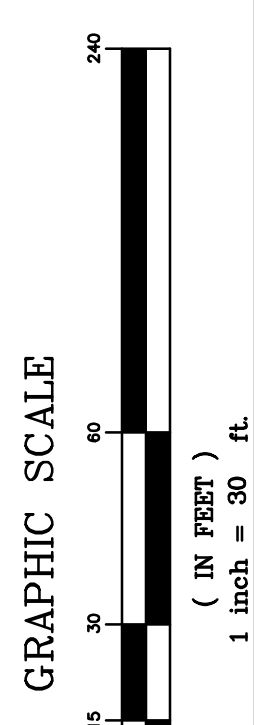
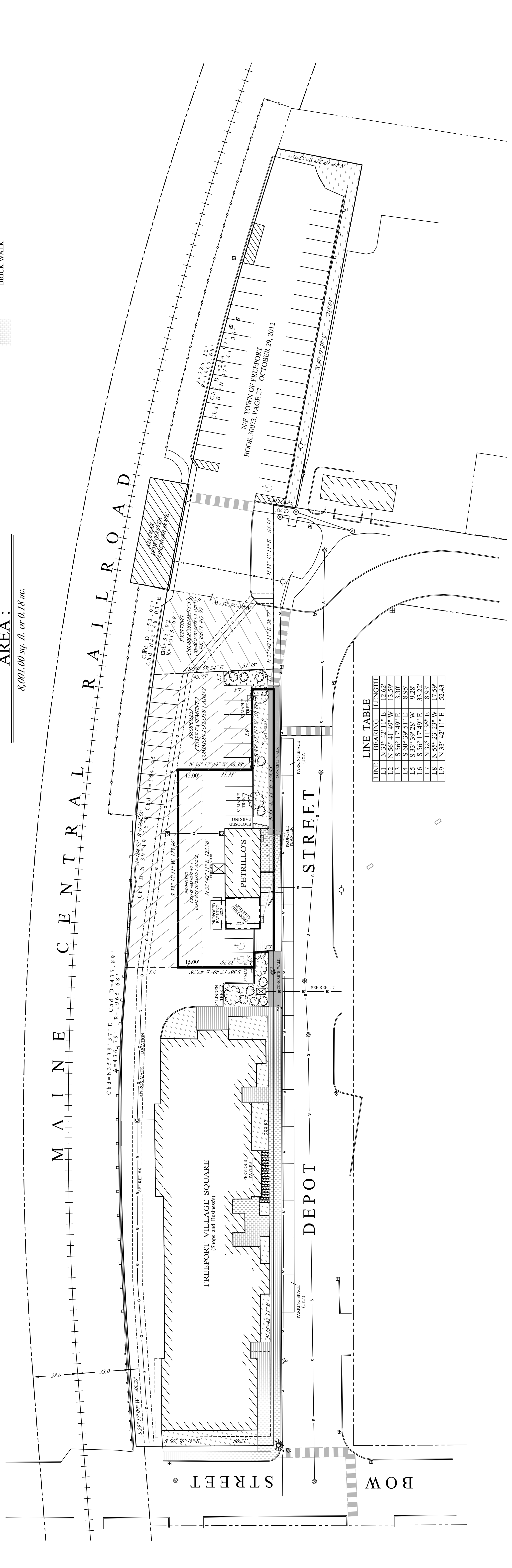


- NOTES:**
- BEARINGS ARE REFERENCED TO MAGNETIC NORTH AND TAKEN FROM THE PLAN REFERRED TO IN REFERENCE 2.
 - DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS - PORTLAND, MAINE.
 - DEPOT STREET (FORMERLY BALDWIN AVENUE) AS A TOWN STREET AS APPARENTLY OWNED BY THE TOWN OF FREEPPOINT. NO STREET DEFINITION OR LA VOUTURES FOUND FROM THE RESEARCH OF THE SUBJECT PARCEL AND THE LOCATION IS BASED ON DEEDS AND PLANS OF RECORD. (SEE PLAN REFERENCE 2)
 - PARCEL IS DESIGNATED AS VILLAGE COMMERCIAL "VC-1"
- SPACE STANDARDS:**
- Minimum lot size: 8,000 s.f.
 - Minimum road frontage: None
 - Maximum building height: 35 feet
 - Minimum setbacks:
 - front: 5' (not pitched away from sidewalk)
 - side/rear: 15' (non-masonry construction)
 - Minimum impervious surface to lot ratio: 90%
- ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIGSAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION OCCURS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON AS-BUILT PLANS THAT WERE PROVIDED BY OTHERS.
 - THIS PLAN DOES NOT REPRESENT A SUBDIVISION OF LAND FOR MUNICIPAL PURPOSES. SEE REFERENCE 8 FOR LEGAL OPINION TO MAINE'S SUBDIVISION STATUTE.

- REFERENCES:**
- PROPERTY TAX MAPS - TOWN OF FREEPPOINT - MAP 10, LOT 24
 - AS BUILT PLAN OF FREEPPOINT VILLAGE SQUARE, DEPOT STREET - FREEPPOINT, MAINE FOR RAM & COMPANY BY OWEN HASKELL, INC. DATED NOVEMBER 05, 1984, UPDATED AUGUST 1, 1986 AND OCTOBER 28, 1986 AND RECORDED IN THE CCRD IN PLAN BOOK 201, PAGE 389.
 - PLAN OF AERO-TECH, INC. - OAK STREET, FREEPPOINT, MAINE DATED AUGUST 31, 1983 BY OWEN HASKELL, INC. AND RECORDED IN THE CCRD IN PLAN BOOK 139, PAGE 36.
 - STATE OF MAINE DEPARTMENT OF TRANSPORTATION STATE PROJECT NO. 1526-30 - DOT FILE NO. 5-579 OF THE NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY - DEPOT STREET - FREEPPOINT, MAINE, ON FILE WITH ADOT.
 - RIGHT OF WAY AND TRACK MAP - MAINE CENTRAL RAILROAD - STATION 299-20 TO STATION 792-40 AS SHOWN ON VALUATION MAP V.11.15 DATED JUNE 30, 1916.
 - MAINE NATURAL GAS CORPORATION EASEMENT BOOK 26702, PAGE 96 DATED MAY 10, 2011.
 - CENTRAL MAINE POWER EASEMENT BOOK 6480, PAGE 327 DATED MAY 10, 1984.
 - SEE LETTER FROM JONATHAN M. DAVIS, ESQ. AT THE OFFICE OF FRENCH, P.A. ATTORNEYS - 280 MAIN STREET FREEPPOINT, MAINE CONCERNING OPINION OF SUBDIVISION REVIEW UNDER TITLE 36-A M.R.S.A. §4401.

- LEGEND:**
- IRON PIN SET (5/8" obar with yellow cap inscribed I.K.L. Land Surveying, PLS 2216)
 - N/F
 - UTILITY POLE
 - HARDWOOD TREE
 - SHRUB
 - SEWER MANHOLE
 - STORM DRAIN/BASIN
 - WATER GATE/VALVE
 - HYDRANT
 - TRANSFORMER
 - GUARD RAIL
 - STEEL FENCE
 - RIGHT OF WAY LIMITS
 - EDGE OF PAVEMENT W/ CURB
 - RAILROAD TRACKS
 - GREEN AREAS
 - BRICK WALK

AREA:
8,001.00 sq. ft. or 0.18 ac.



--- PERIMETER BOUNDARY SURVEY ---
SITE PLAN
 PROPOSED BUILDING ADDITION
 15 DEPOT STREET - FREEPPOINT, MAINE
 MADE FOR

DOMINIC PETRILLO
 8 UPPER MAST LANDING ROAD - FREEPPOINT, MAINE

J&L LAND SURVEYING
 370 MAIN STREET - ROUTE 26 - OLIVERTON, MAINE 04270
 (207) 539-5048 - Email: jksurvey@jandlmaine.com
 BOOK 172 FILE: 170 JOB NO.: 15048 DWS/SURVEY/CD 2015
 OCTOBER 07, 2015

PROVIDING "DIRECTIONS" FOR THE FUTURE

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULT IS SHOWN HERE REPRESENTS THE LICENSEE'S RESPONSIBILITY TO THE CLIENT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY AS DETERMINED BY THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL 2001).

EXCEPT AS FOLLOWS:
 1) NO WRITTEN REPORT TO DATE.

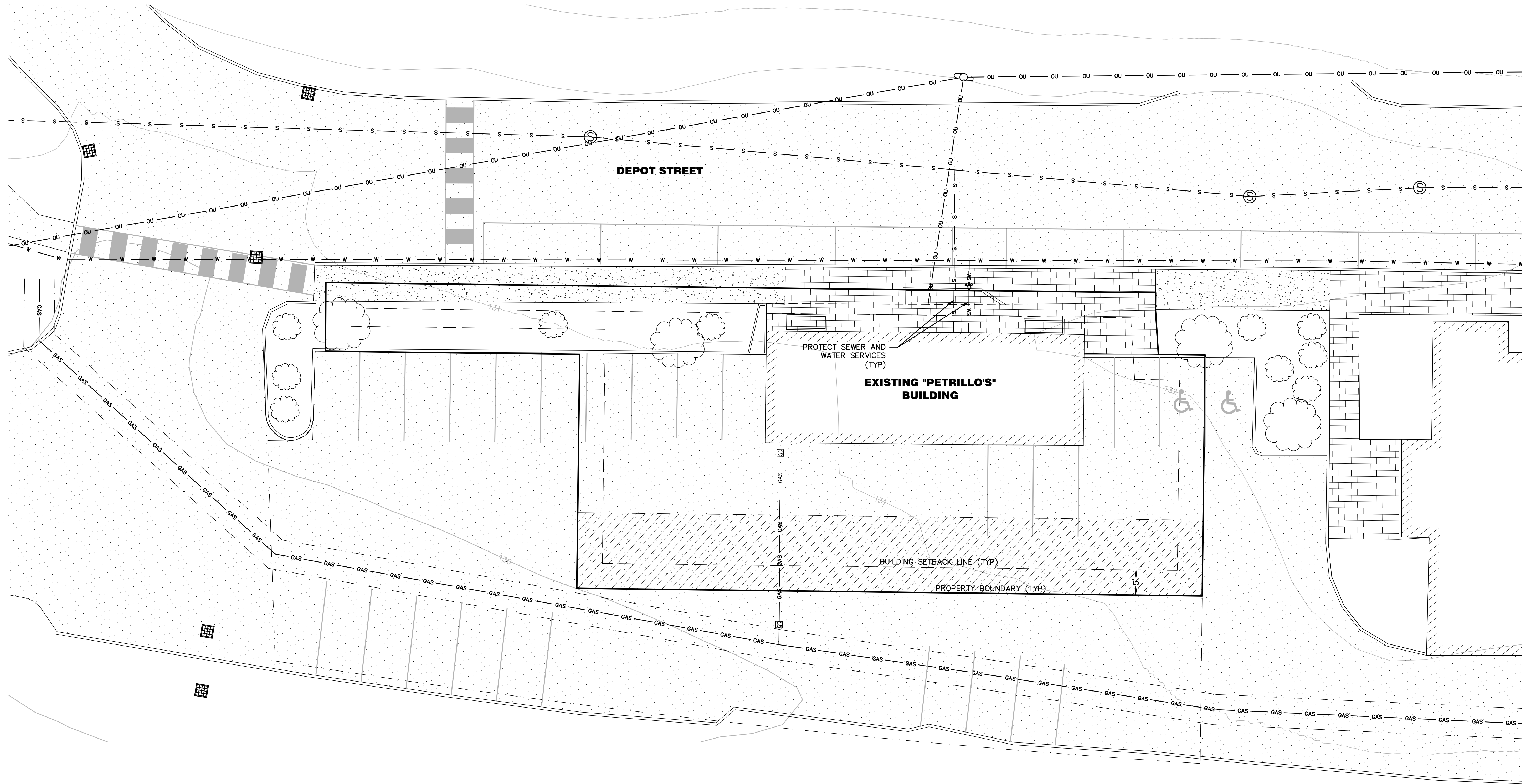
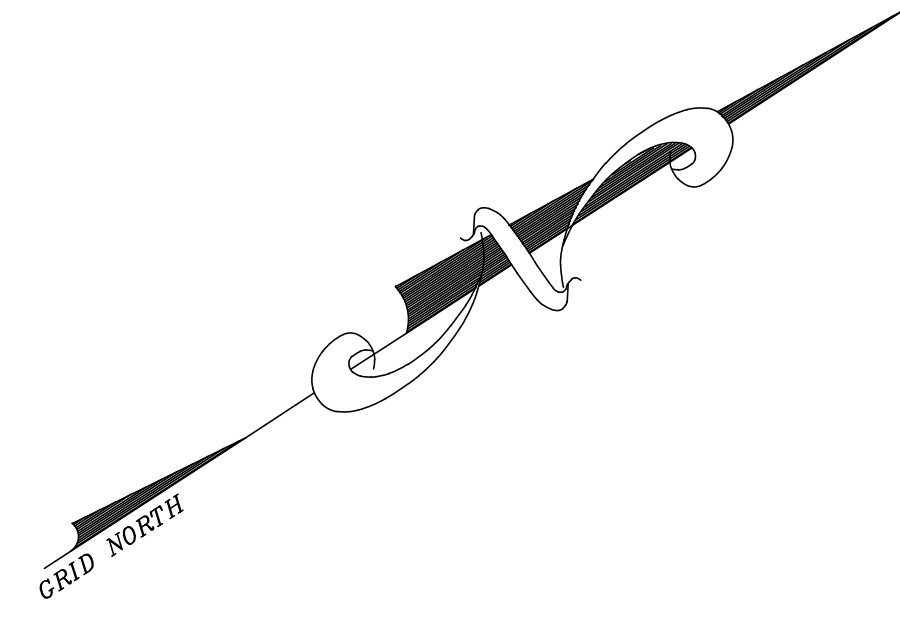
PLAN PREPARED BY: K.W.M.
 PLAN CHECKED BY: _____

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE

OWNER OF RECORD:
 CHARTER MAINE PROPERTIES, LLC
 BOOK 32851, PAGE 210 JANUARY 07, 2015

RECORDING INFORMATION:

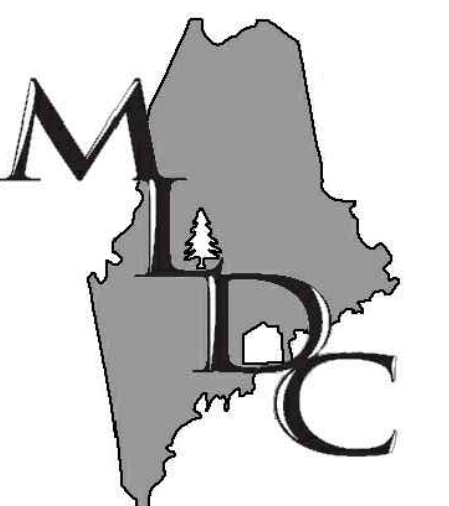
CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ HOUR _____ MIN. _____ M.
 AND RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTRAR



- NOTES**
1. TOWN OF FREEPORT: TAX MAP 10, LOT 24-2.
 2. CURRENT OWNER OF RECORD: CHARTER MAINE PROPERTIES, LLC: BOOK 32851, PAGE 210.
 3. TOTAL AREA: 8,000 SQ FT, MORE OR LESS.
 4. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 5. EXISTING INFRASTRUCTURE SHOWN BASED ON A BOUNDARY SURVEY PLAN COMPLETED BY JKL LAND SURVEYING FOR DOMINIC PETRILLO, PLAN DATED 2015-10-07.
 6. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM [HTTP://COAST.NOAA.GOV](http://COAST.NOAA.GOV) WITH A CONTOUR INTERVAL OF 2-FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.

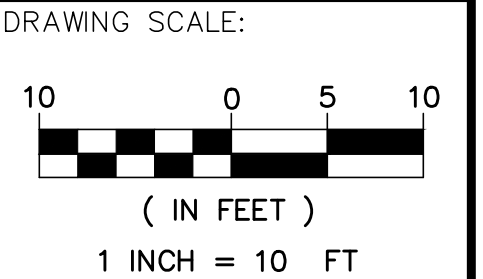
LEGEND

	BOUNDARY LINE (SURVEYED)		PROPERTY EASEMENT
	PROPOSED PROPERTY SETBACK		PAVED SURFACE
	EASEMENT LINE		PAVER SURFACE
	MAJOR CONTOUR LINE		CONCRETE SURFACE
	MINOR CONTOUR LINE		CATCH BASIN
	GAS LINE		SEWER MANHOLE
	SEWER LINE		UTILITY POLE
	WATER MAIN		
	WATER SERVICE LINE		



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6732 FAX: (207) 897-5404
WWW.MAIN-LANDDC.COM

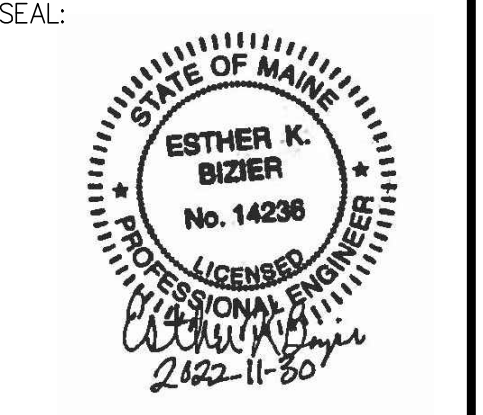
PROJECT
DEPOT SQUARE
15 DEPOT STREET
FREEPORT, ME 04032
OWNER OF RECORD
CHARTER MAINE PROPERTIES, LLC
8 UPPER MAST LANDING ROAD
FREEPORT, ME 04032
MADE FOR
DOMINIC PETRILLO
8 UPPER MAST LANDING ROAD
FREEPORT, ME 04032



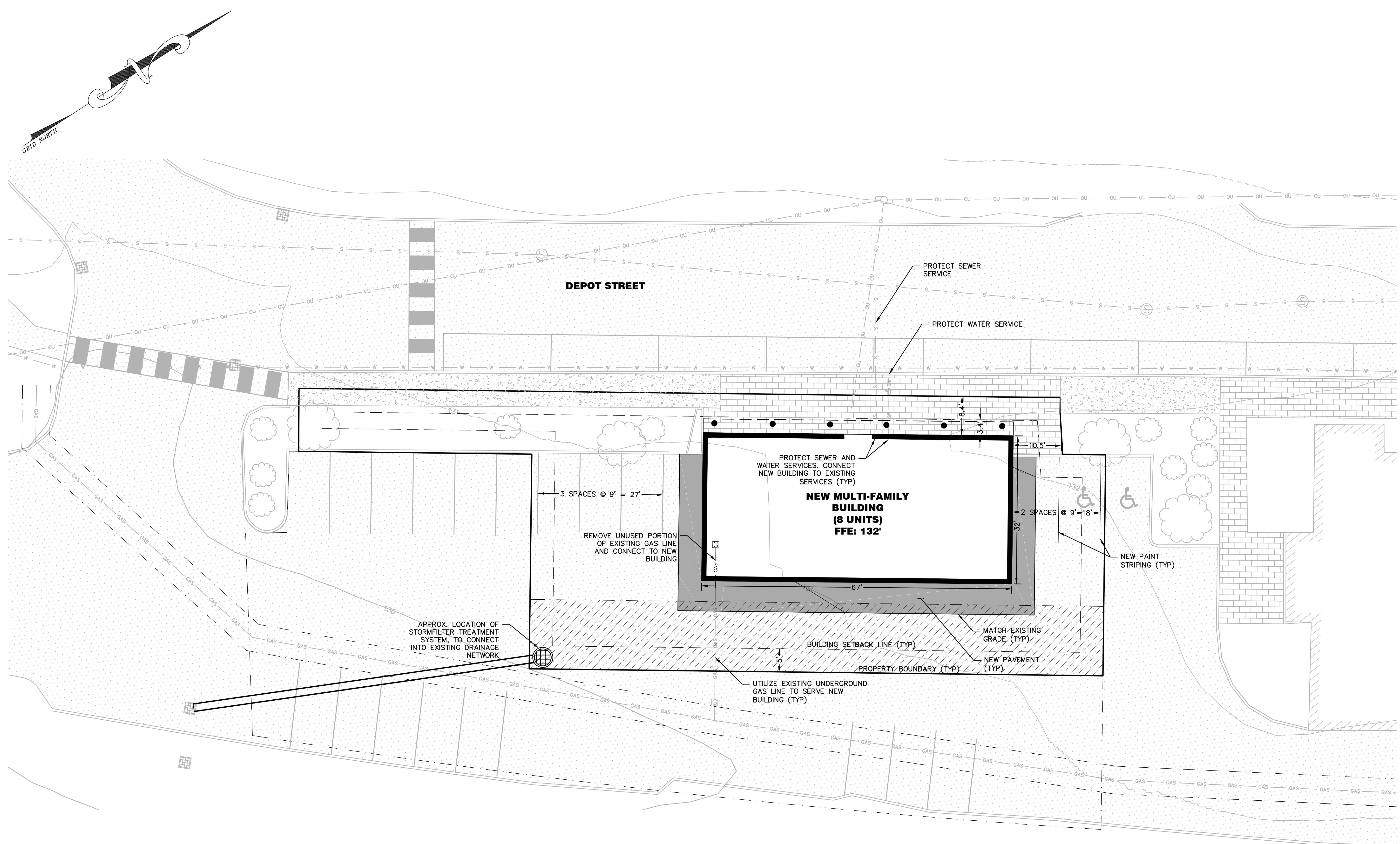
SUBMISSION NOTES:
SUBMISSION 1: 2022-11-30 TLB
FOR REVIEW.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 1
SURVEY DATE: N/A
SUBMISSION DATE: 2022-11-30
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION
EXISTING
CONDITIONS
PLAN



ESTHER K. BIZIER ME PE#14236
DRAWING NO.
C1.1
MLDC NO. 22-295 1 OF 2



- NOTES**
1. TOWN OF FREEPORT: TAX MAP 10, LOT 24-2.
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LEGEND

	BOUNDARY LINE (SURVEYED)		PROPERTY EASEMENT
	PROPOSED PROPERTY SETBACK		EXISTING PAVED SURFACE
	EASEMENT LINE		EXISTING PAVER SURFACE
	EXISTING MAJOR CONTOUR LINE		PROPOSED PAVED SURFACE
	EXISTING MINOR CONTOUR LINE		EXISTING CONCRETE SURFACE
	PROPOSED MAJOR CONTOUR LINE		EXISTING CATCH BASIN
	EXISTING GAS LINE TO REMAIN		EXISTING SEWER MANHOLE
	EXISTING GAS LINE TO BE REMOVED		UTILITY POLE
	EXISTING SEWER LINE		
	EXISTING WATER MAIN		
	EXISTING WATER SERVICE LINE		

ZONING DATA

	CODE	PROVIDED
MINIMUM LOT AREA	8,000 S.F.	8,000 S.F.
MAXIMUM BUILDING HEIGHT	3 STORY OR 45'	41'
FRONT SETBACK	5'	5'
REAR SETBACK	5'	19.5'
SIDE SETBACK	5'	10.5'
MAXIMUM IMERVIOUS SURFACE RATIO	90%	89.6%

PARKING SUMMARY

	REQUIRED NUMBER OF SPACES	PROPOSED SPACES	PARKING AVAILABLE AT 115 MAIN ST.
15 DEPOT STREET	6	5	8 SPACES
			TOTAL = 13 SPACES, MEETS REQUIREMENT PLUS 7 EXTRA

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PROJECT

DEPOT SQUARE

15 DEPOT STREET
FREEPORT, ME 04032

OWNER OF RECORD

CHARTER MAINE PROPERTIES, LLC

8 UPPER MAST LANDING ROAD
FREEPORT, ME 04032

MADE FOR

DOMINIC PETRILLO

8 UPPER MAST LANDING ROAD
FREEPORT, ME 04032

DRAWING SCALE:

(IN FEET)
1 INCH = 10 FT

SUBMISSION NOTES:

SUBMISSION 1: 2022-11-10 TLB FOR REVIEW.

SUBMISSION 2: 2022-11-23 TLB FOR REVIEW, REVISED PROPOSED BUILDING LOCATION.

SUBMISSION 3: 2022-11-30 TLB FOR REVIEW, REVISED PROPOSED BUILDING DIMENSIONS.

PROJ. MGR: EKB
DRAWN BY: TLB
CHECKED BY: EKB
SUBMISSION NO. 3
SURVEY DATE: N/A
SUBMISSION DATE: 2022-11-30
SUBMITTED FOR: REVIEW

NOT FOR CONSTRUCTION

CONCEPT PLAN

SEAL:

ESTHER K. BIZIER ME PE#14236

DRAWING NO. **C2.1**
MLDC NO. 22-295 2 OF 2