

February 22nd, 2023

Caroline Pelletier
Town Planner
Town of Freeport
30 Main Street
Freeport, ME 04032

RE: Maine Optometry – Site Plan Amendment Application


Dear Caroline,

On behalf of 407 US Route 1, LLC, we are pleased to submit a Site Plan Amendment Application for review by the Town of Damariscotta Project Review Board. The application is for the construction of a parking expansion for Maine Optometry at 407 US Route One in the Town of Freeport, Maine. The project consists of a 4,500+/- square foot parking expansion with associated stormwater BMP.

The project site is developed, and the current use is a professional building (Maine Optometry). There is no proposed change to the current use. The parcel is approximately 1.72+/- acres and contains freshwater wetlands. The project has a NRPA Tier I Permit (L-22448-TB-A-N) that approved 6,086 square feet of wetlands. Since then, Maine Optometry has unintentionally filled an additional 780 square feet of wetland fill by extension of the parking lot to add spaces over gravel. Atlantic Resource Consultants has submitted a NRPA Tier I application for this previous wetland fill. A wetland delineation and natural resource assessment was conducted by Atlantic Resource Consultants in January of 2023. The parking lot expansion of 19 spaces and proposed stormwater treatment was designed to have no impact on the wetlands delineated in January 2023.

We look forward to working with The Town of Freeport on this project.

Regards,



Atlantic Resource Consultants
Victoria Faulkingham, E.I.

MAINE OPTOMETRY

PARKING EXPANSION

Freeport, Maine

TOWN OF FREEPORT MAINE

SITE PLAN REVIEW AMENDMENT APPLICATION

February 2023

Prepared for
407 US Route 1, LLC
82 Main Street
Brunswick, Maine 04011

Prepared by
Atlantic Resource Consultants, LLC
541 US Route One, Suite 21
Freeport, Maine 04032



TABLE OF CONTENTS

APPLICATION FORM

ATTACHMENT 1 LOCATION MAP

ATTACHMENT 2 TITLE, RIGHT, OR INTEREST & RECORD LOT PLAN

ATTACHMENT 3 SITE PHOTOGRAPHS

ATTACHMENT 4 MAINTENANCE AGREEMENT TEMPLATE

ATTACHMENT 5 CONTRACTOR ESTIMATE

ATTACHMENT 6 PLAN SET

APPLICATION FORM

Town of Freeport
Planning Department

Application for Review

Project Type: (check all applicable)

^{AMENDMENT} Site Plan Review Design Review Certificate Subdivision
 Zoning Ordinance Amendment Other (please explain) _____

Name of Project: Maine Optometry Parking Expansion

Proposed Use of Property: Professional Building (same as existing)

1) Applicant Information:

Name: 407 US Route 1, LLC Tel: _____
(If a Company, provide name of person also)

Address: 82 Main Street, Brunswick, Maine 04011

Email: _____

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No
If yes, please explain: _____

4) Property Information:

Present Use of Property Professional Building

Location: Street Address 407 US Route One, Freeport, Maine 04032

Assessor's Office Map: 23 Lot: 66

Size of Parcel (acres): 1.72 acres +/- Zoning District (s): Commercial - I

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: _____

6) Other Information:

Proposed # of Buildings: N/A Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots N/A

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: Andrew Johnston, PE, Atlantic Resource Consultants, LLC Tel: 207-869-9050

Address: 541 US Route One, Suite 21, Freeport, Maine 04032

Email: andyj@arc-maine.com

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ 30.00 Abutter Fee: \$ 17.50

Submission: This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.

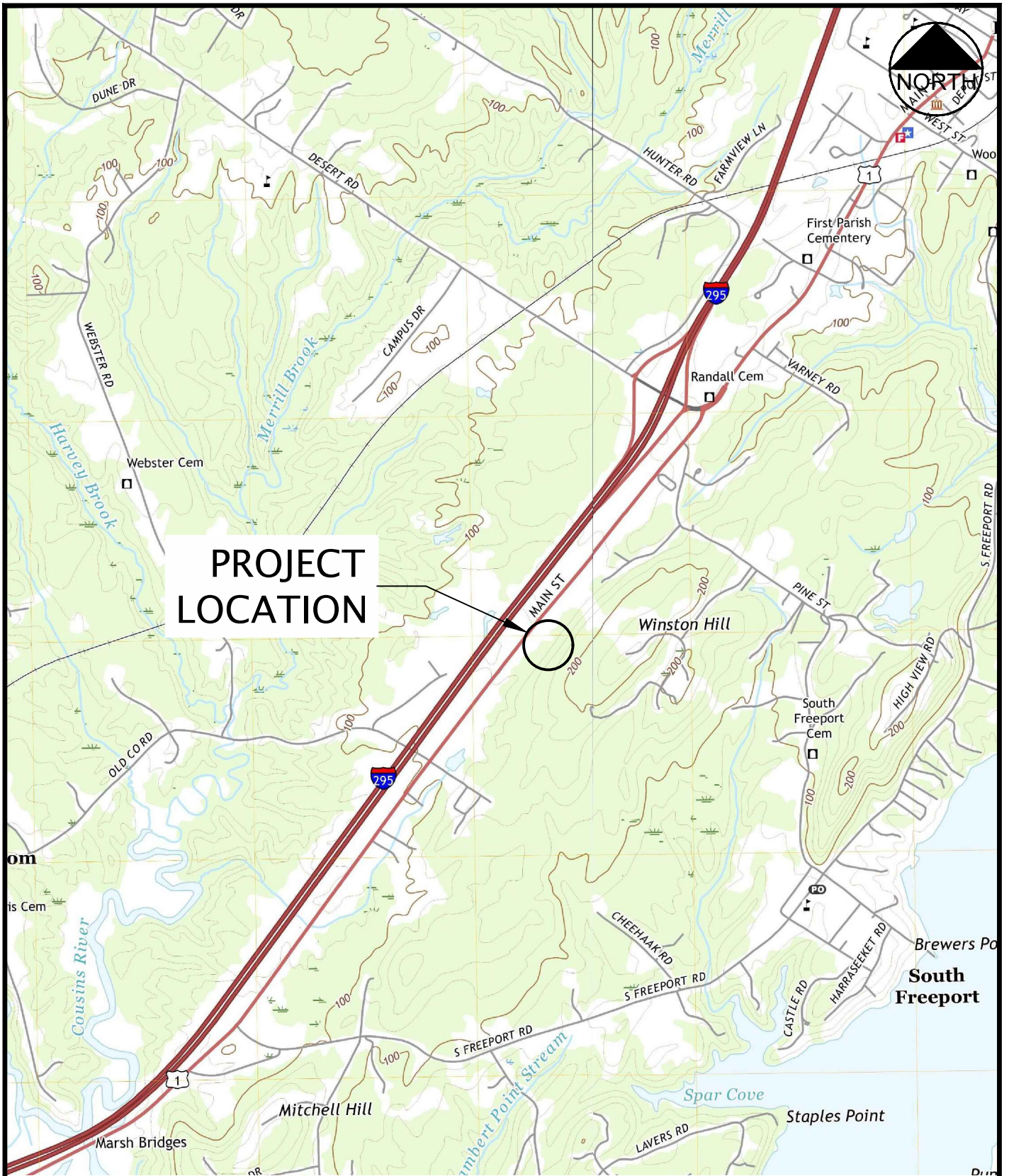
The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

2/22/23
DATE


SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

ATTACHMENT 1

LOCATION MAP



**PROJECT
LOCATION**

REFERENCE:: USGS TOPO FREEPORT QUADRANGLE, USGS TOPO YARMOUTH QUADRANGLE

**MAINE OPTOMETRY - 407 US RT 1
FREEPORT, MAINE**

USGS LOCATION MAP



DRAWN: VF	DATE: 02/16/2023
DESIGNED: VF	SCALE: NTS
CHECKED: AJ	JOB NO. 22-062
FILE NAME: 22-062 MAINE OPTOMETRY	

FIGURE

1

ATTACHMENT 2

TITLE, RIGHT, OR INTEREST & RECORD LOT PLAN

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, THAT, **LUX ASSOCIATES, LLC**, a Maine limited liability company with a principal place of business located in Freeport, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, does hereby GRANT unto **407 US Route 1, LLC** a Maine Limited Liability Company with a principal place of business located at 82 Maine Street, Brunswick, Maine 04011, its successors and assigns, with *QUITCLAIM COVENANT*, a certain lot or parcel of land, together with the buildings and improvements thereon situated in in the Town of Freeport, County of Cumberland, and State of Maine, bounded and described as follows:


**PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO
AND MADE A PART HEREOF**

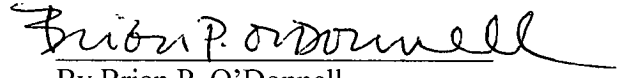
Being a portion of the of the premises conveyed to Lux Associates, LLC by virtue of deed from Half Moon Properties, Inc., dated May 3, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22598, Page 251.

IN WITNESS WHEREOF, the said Lux Associates, LLC has caused this instrument to be executed under seal by Brian O'Donnell, its Manager thereunto duly authorized, on this 8th day of February, 2017.

Signed, Sealed and Delivered
in the Presence of:

LUX ASSOCIATES, LLC


Witness:

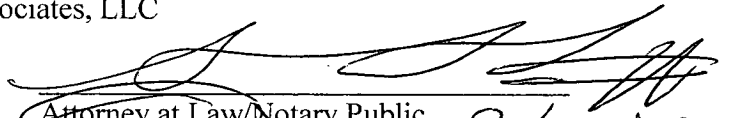


By Brian P. O'Donnell
Its: Manager

STATE OF: MAINE
COUNTY: CUMBERLAND, SS.

February 8, 2017

Then personally appeared the above named Brian O'Donnell, as Manager of said Lux Associates, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act in said capacity, and the free act and deed of said Lux Associates, LLC

Before me,


Attorney at Law/Notary Public
Printed Name: Thomas E. Schaefer
My Commission Expires: _____ 

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain parcel of land with the buildings thereon situated on the southeasterly side of U.S. Route One in the Town of Freeport, County of Cumberland, and State of Maine, being Lot 1 as shown on a certain plan entitled "Amended Lot Division Plan at #407 U.S. Route One, Freeport, Maine made for owner of record LUX Associates, LLC" and dated April 25, 2005 Owen Haskell, Inc. Job No. 2005-054F revised February 11, 2015 and recorded in the Cumberland County Registry of Deeds in Plan Book 215, Page 61 (the "Plan"), more particularly bounded and described as follows:

Beginning at a 5/8" iron rod found on the southeasterly sideline of U.S. Route One at the westernmost corner of the land now or formerly of Boats LLC (see Book 17596 Page 261), all as shown on the Plan;

thence, S 37° 43' 16" E by said land now or formerly of Boats LLC a distance of two hundred eighty-one and ninety-four hundredths (281.94) feet to the centerline of Old County Road;

thence, S 48° 45' 33" W along said centerline a distance of one hundred eighty-one and ninety-six hundredths (181.96) feet;

thence, S 41° 14' 00" W continuing along said centerline a distance of seventy-four and ten hundredths (74.10) feet;

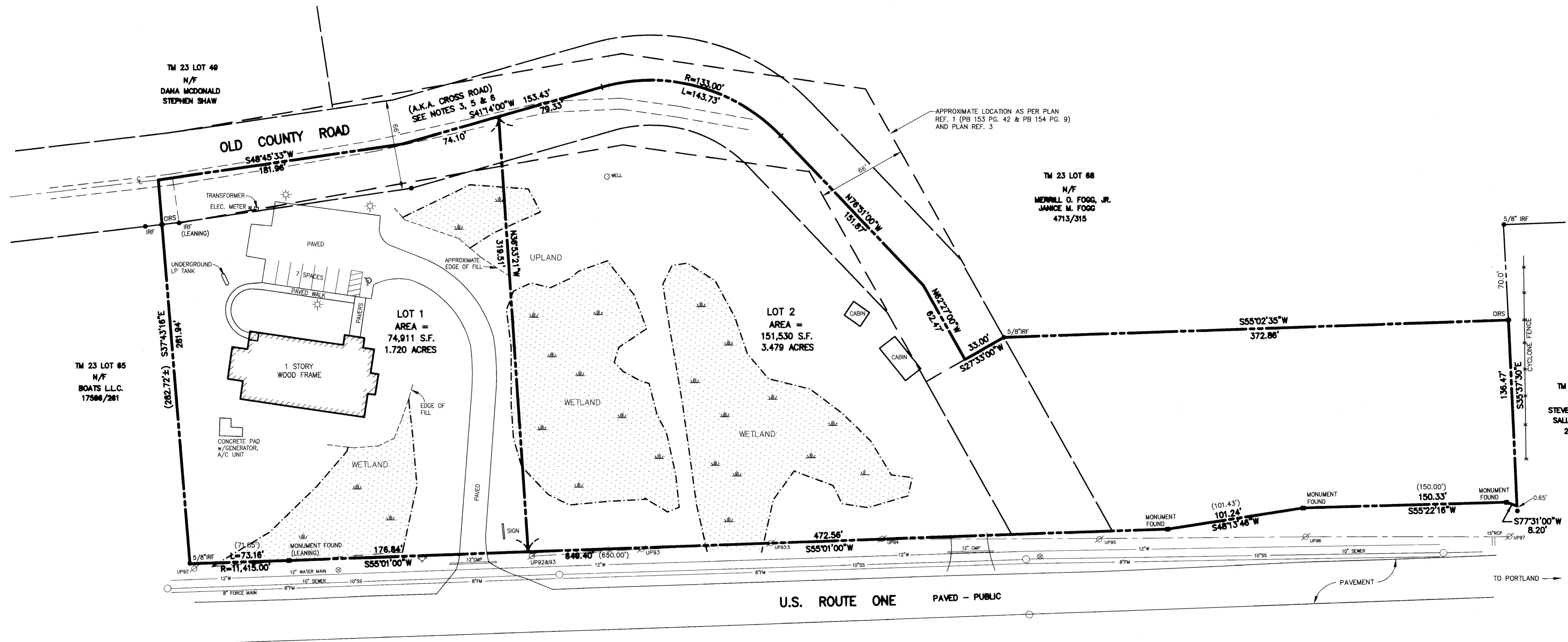
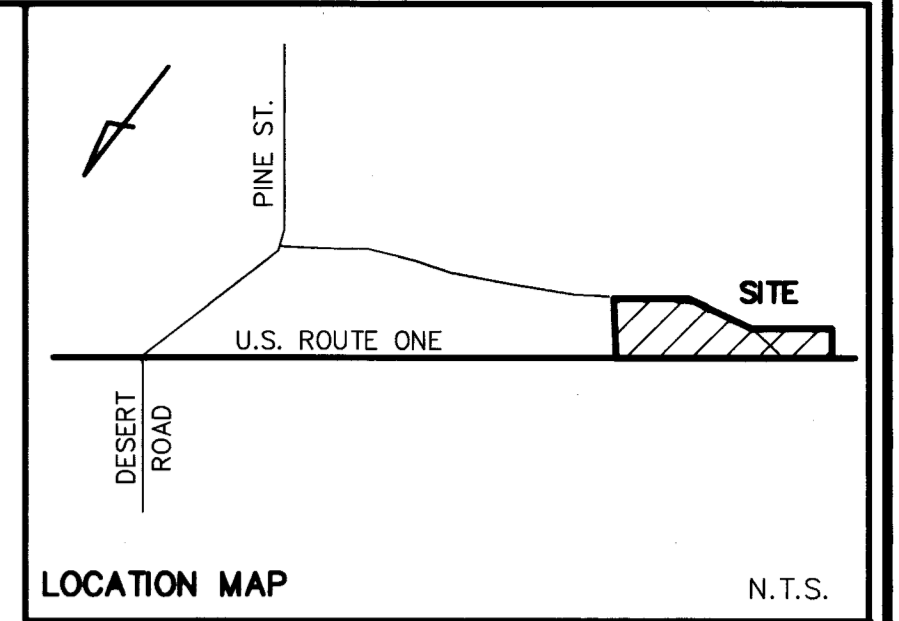
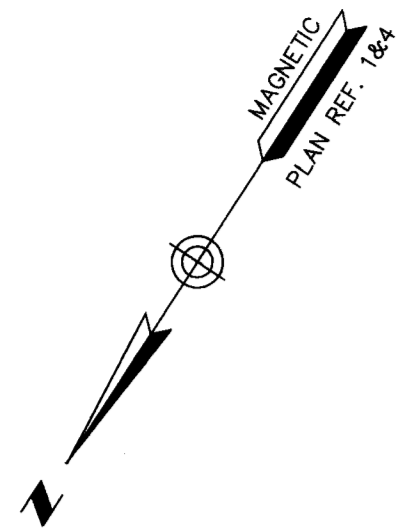
thence, N 36° 53' 21" W by Lot 2 on said Plan a distance of three hundred nineteen and fifty-one hundredths (319.51) feet to U.S. Route One;

thence, N 55° 01' 00" E by said U.S. Route One a distance of one hundred seventy-six and eighty-four hundredths (176.84) feet;

thence, northerly by said U.S. Route One by a curve to the left having a radius of 11,415.00 feet an arc length of seventy-three and sixteen hundredths (73.16) feet to the point of beginning.

Said parcel contains 1.72 acres.

Received
Recorded Register of Deeds
Feb 13, 2018 03:04:35P
Cumberland County
Nancy A. Lane

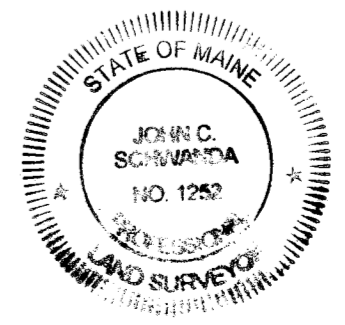


- NOTES:**
- OWNER OF RECORD: LUX ASSOCIATES, LLC, C/O BRIAN O'DONNELL, 53 STAPLES POINT ROAD, FREEPORT, MAINE C.C.R.D. BOOK 22598 PAGE 251.
 - THE PREMISES IS SHOWN AS LOT 66 ON TOWN OF FREEPORT TAX MAP 23.
 - THERE IS AN UNDERGROUND NEW ENGLAND TELEPHONE CABLE LOCATED IN THE OLD COUNTY ROAD RIGHT OF WAY NOT SHOWN HEREON.
 - THE SURVEY SHOWN HEREON IS SUBSTANTIALLY THE SAME AS THAT RECORDED IN PLAN BOOK 160, PG. 18, AND AS DESCRIBED IN THE CURRENT DEED (BOOK 7514, PG. 329) EXCEPTING THE TRIANGULAR PARCEL AT LAND OF BOATS L.L.C. REF: BOUNDARY AGREEMENT BOOK 12067 PAGES 92 & 94.
 - THE LOCATION OF THE OLD COUNTY ROAD RIGHT OF WAY ABUTTING THE FOGG LAND SHOULD BE AGREED UPON AND CONFIRMED.
 - THE PORTION OF OLD COUNTY ROAD (A.K.A. CROSS ROAD) SHOWN HEREON WAS ABANDONED BY THE TOWN OF FREEPORT MARCH 1948, SO OWNERSHIP SHOWN TO CENTERLINE.
 - WETLANDS DELINEATED BY ALAN BURNELL, PINKHAM & GREER CONSULTING ENGINEERS.
 - THE SURVEYED PREMISES MAY BE SUBJECT TO WELL RIGHTS (BOOK 7514 PG. 329).
 - RIGHTS OF THIS OWNER AND OTHERS IN THE OLD COUNTY ROAD RIGHT OF WAY HAVE NOT BEEN DETERMINED.
 - EDGE OF FILL IS APPROXIMATE EDGE OF WETLAND ON LOT 1.
 - THIS LOT DIVISION PLAN HAS BEEN REVIEWED BY THE TOWN PLANNER AND TOWN CODE ENFORCEMENT OFFICER AND HAS BEEN ACCEPTED AS BEING IN CONFORMANCE WITH THE LAND USE ORDINANCE IN EFFECT ON FEBRUARY 2, 2015.

State of Maine, Cumberland SS.
Registry of Deeds
Received FEBRUARY 17, 2015
at 3:26 P.M. and recorded in
Plan Book 215 Page 61
Attest: *[Signature]*
Register

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF IRONS NOT SET AT ALL CORNERS.

DATE 2-11-2015
[Signature]
JOHN C. SCHWANDA, PLS 1252



THIS PLAN CORRECTS AND SUPERCEDES A
PRIOR PLAN RECORDED ON
FEBRUARY 10, 2015 IN
PLAN BOOK 215, PAGE 47

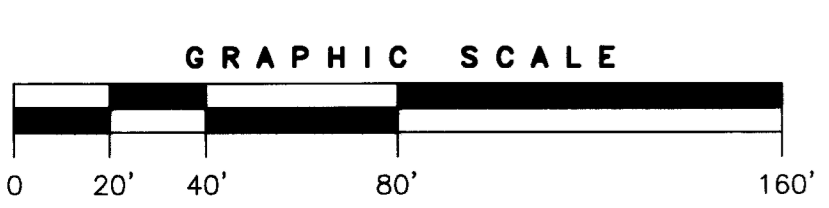
REV. 5	02-11-15	REVISE WETLANDS, NOTE 10
REV. 4	02-05-15	TITLE, NOTE 11
REV. 3	01-06-15	SPLIT LOT; ADD BUILDING, DRIVE, PARKING, EDGE FILL
REV. 2	06-16-05	BOUNDARY CHANGE
REV. 1	06-09-05	ADD WETLANDS BY OTHERS; REVISE NOTE 11

AMENDED LOT DIVISION PLAN
AT
#407 U.S. ROUTE ONE, FREEPORT, MAINE
MADE FOR OWNER OF RECORD
LUX ASSOCIATES, LLC
53 STAPLES POINT, FREEPORT, MAINE 04032

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RR	Date	Job No.
Trace By	JLW	APRIL 25, 2005	2005-054F
Check By	JWS	Scale	Drwg. No.
Book No.	733,1012	1" = 40'	1

- LEGEND:**
- CIRS 5/8" DIA. CAPPED IRON ROD SET
 - 5/8" IRON PIPE OR ROD FOUND
 - S.H.C. MONUMENT FOUND
 - ⊗ WATER VALVE
 - ⊕ HYDRANT
 - ⊙ UTILITY POLE
 - ⊛ LIGHT POLE
 - MANHOLE
 - TM 23 LOT 68 TAX MAP LOT NO.
 - FENCE



- PLAN REFERENCES:**
- PLANS OF THE SURVEYED PREMISE RECORDED IN THE REGISTRY OF DEEDS IN PLAN BOOK 160, PG. 18, PLAN BOOK 160, PG. 15, PLAN BOOK 154, PG. 9, AND PLAN BOOK 153, PG. 42.
 - STANDARD BOUNDARY SURVEY, LAND OF ARLEEN BRADBURY RECORDED IN THE REGISTRY OF DEEDS IN PLAN BOOK 178, PG. 10.
 - STANDARD BOUNDARY SURVEY, MERRILL O. FOGG, ET ALS, DATED AUG. 22, 1986 BY HOWARD F. BABBIDGE AND SONS.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAPS, S.H.C. FILE NO. 3-73, SHEETS 12 AND 13, RECORDED IN THE REGISTRY OF DEEDS IN PLAN BOOK 48, PG. 40 AND 70.
 - STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON U.S. ROUTE ONE, FREEPORT, MAINE MADE FOR G.A.A. ASSOCIATES, JANUARY 18, 1995 BY OWEN HASKELL, INC.

ATTATCHMENT 3

SITE PHOTOGRAPHS





ATTACHMENT 4

MAINTENANCE AGREEMENT TEMPLATE

Attached herein is a template Maintenance Agreement for a Storm Water Management System Form which will be completed and notarized upon Town Approval.

Maintenance Agreement for a Storm Water Management System

This agreement is made this _____ day of _____ 20__ by and between 407 US Route 1, LLC and the Town of Freeport, Maine.

The project name is Maine Optometry Parking Expansion.

The location is: 407 US Route One, Freeport, Maine.

The owner's mailing address is: 82 Main Street, Brunswick, Maine 04011

The project's Tax Map and Lot Numbers are Tax Map 23, Lot 66.

The project is shown on a plan entitled "Parking Expansion - Site Plan" dated 2/21/2023, most recently revised _____, approved by the Freeport Project Review Board on _____.

WHEREAS, the approval of the project includes a stormwater management system which requires periodic maintenance; and

WHEREAS, in consideration of the approval of the project the Town of Freeport requires that periodic maintenance be performed on the stormwater management system;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the project by the Town and the agreement of 407 US Route 1, LLC to maintain the stormwater management system, the parties hereby agree as follows:

1. 407 US Route 1, LLC, for itself, and its successors and assigns, agrees to the following:
 - a) To inspect, maintain, and clean the storm water management system, including, to the extent they exist, parking areas, catch basins, drainage swales, pipes, stormwater filter systems, and related structures, at least annually, to prevent improper operation, including the build-up and storage of sediment in the system;
 - b) To repair any deficiencies noted during the annual inspection;
 - c) To provide a summary report on the inspection, maintenance, and repair activities performed annually (by May 31st) to the Freeport Town Engineer;
 - d) To allow access by Town personnel for inspecting the storm water management system for conformance with these requirements.

2. This agreement shall constitute a covenant running with the land, and it shall be referenced in all deeds.

Owner: _____

WITNESS:

Printed Name: _____

By: _____
Its _____

TOWN OF FREEPORT, MAINE

WITNESS:

Printed Name: _____

By: _____
Its _____

STATE OF MAINE
CUMBERLAND COUNTY, ss: _____, 20____

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Declaration to be his/her free act and deed in his/her said capacity.

Before me,

Notary Public / Attorney at Law

Print Name

STATE OF MAINE
CUMBERLAND COUNTY, ss: _____, 20____

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Declaration to be his/her free act and deed in his/her said capacity.

Before me,

Notary Public / Attorney at Law

Print Name

ATTACHMENT 5
CONTRACTOR ESTIMATE



396 US Route 1
Freeport, ME
04032

To provide labor and materials to complete the work as shown on C-100 and C-300 drawn by Atlantic Resource Consultants for Maine Optometry Parking Expansion we are budgeting \$100,000 to encompass the engineering and to complete the work.

Sincerely,

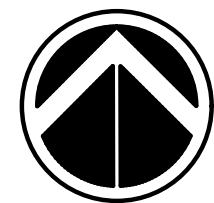
Tyler Coffin

Tyler A. Coffin

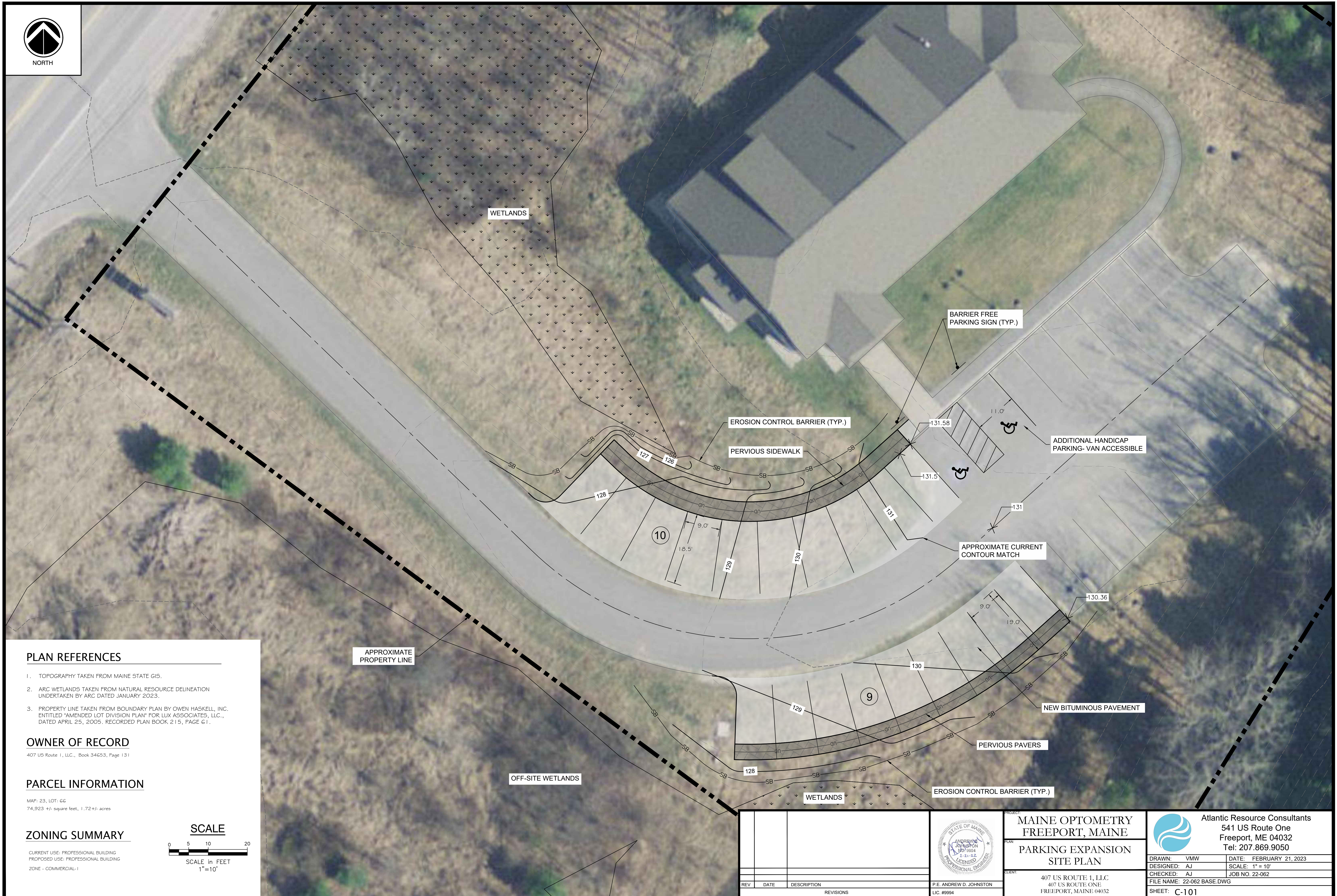
Senior Estimator/Project Manager

Doten's Construction, Inc.

ATTACHMENT 6
PLAN SET



NORTH



PLAN REFERENCES

1. TOPOGRAPHY TAKEN FROM MAINE STATE GIS.
2. ARC WETLANDS TAKEN FROM NATURAL RESOURCE DELINEATION UNDERTAKEN BY ARC DATED JANUARY 2023.
3. PROPERTY LINE TAKEN FROM BOUNDARY PLAN BY OWEN HASKELL, INC. ENTITLED "AMENDED LOT DIVISION PLAN" FOR LUX ASSOCIATES, LLC., DATED APRIL 25, 2005. RECORDED PLAN BOOK 215, PAGE 61.

OWNER OF RECORD

407 US Route 1, LLC., Book 34653, Page 131

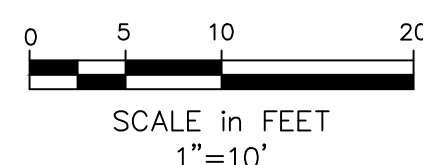
PARCEL INFORMATION

MAP: 23, LOT: GG
74,923 +/- square feet, 1.72 +/- acres

ZONING SUMMARY

CURRENT USE: PROFESSIONAL BUILDING
PROPOSED USE: PROFESSIONAL BUILDING
ZONE - COMMERCIAL-1

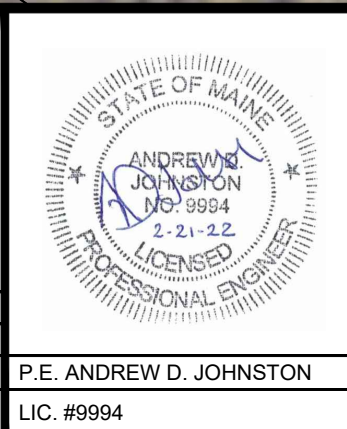
SCALE



APPROXIMATE PROPERTY LINE

OFF-SITE WETLANDS

REV	DATE	DESCRIPTION



PROJECT: MAINE OPTOMETRY FREEPORT, MAINE
 PLAN: PARKING EXPANSION SITE PLAN
 CLIENT: 407 US ROUTE 1, LLC
 407 US ROUTE ONE
 FREEPORT, MAINE 04032

Atlantic Resource Consultants
 541 US Route One
 Freeport, ME 04032
 Tel: 207.869.9050

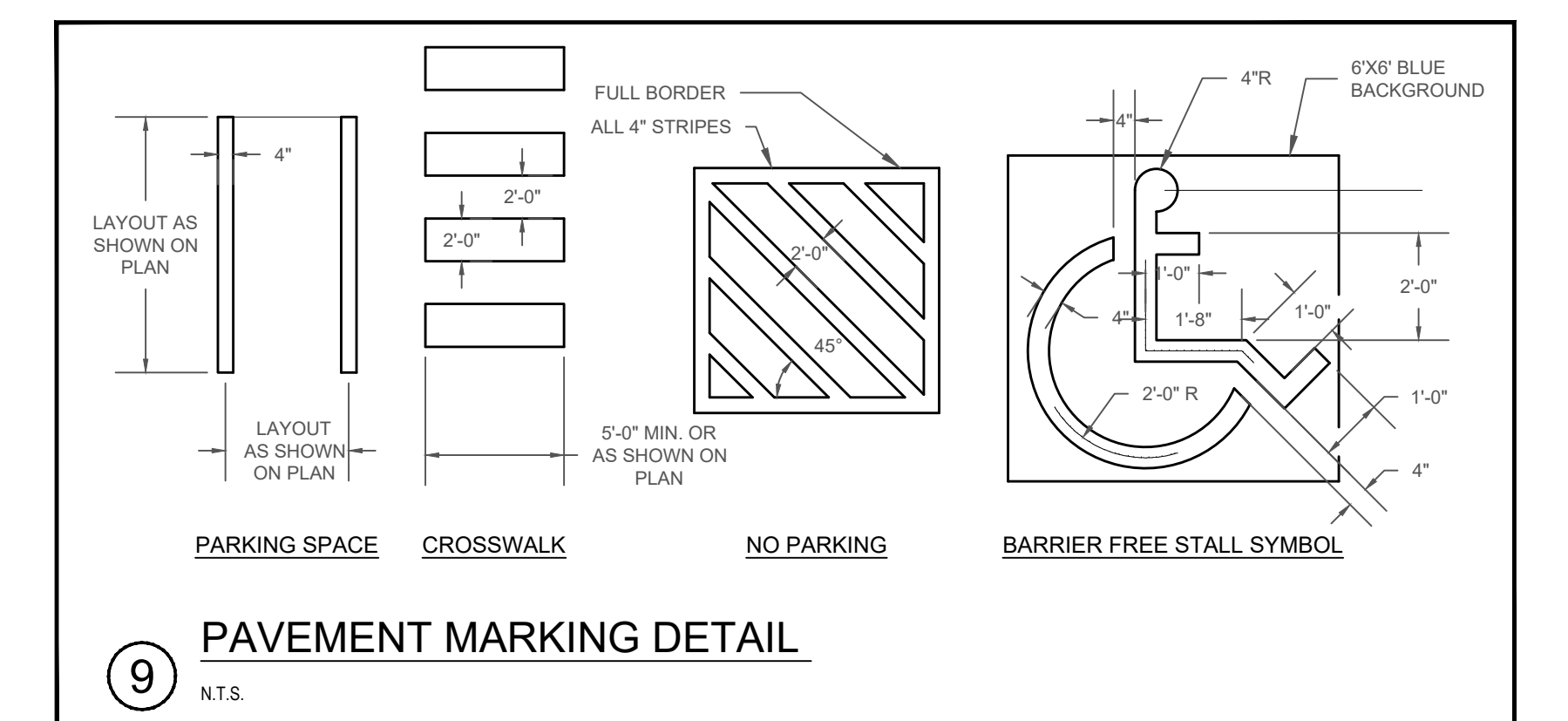
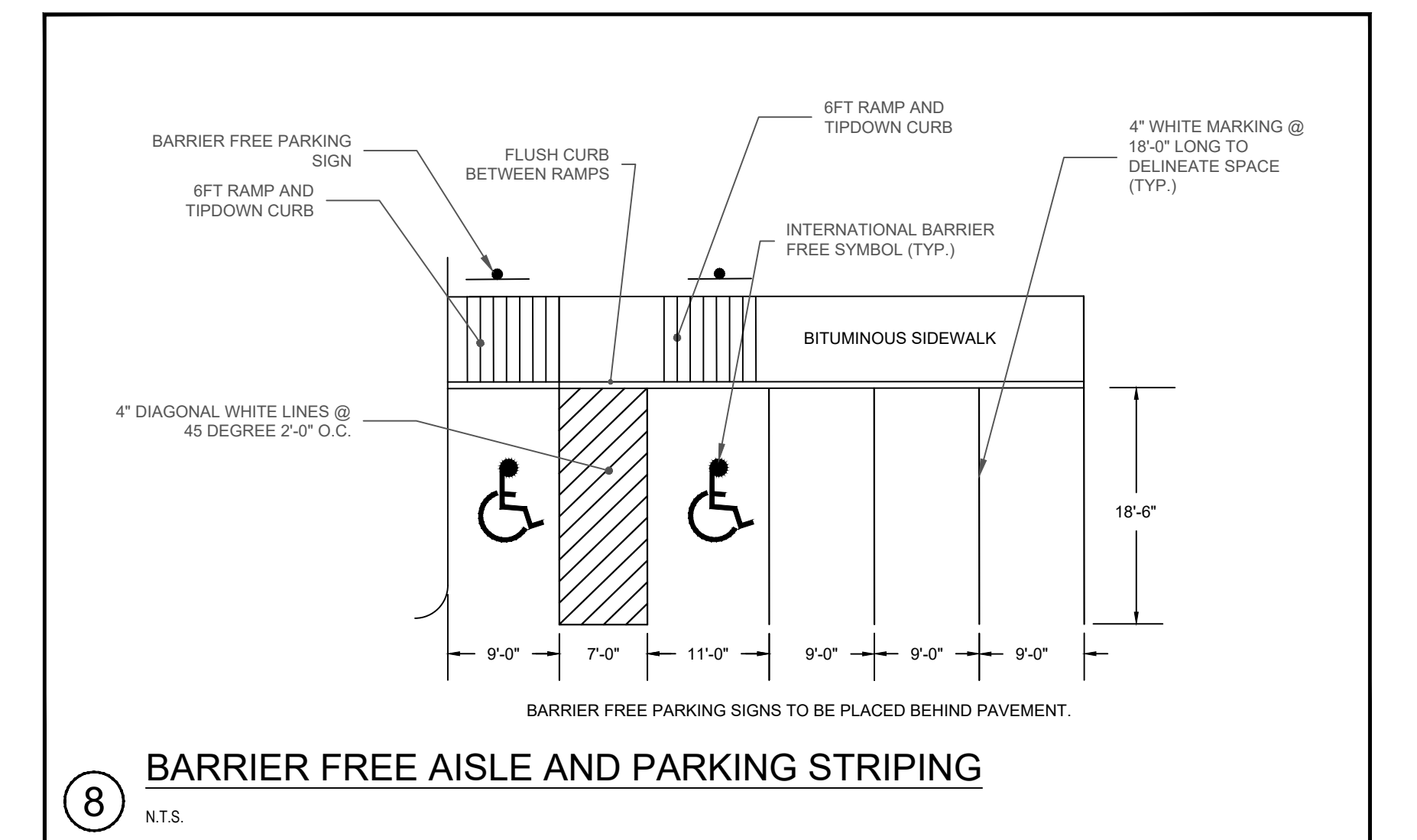
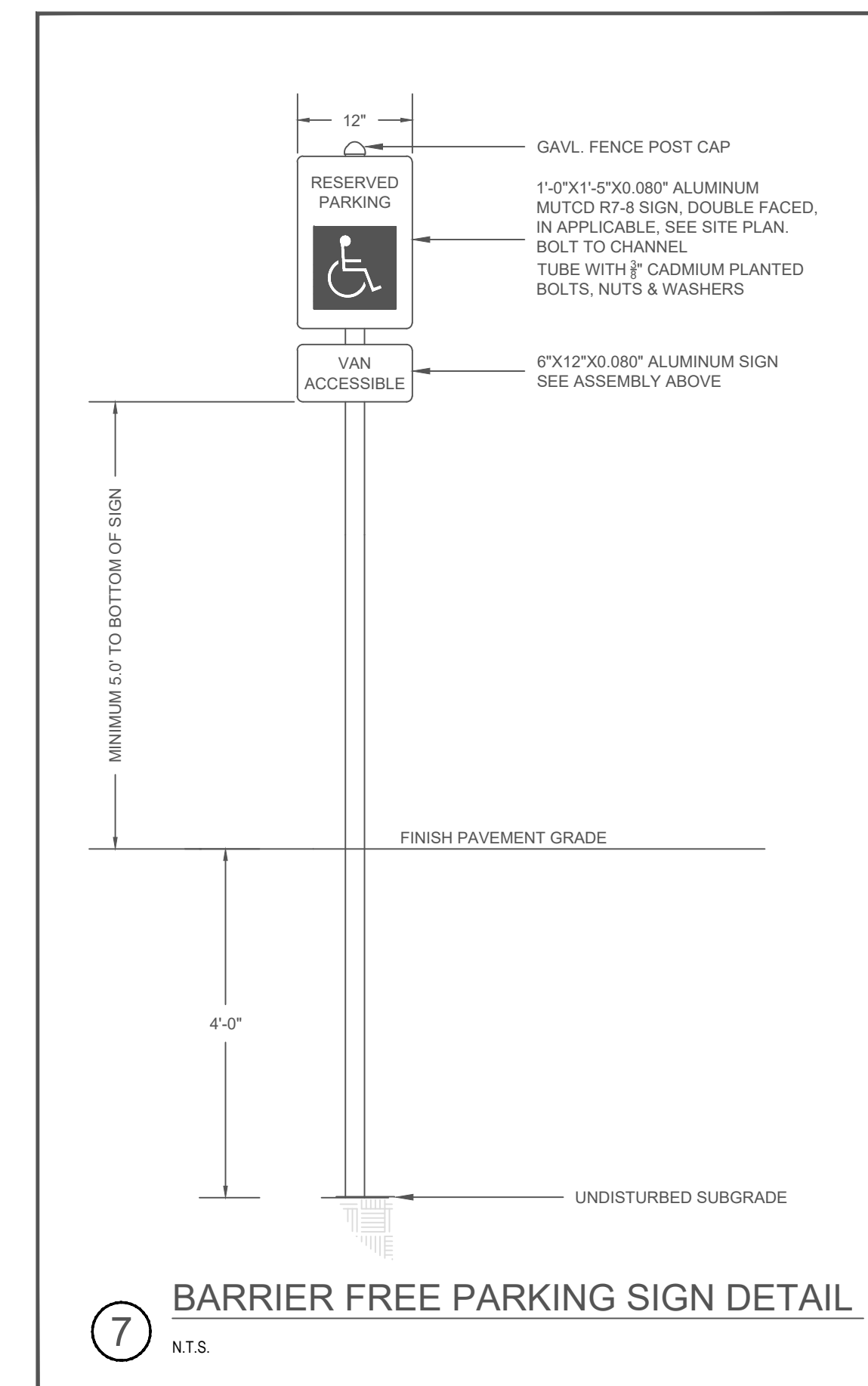
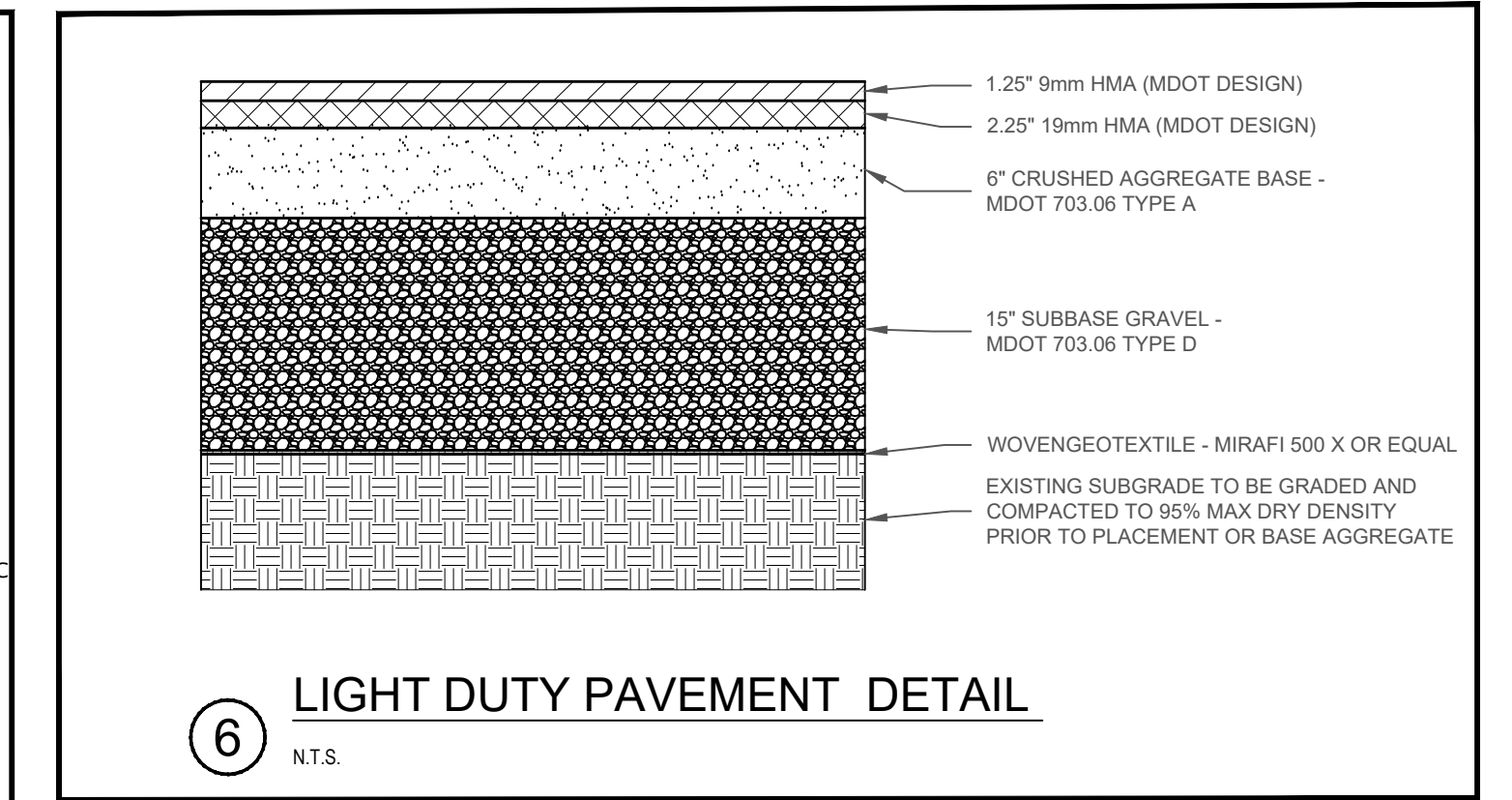
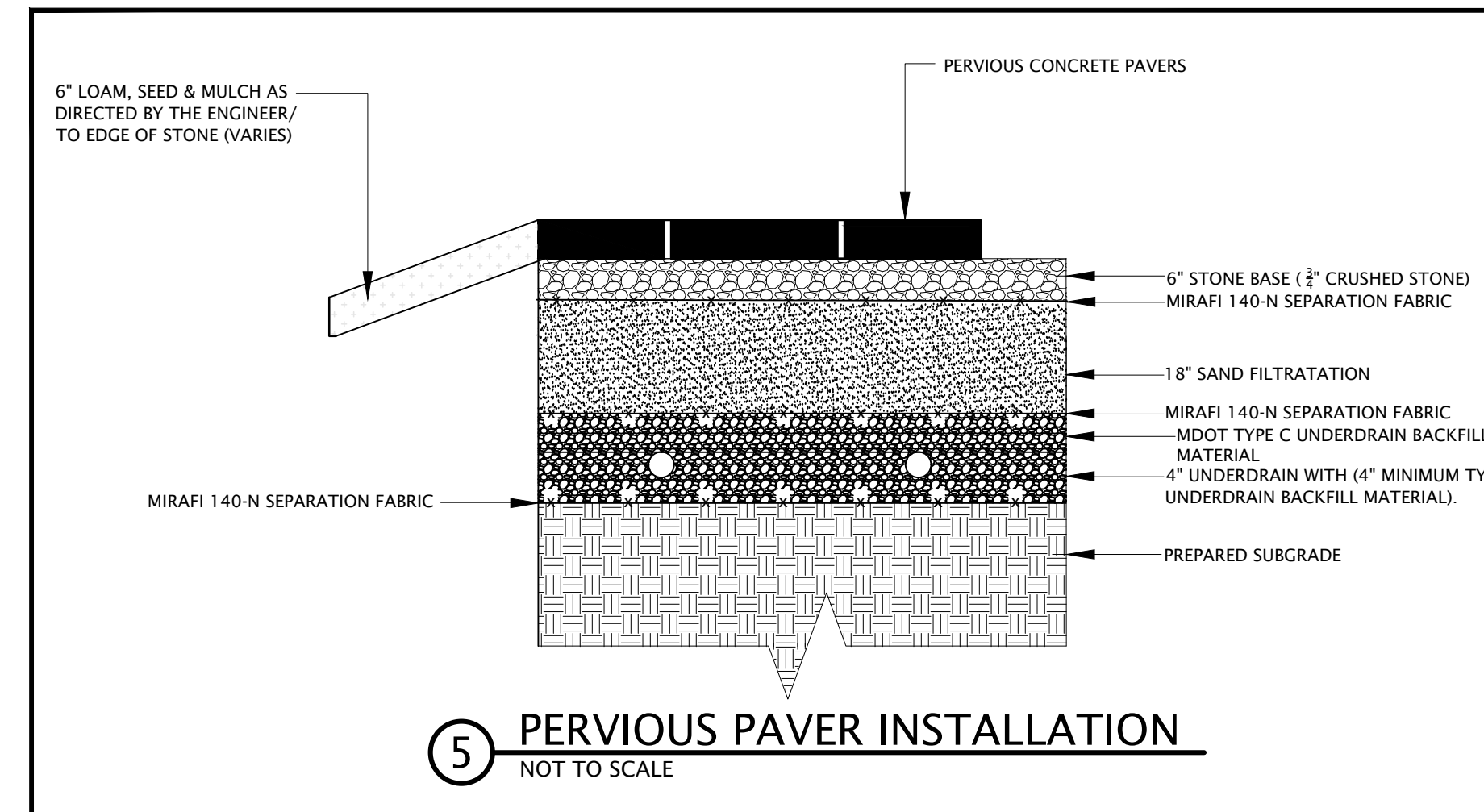
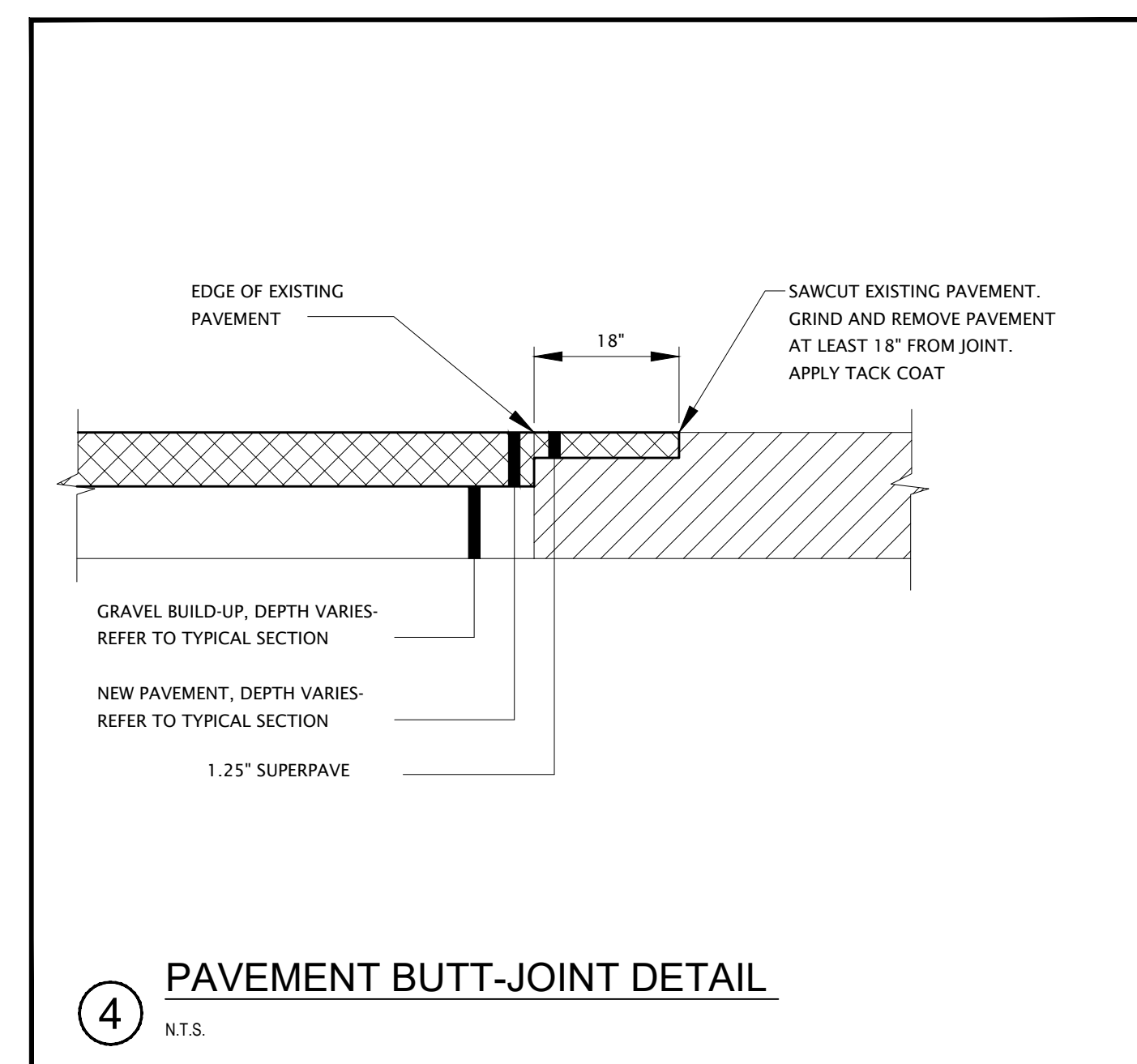
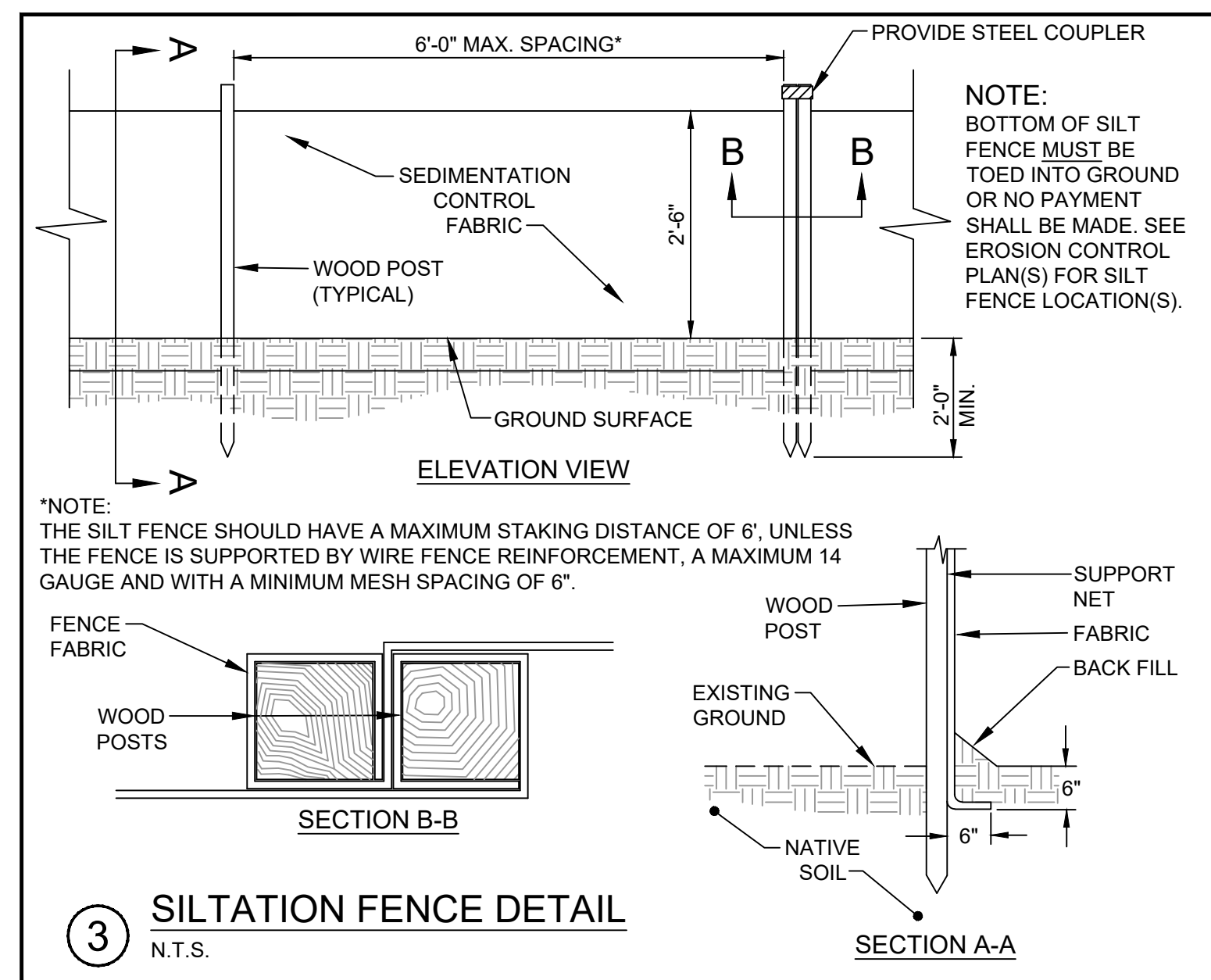
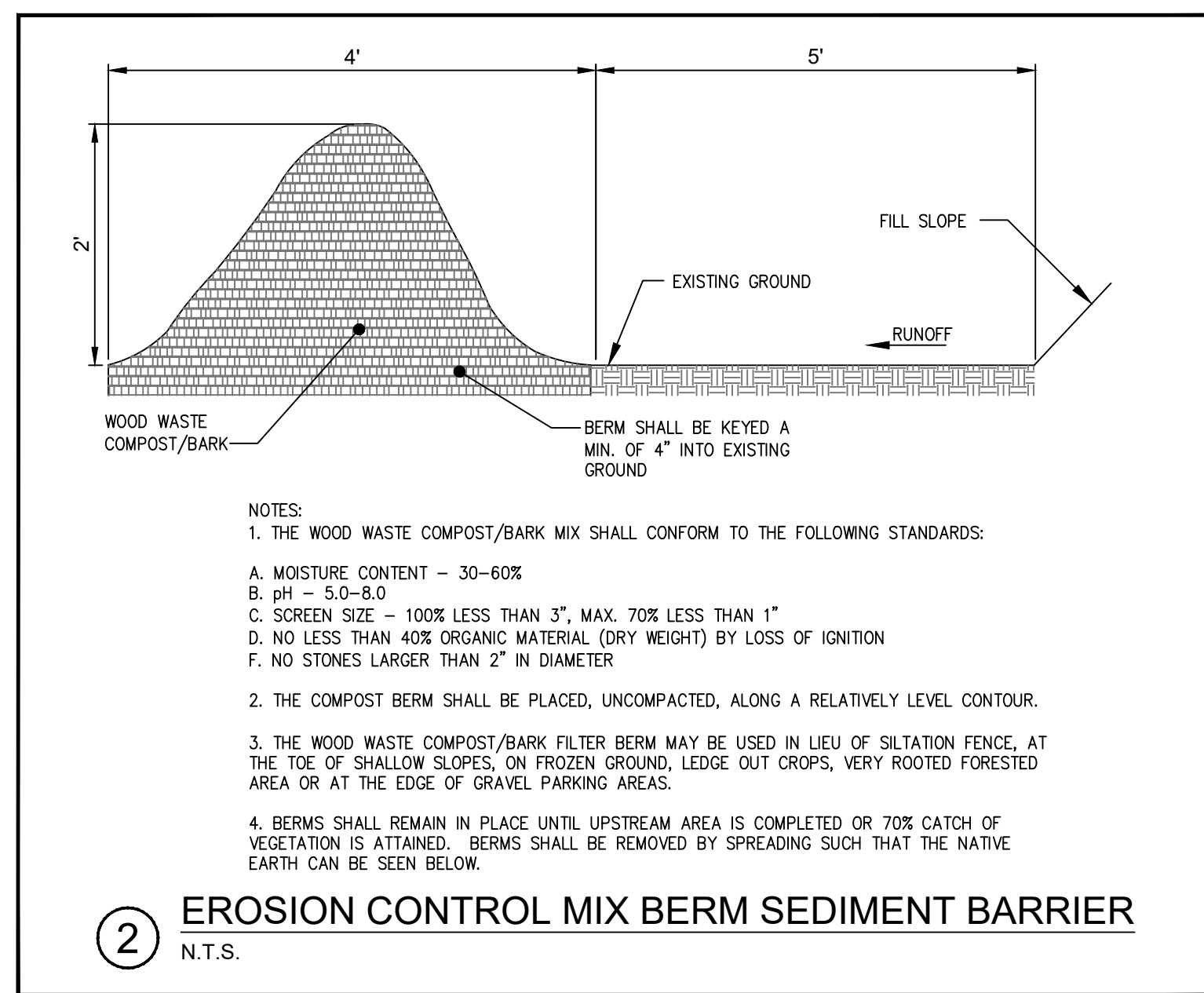
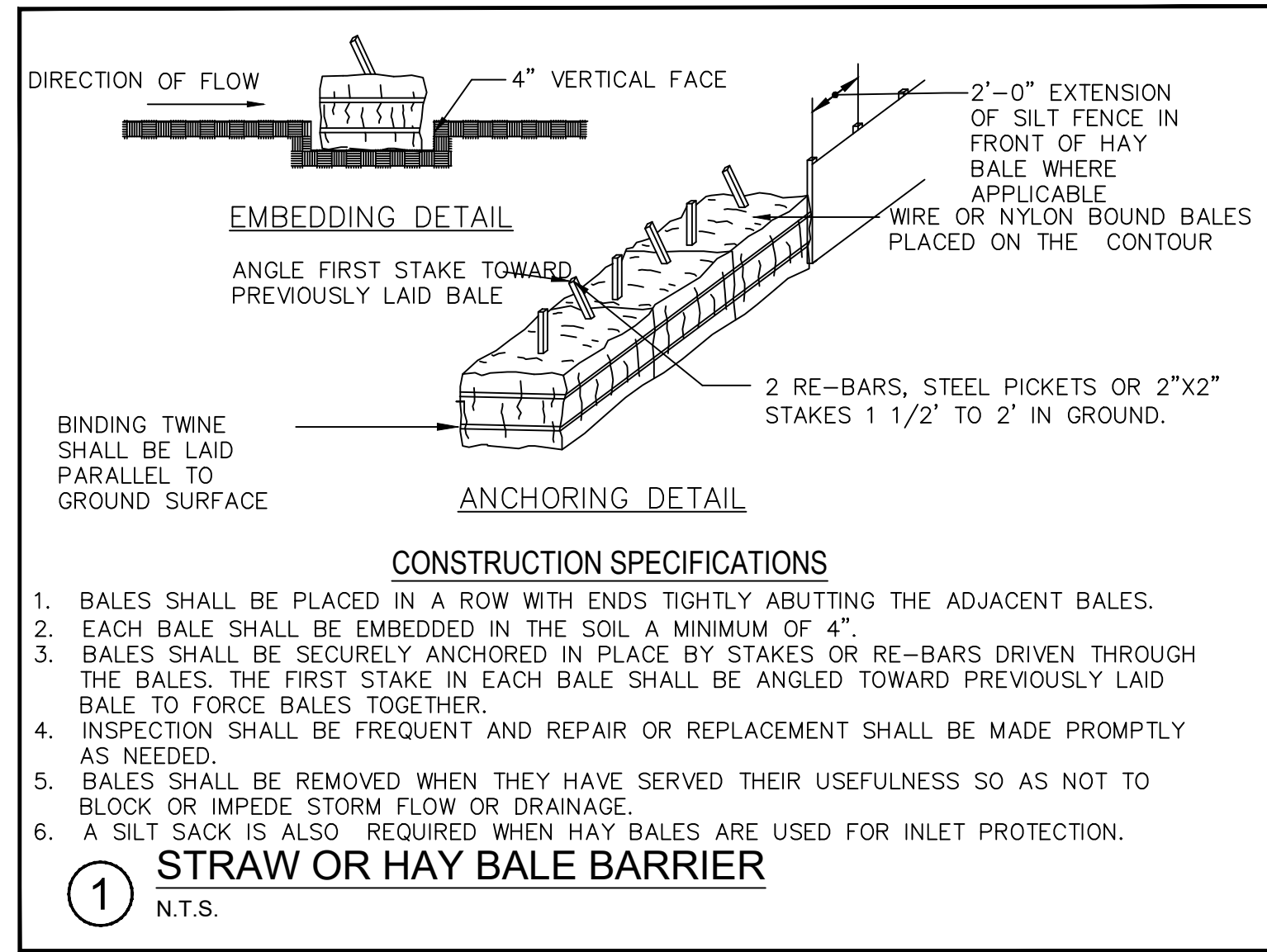
DRAWN: VMW	DATE: FEBRUARY 21, 2023
CHECKED: AJ	SCALE: 1" = 10'
FILE NAME: 22-062 BASE.DWG	JOB NO. 22-062
SHEET: C-101	

EROSION AND SEDIMENTATION CONTROL NOTES:

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF GEOTEXTILE SEPARATION FABRIC ON SUBGRADE, SILTATION FENCE, EROSION CONTROL MIX, HAY BALE BARRIERS, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

- A. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2003, OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
2. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS
5. :
 - A. FOR SEEDDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - B. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - C. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - D. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - E. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - F. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.



			MAINE OPTOMETRY FREEPORT, MAINE		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
PROJECT: PARKING EXPANSION DETAILS			DRAWN: VMW DESIGNED: AJ CHECKED: AJ		DATE: FEBRUARY 21, 2023 SCALE: NTS JOB NO. 22-062	
CLIENT: 407 US ROUTE 1, LLC 407 US ROUTE ONE FREEPORT, MAINE 04032			FILE NAME: 22-062 BASE DWG		SHEET: C-300	
REVISIONS			P.E. ANDREW D. JOHNSTON LIC. #9994			