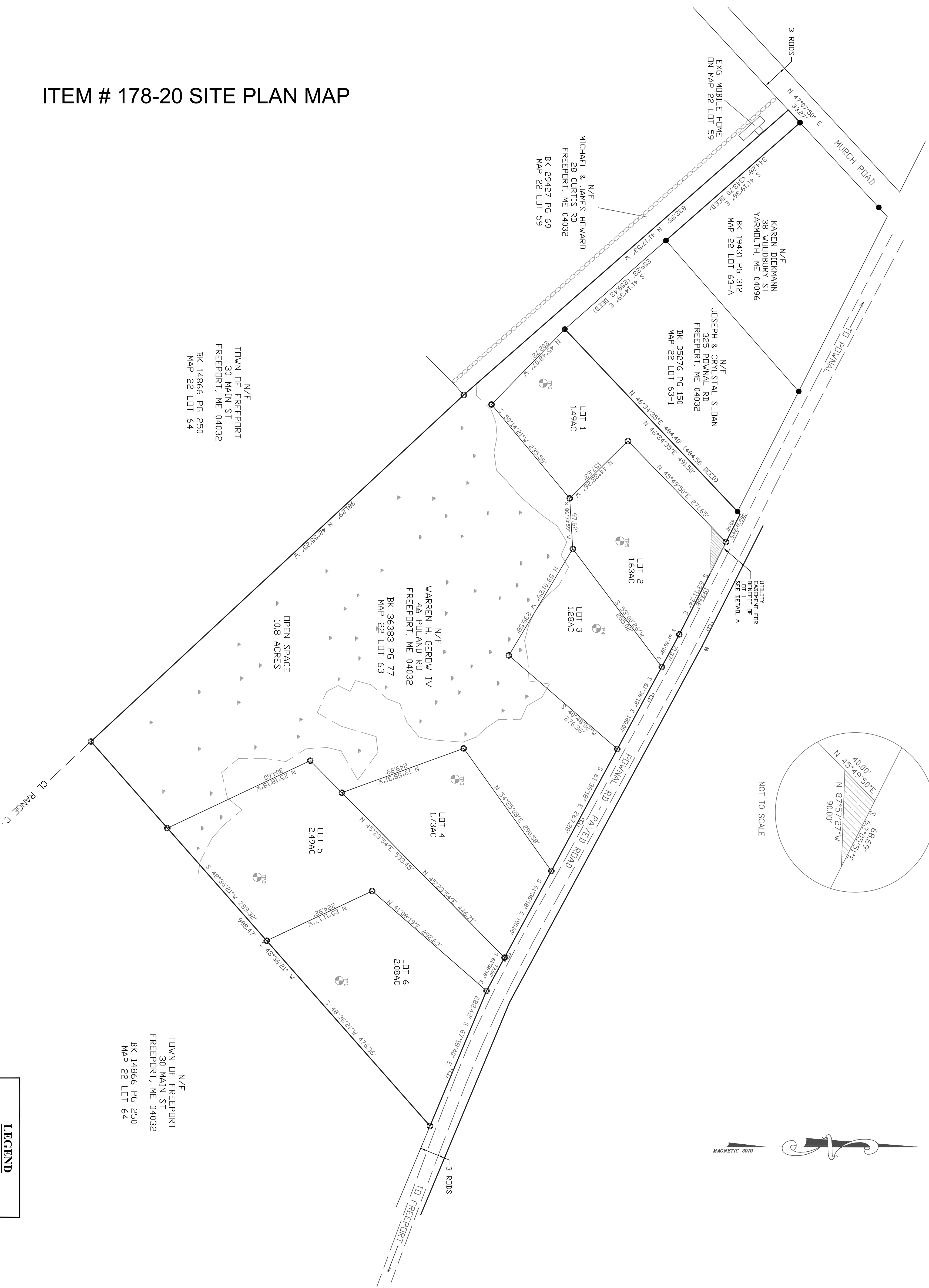


GENERAL NOTES:  
 WARREN GEROW  
 44 POLAND RD  
 FREEPORT, ME 04032

1. PROJECT PARCEL CONTAINS 21.52 ACRES.
2. PROJECT IS LOCATED ZONE RR-1.
3. PROJECT DESIGN IS BASED ON FREEPORT ZONING ORDINANCE OPEN SPACE
4. SUBDIVISION STANDARDS
5. PROJECT BULK STANDARDS
  - A) MIN. ROAD FRONTAGE.....50 FT
  - B) MIN. 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. WETLANDS WERE DELINEATED BY FB ENVIRONMENTAL IN DECEMBER 2019 & JANUARY 2020.
7. AS DESIGNED, PROJECT DEVELOPMENT DOES NOT PROPOSE IMPACT ON WETLANDS.
8. A VERNAL POOL SURVEY WAS COMPLETED BY FB ENVIRONMENTAL IN APRIL, MAY & JUNE 2020.
9. THE OPEN SPACE SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY FOR THE PURPOSES AND FEATURES LISTED IN THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING 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.
10. THERE IS PROPOSED UTILITY EASEMENT ON LOT 2 FOR THE BENEFIT OF THE TOWN OF FREEPORT AND MAIN EASTERN UTILITY EASTMENTS REPRESENT. CUTTING ON ALL BUILDING LOTS SHALL BE LIMITED TO THE BUILDING ENVELOPES AND DRIVEWAY AREAS.
11. TO PROVIDE WATER QUALITY TREATMENT FOR STORMWATER RUNOFF EACH LOT WILL BE REQUIRED TO HAVE A RAIN GARDEN AND ROOF DRIPLINE FILTERS. EACH RAIN GARDEN WILL BE SITED TO CAPTURE THE MAJORITY OF STORMWATER RUNOFF FROM NEW IMPERVIOUS AND DEVELOPED AREA. RAIN GARDENS AND DRIPLINE FILTERS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH MAINE DEP'S BEST MANAGEMENT PRACTICES STANDARDS.
12. LEAD DISCLOSEMENT (SOLID LINE), SOIL FEATURES (DASHED LINE) AND HANSCOME SUBDIVISION PLANS, INC. FEATURES (DASHED LINE) ARE SHOWN FOR INFORMATION. FINAL SIZES AND LOCATIONS ARE DICTATED BY IMPERVIOUS AND DEVELOPED AREA. INSTALLATION OF STORMWATER FEATURES IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND WILL NEED TO BE INSPECTED TO THE SATISFACTION OF THE TOWN ENGINEER PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR A DWELLING.
13. OPEN SPACE IS TO BE DONATED TO THE TOWN OF FREEPORT AT A MUTUALLY AGREED UPON DATE AFTER FINAL APPROVAL HAS BEEN OBTAINED. OPEN SPACE SHALL BE DONATED TO THE TOWN OF FREEPORT THROUGH AN EASEMENT OR AN EASEMENT CONVEYANCE OF THE OPEN SPACE SHALL SPECIFICALLY PROHIBIT ALL USES NOT LISTED IN SECTION 504A.
14. TOWN FIRE PROTECTION ORDINANCE REQUIRES EACH DWELLING UNIT TO HAVE A SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D, WITHIN ONE (1) YEAR OF THE DATE OF PURCHASE. EACH LOT OWNER SHALL BE GUARANTEED BY THE SUBDIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST THREE HUNDRED AND FIFTY (350) GALLONS/DAY, OR THE PURCHASE PRICE SHALL BE REFUNDED.
15. UTILITIES SERVING SUBDIVISIONS SHALL BE INSTALLED UNDERGROUND.
16. VEGETATION FROM LAND CLEARING IS TO BE REMOVED AND DISPOSED OFF SITE. CONSTRUCTION DEBRIS IS TO BE DISPOSED OFF-SITE AT APPROPRIATE RECYCLING FACILITIES.

- 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 11/11/2014.
  2. PLAN OF BULDERBERRY PLAINS FOR HAROLD HARRON 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 I.D.A. 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.

## ITEM # 178-20 SITE PLAN MAP



TOWN OF FREEPORT  
 30 MAIN ST  
 FREEPORT, ME 04032  
 BK 14866 PG 250  
 MAP 22 LOT 64

TOWN OF FREEPORT  
 30 MAIN ST  
 FREEPORT, ME 04032  
 BK 14866 PG 250  
 MAP 22 LOT 64

### State of Maine

CUMBERLAND, ss. Registry of Deeds

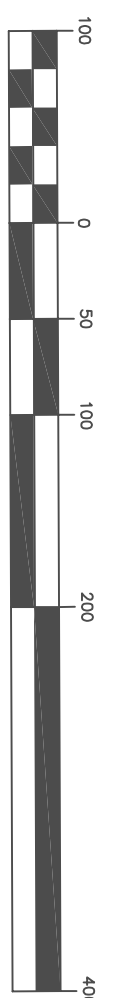
Received \_\_\_\_\_  
 at \_\_\_\_\_ M. \_\_\_\_\_ and recorded in \_\_\_\_\_

File # \_\_\_\_\_  
 ATTEST \_\_\_\_\_

REGISTRAR

MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

### GRAPHIC SCALE



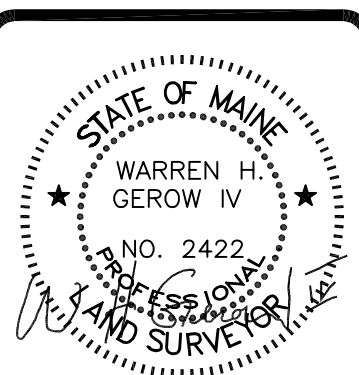
### NET RESIDENTIAL AREA CALCULATIONS

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
REQUIRED OPEN SPACE	10.88 AC
NET RESIDENTIAL AREA	10.54 AC
AVERAGE PARCEL SIZE	1.78 AC

### LEGEND

- IRON ROD/PIPE FOUND
- 5/8" REBAR TO BE SET
- MONUMENT FOUND
- STONE WALL
- UTILITY POLE
- PROPERTY LINE
- PASSING TEST PIT
- WETLANDS

**ASSOCIATED DESIGN PARTNERS INC.**  
 80 Leighton Road Falmouth, Maine 04105  
 Office: (207) 878-1751  
 Fax: (207) 878-1788  
 E-Mail: adp@adpengineering.com



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PROJECT: **HANSCOME WOODS**  
 POWNAL ROAD, FREEPORT - CUMBERLAND COUNTY  
 OWNER: **WARREN GEROW**  
 4A POLAND RD - FREEPORT, ME  
 SHEET TITLE: **RECORDING PLAT**

SHEET NO. **20015**  
 RECORDING PLAT  
 DATE: 9-28-2020  
 SCALE: 1"=100'  
 DESIGN BY: WHG  
 DRAWN BY: WHG  
 PROJECT NUMBER: \_\_\_\_\_