANDARDS OF 30-A.M.R.S.A 4404 OR THIS ORDINANCE, THE RECORDING PLAN, TO BE RECORDED AT THE REGISTRY OF DEEDS, SHALL INDICATE THE WAIVERS GRANTED AND THE DATE ON WHICH THEY WERE GRANTED.
22. NO CHANGES MAY BE MADE TO THE APPROVED PLAN, INCLUDING FURTHER PROPERTY DIVISIONS, EXCEPT IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING. Lists curve data for various points on the plan.

Table with columns: UNIT, L.C.E.'s, SQUARE FOOTAGE. Lists unit and lot area information.

Table with columns: L.C.E., SQUARE FOOTAGE, ACRES. Lists lot area and acreage information.

STANDARD TOWN OF FREEPORT SUBDIVISIONS

- 1. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.

NET RESIDENTIAL DENSITY CALCULATION:

Table showing calculations for Net Residential Acreage, Total Area, Parking Areas, etc.

FOREST VISUAL & STORMWATER BUFFER NOTES:

- 1. ALL BUFFERS WILL REMAIN IN THEIR NATURAL STATE. NO MOWING, CLEARING, DEVELOPMENT OR GRADING WITHIN THEM.
2. DUFF LAYER, LEAF LITTER, SHALL BE LEFT IN PLACE, NO GRADING OR EXCAVATION OF THE BUFFER AREA IS PERMITTED.
3. DEAD AND DISEASED TREE'S MAY BE REMOVED.
4. PRUNING OF TREES TO A HEIGHT OF (12) FEET IS PERMITTED PROVIDED THAT THE TOP TWO-THIRDS(3) OF THE CANOPY IS MAINTAINED.
5. NO CONCENTRATED FLOWS SHALL BE ALLOWED TO ENTER THE BUFFER EXCEPT THOSE WHICH ARE NATURALLY OCCURRING AND CURRENTLY EXIST. FLOWS CONCENTRATED FROM DEVELOPMENT SHALL BE SPREAD OUT BY USE OF A LEVEL SPREADER OR OTHER MEANS.
6. ALL BUFFER REQUIREMENTS TO BE ENFORCED BY THE LAND OWNERS ASSOCIATION OR LOCAL CODE ENFORCEMENT OFFICER.

SURVEYOR'S STATEMENT:

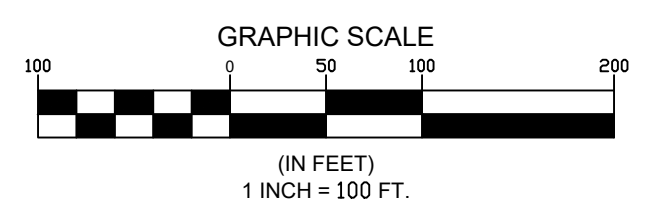
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Signature of Jimmy C. Courbron, dated 1/27/24.

APPROVAL: TOWN OF FREEPORT PROJECT REVIEW BOARD. DATE: 1/27/24.

STATE OF MAINE

CUMBERLAND COUNTY SS
REGISTRY OF DEEDS
RECEIVED _____, 20
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR



HARRASEEKET RIDGE
US ROUTE 1, FREEPORT, ME
RECORD OWNER:
BETA ZETA PROPERTIES, LLC.
9 KIMBERLY CIRCLE, BRUNSWICK, MAINE 04011

DIRIGO ARCHITECTURAL
ENGINEERING - CONSTRUCTION MANAGEMENT
PH: (207) 235-3040
WS: DIRIGOAE.COM

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

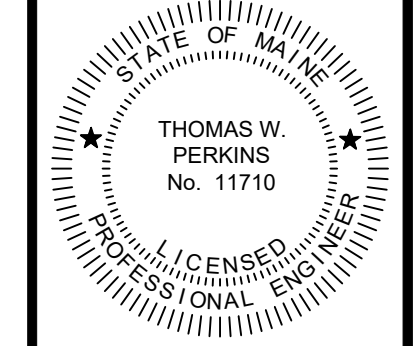
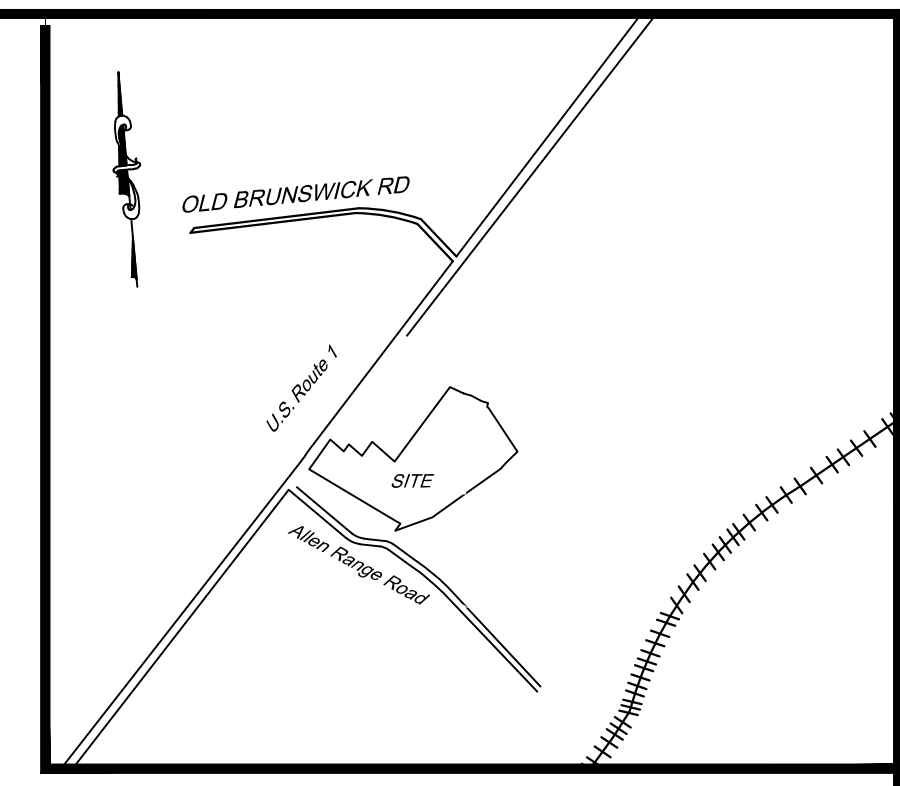
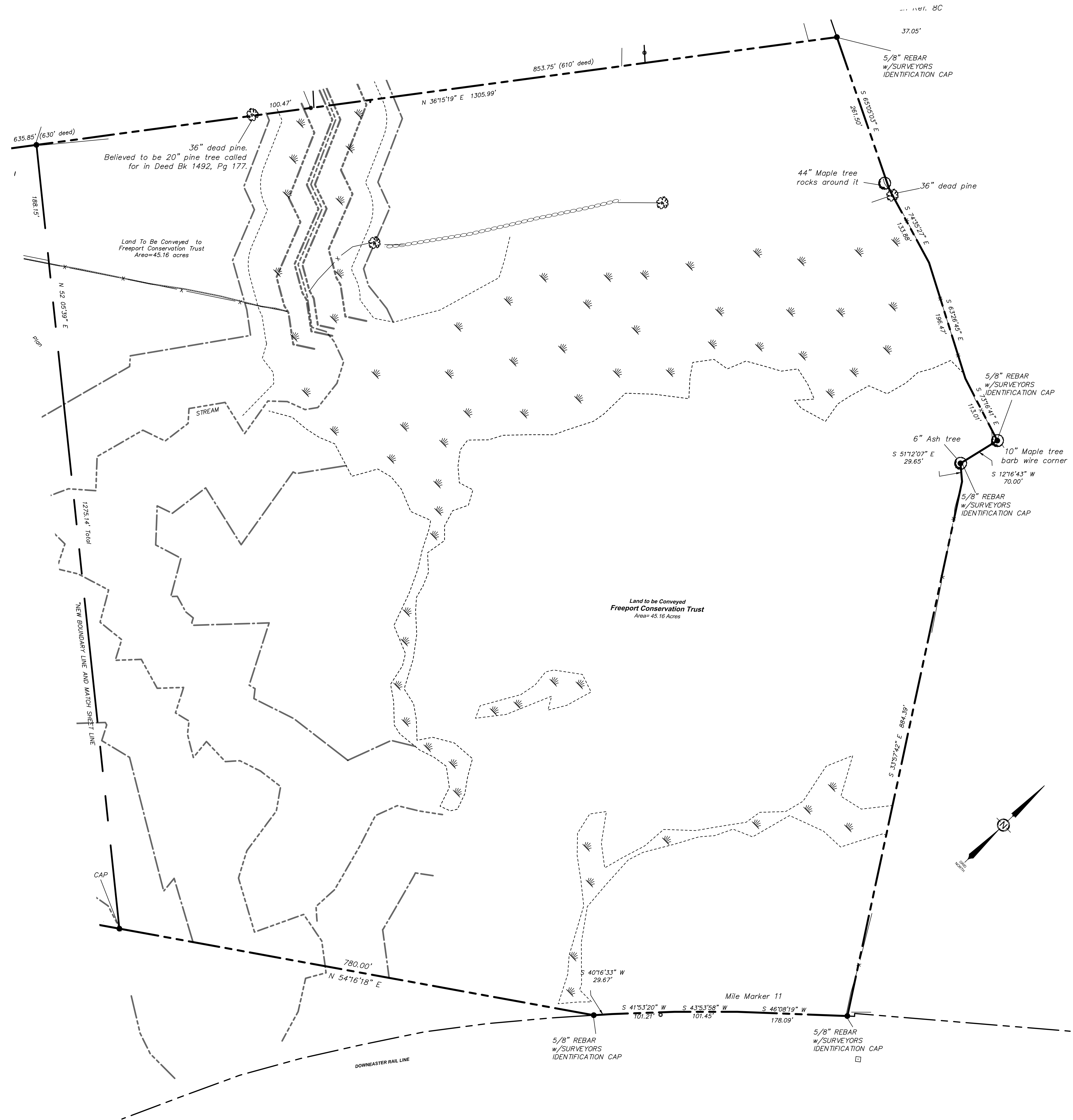


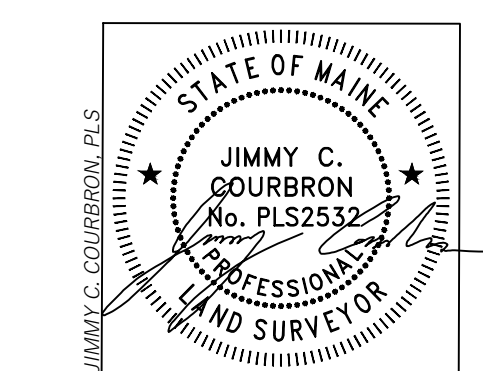
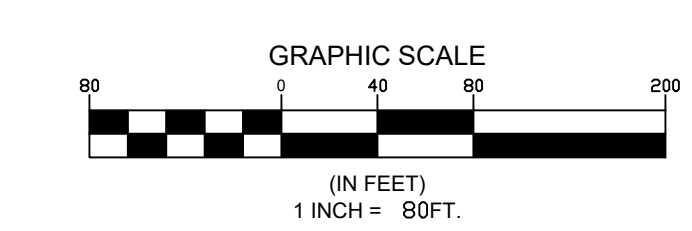
Table with columns: REV., DATE, DESCRIPTION, ISSUED FOR REVIEW, ISSUED FOR PLANNING BOARD SIGNATURES. Lists revision details.

Feb 27, 2024 - 1:37pm
 C:\Users\Jeff\Documents\Projects\2024\08 Harraseeket Ridge\Town Final\Submission\Revised CAD Files for Submission\CAD Files-Flat Plan-Jimmy Courbron\2024-08 PLAT PLAN 2-23-24.dwg
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LEGEND:

	BOUNDARY LINE
	ABUTTER LINE
	TIE LINE
	PHASE
	STREAM
	SEPARATE PROPERTIES
	EXISTING BARBED WIRE
	NEW BOUNDARY LINE
	PROPOSED STONE WALL
	PROPOSED BOUNDARY LINE
	PROPOSED TREELINE
	STREAM BUFFER
	EXISTING WETLANDS
	IRON PIPE/ROD (AS NOTED.)
	PROPOSED 5/8\"/>
	5/8\"/>
	PINE TREE



SURVEYOR'S STATEMENT:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Jimmy C. Gourbron 1/27/24
 JIMMY C. GOURBRON, PLS.

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APPROVAL:
 TOWN OF FREEPORT PROJECT REVIEW BOARD DATE: _____

PLAT PLAN CONSISTS OF 2 SHEETS, THE CONDOMINIUMS, AND THE OPEN SPACE. SHEET 2 OF 2

STATE OF MAINE
 CUMBERLAND COUNTY
 SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

HARRASEKET RIDGE
 US ROUTE 1, FREEPORT, ME
BETA ZETA PROPERTIES, LLC.
 9 KIMBERLY CIRCLE, BRUNSWICK, MAINE 04011

DIRIGO ARCHITECTURAL
 ENGINEERING • CONSTRUCTION MANAGEMENT
 108 MUSSEY RD. SCARBOROUGH, MAINE 04074
 PH: (207) 225-3040
 WS: DIRIGO.ME.COM

SIGNED COPY OF DRAWING ON FILE AT DIRIGO A/E OFFICE

THOMAS W. PERKINS
 No. 11710
 PROFESSIONAL ENGINEER

CONDOMINIUM PLAT OF HARRASEKET RIDGE CONDOMINIUM

REV.	DATE	DESCRIPTION
0	7/27/23	ISSUED FOR REVIEW
1	1/24/24	ISSUED FOR PLANNING BOARD SIGNATURES

SCALE: 1" = 100'
 DATE: 1/24/24
 PROJECT: 20-008
 SHEET: 2 OF 2

DRAWN BY: CJG CHECKED BY: TWP