

**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

**LAND OF TERRY & DAVE DAVIS**

1131 US ROUTE 1,  
FREEPORT, ME 04033

OWNER OF RECORD

**TERRY & DAVE DAVIS**

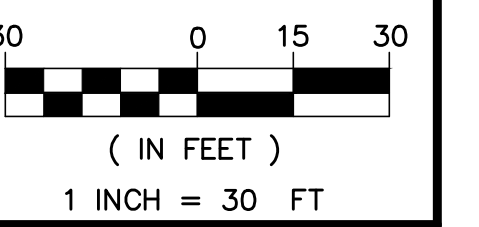
1131 US ROUTE 1,  
FREEPORT, ME 04033

MADE FOR

**DAVIS ERECTOR  
GROUP, LLC**

148 BENJAMIN W PICKETT ST,  
SOUTH PORTLAND, ME 04106

DRAWING SCALE:

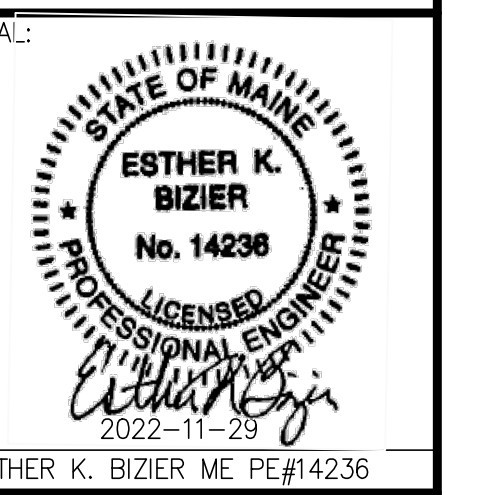


SUBMISSION NOTES:  
SUBMISSION 1: 2022-11-29 SDH  
ISSUED FOR PERMIT REVIEW.

PROJ. MGR: EKB  
DRAWN BY: SDH  
CHECKED BY: EKB  
SUBMISSION NO. 1  
SURVEY DATE: 2020-02-05  
SUBMISSION DATE: 2022-11-29  
SUBMITTED FOR: REVIEW

**NOT FOR CONSTRUCTION**

**EXISTING  
CONDITIONS**

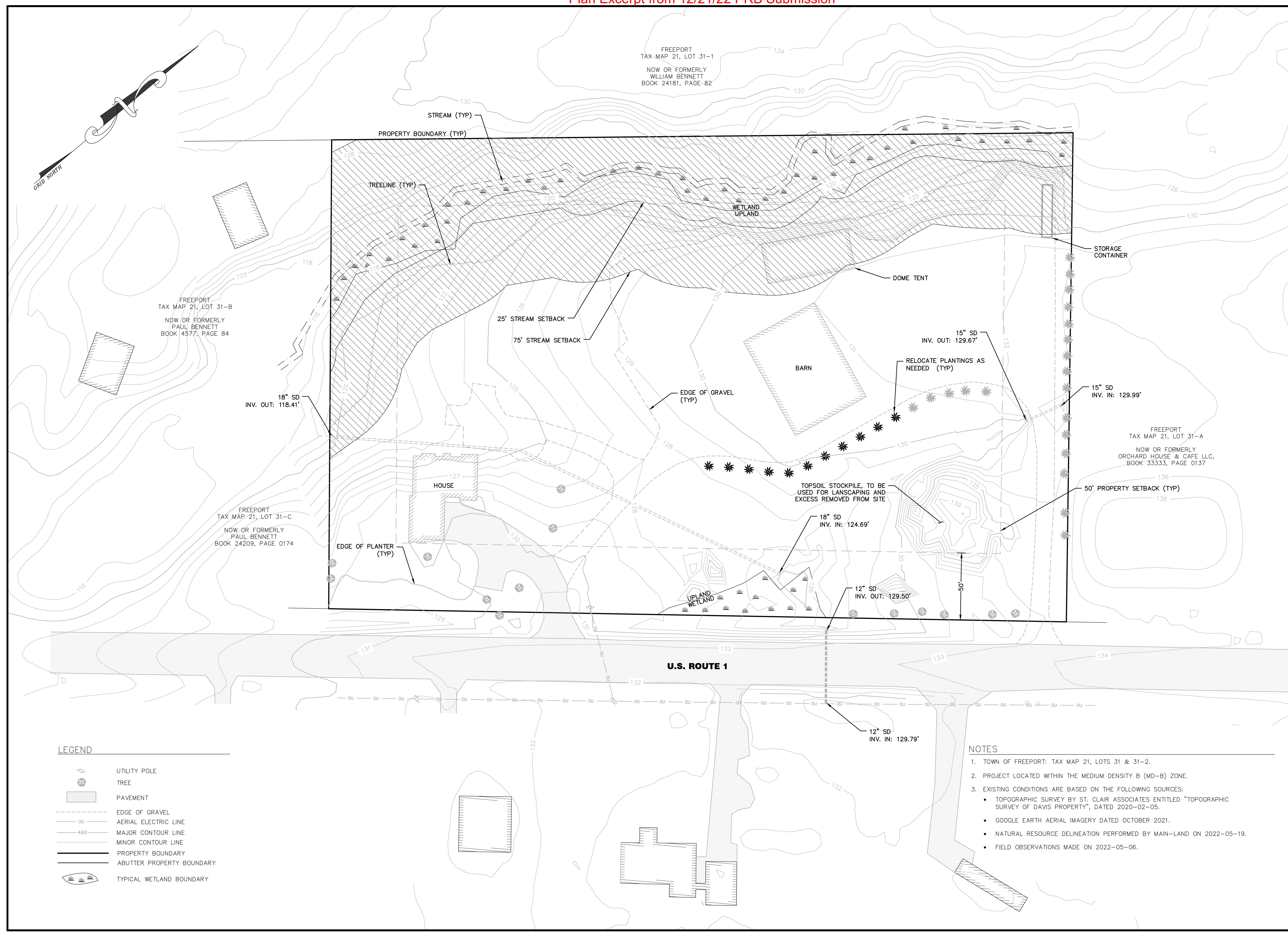


ESTHER K. BIZIER ME PE#14236

DRAWING NO.

**C1.1**

MLDC NO. 22-142 1 OF 5



FREEPORT  
TAX MAP 21, LOT 31-1  
NOW OR FORMERLY  
WILLIAM BENNETT  
BOOK 24181, PAGE 82

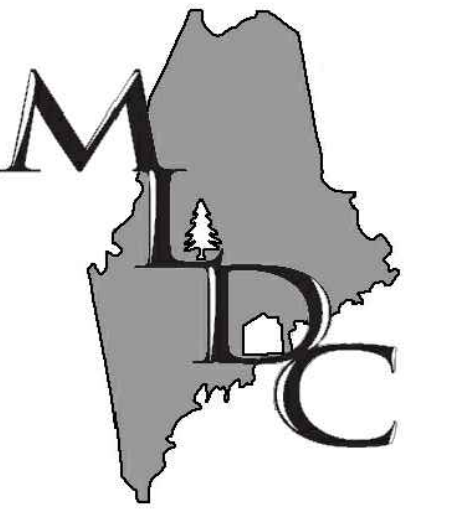
FREEPORT  
TAX MAP 21, LOT 31-B  
NOW OR FORMERLY  
PAUL BENNETT  
BOOK 4577, PAGE 84

FREEPORT  
TAX MAP 21, LOT 31-C  
NOW OR FORMERLY  
PAUL BENNETT  
BOOK 24209, PAGE 0174

FREEPORT  
TAX MAP 21, LOT 31-A  
NOW OR FORMERLY  
ORCHARD HOUSE & CAFE LLC,  
BOOK 33333, PAGE 0137

- LEGEND**
- UTILITY POLE
  - TREE
  - PAVEMENT
  - EDGE OF GRAVEL
  - AERIAL ELECTRIC LINE
  - MAJOR CONTOUR LINE
  - MINOR CONTOUR LINE
  - PROPERTY BOUNDARY
  - ABUTTER PROPERTY BOUNDARY
  - TYPICAL WETLAND BOUNDARY

- NOTES**
1. TOWN OF FREEPORT: TAX MAP 21, LOTS 31 & 31-2.
  2. PROJECT LOCATED WITHIN THE MEDIUM DENSITY B (MD-B) ZONE.
  3. EXISTING CONDITIONS ARE BASED ON THE FOLLOWING SOURCES:
    - TOPOGRAPHIC SURVEY BY ST. CLAIR ASSOCIATES ENTITLED "TOPOGRAPHIC SURVEY OF DAVIS PROPERTY", DATED 2020-02-05.
    - GOOGLE EARTH AERIAL IMAGERY DATED OCTOBER 2021.
    - NATURAL RESOURCE DELINEATION PERFORMED BY MAIN-LAND ON 2022-05-19.
    - FIELD OBSERVATIONS MADE ON 2022-05-06.



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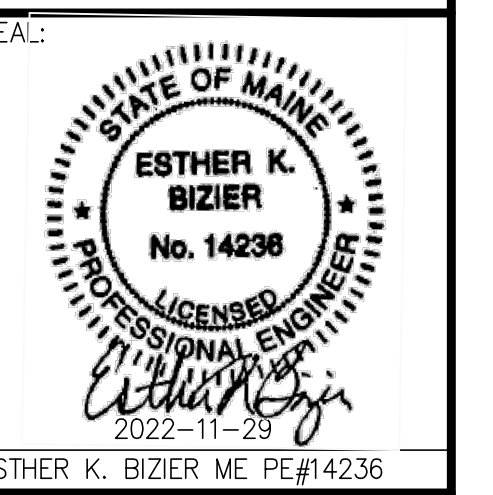
DRAWING SCALE:  
30 0 15 30  
( IN FEET )  
1 INCH = 30 FT

SUBMISSION NOTES:  
SUBMISSION 1: 2022-11-29 SDH  
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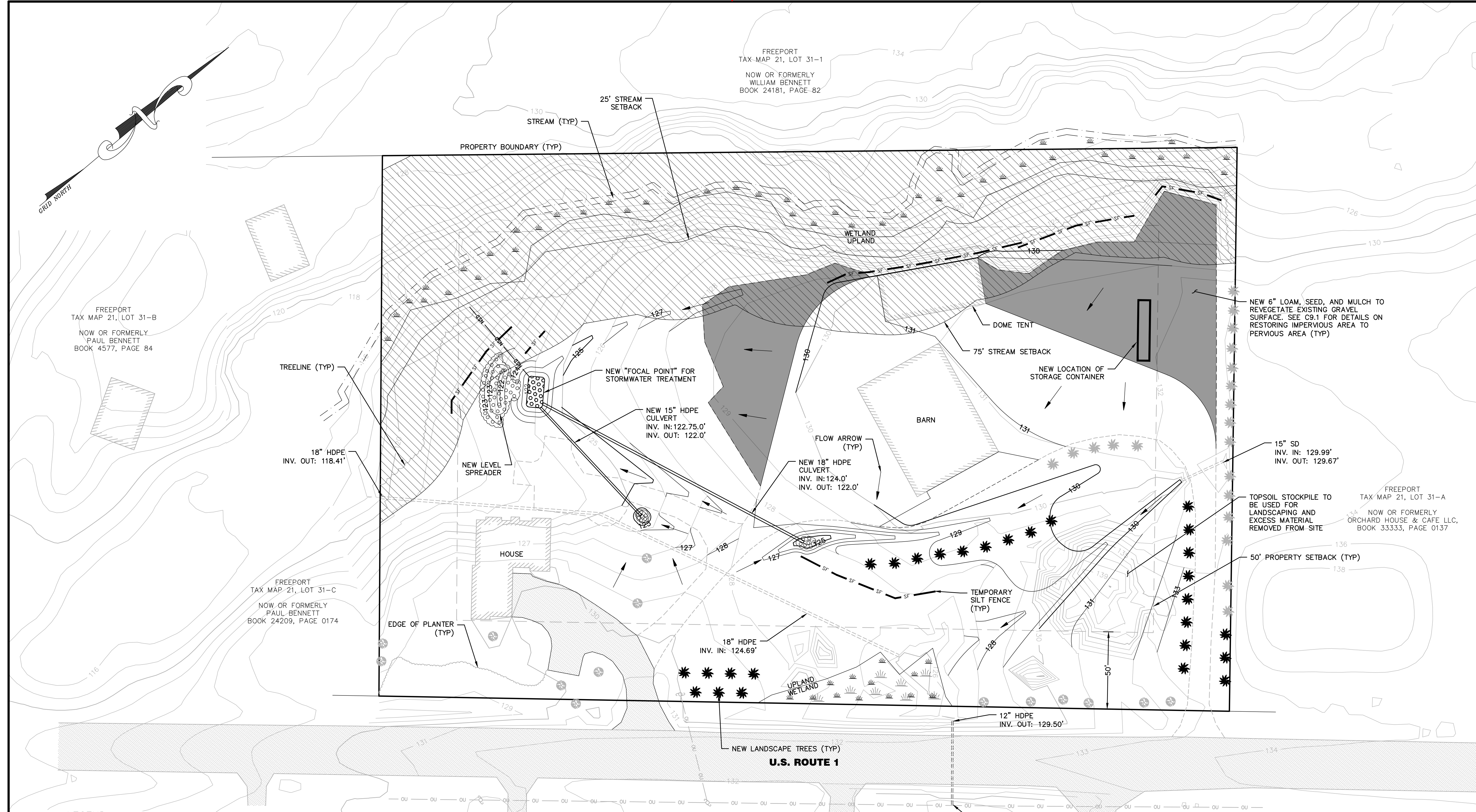
**SITE LAYOUT PLAN**



ESTHER K. BIZIER ME PE#14236

DRAWING NO.

**C2.1**



FREEPORT  
TAX MAP 21, LOT 31-1  
NOW OR FORMERLY  
WILLIAM BENNETT  
BOOK 24181, PAGE 82

FREEPORT  
TAX MAP 21, LOT 31-B  
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BOOK 24209, PAGE 0174

FREEPORT  
TAX MAP 21, LOT 31-A  
NOW OR FORMERLY  
ORCHARD HOUSE & CAFE LLC,  
BOOK 33333, PAGE 0137

**LEGEND**

- UTILITY POLE
- NEW CONIFEROUS TREE
- TREE
- PAVEMENT
- RE-VEGETATED GRAVEL AREA
- NEW GRAVEL AREA
- EDGE OF GRAVEL
- AERIAL ELECTRIC LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- NEW MAJOR CONTOUR LINE
- NEW MINOR CONTOUR LINE
- PROPERTY BOUNDARY
- ABUTTER PROPERTY BOUNDARY
- TEMPORARY SILTFENCE
- TYPICAL WETLAND BOUNDARY
- RIP-RAP

**TABLE OF LOT STANDARDS**

	CODE	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	197,469 SF	197,469 SF
IMPERVIOUS AREA (MAX)	50%	31%±	22%±
PROPERTY SETBACK (FRONT)	50 FT	51 FT ±	51 FT
PROPERTY SETBACK (REAR)	50 FT	70 FT ±	70 FT
PROPERTY SETBACK (SIDE)	50 FT	20 FT ±	55 FT
ROAD FRONTAGE ON ROUTE 1	200 FT	550.92 FT	550.92 FT

**NOTES**

- TOWN OF FREEPORT: TAX MAP 21, LOTS 31 & 31-2.
- ZONING DISTRICT: MEDIUM DENSITY B (MD-B).
- EXISTING CONDITIONS ARE BASED ON THE FOLLOWING SOURCES:
  - TOPOGRAPHIC SURVEY BY ST. CLAIR ASSOCIATES ENTITLED "TOPOGRAPHIC SURVEY OF DAVIS PROPERTY", DATED 2020-02-05.
  - GOOGLE EARTH AERIAL IMAGERY DATED OCTOBER 2021.
  - NATURAL RESOURCE DELINEATION PERFORMED BY MAIN-LAND ON 2022-05-19.
- PROPERTY USES:
  - SINGLE FAMILY DWELLING
  - CONSTRUCTION SERVICES
- LOT AREA: 4.53 ACRES

**EXISTING CONDITIONS AND DEMOLITION**

E1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING IS BASED ON A TOPOGRAPHIC SURVEY PLAN BY ST. CLAIR ASSOCIATES ENTITLED "TOPOGRAPHIC SURVEY OF DAVIS PROPERTY" DATED 03-18-2020.

E2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

E3. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL, USE, AND CURRENT ACTIVITY. REPORT DISCREPANCIES TO MAIN-LAND FOR DIRECTION PRIOR TO COMMENCING THE WORK ON THAT UTILITY.

E4. EXCAVATE AND STOCKPILE TOPSOIL ON-SITE. TOPSOIL IS TO REMAIN THE PROPERTY OF THE OWNER. NO TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. EXCESS TOPSOIL WILL BE REMOVED FROM THE SITE BY THE OWNER. THE CONTRACTOR SHALL COORDINATE THE TOPSOIL REMOVAL SCHEDULE WITH THE OWNER IN ADVANCE.

E5. RELOCATE EXISTING TBM INFORMATION ONTO NEW TBM OF CONTRACTORS CHOICE FOR CONSTRUCTION USE PRIOR TO REMOVAL OF EXISTING TBM.

E6. PRIOR TO BEGINNING DEMOLITION OR SITE WORK, THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FREEPORT TO DISCUSS THE INSPECTION PROCESS AND PROJECT SCHEDULE.

**GRADING AND EROSION CONTROL**

G1. ADD 6" LOAM, SEED AND MULCH TO DISTURBED AREAS UNLESS OTHERWISE NOTED. PROVIDE EROSION CONTROL MESH ON ALL SLOPES 6:1 OR STEEPER, AND ALONG DITCH CHANNELS.

G2. GRADE SURFACES TO DRAIN AWAY FROM BUILDING. PUDDLING OF WATER IN PAVED OR UNPAVED AREAS WILL NOT BE ACCEPTABLE EXCEPT FOR AREAS DESIGNATED AS PONDS.

G3. MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE FULL DURATION OF CONSTRUCTION. INSPECT WEEKLY AND AFTER EACH STORM AND REPAIR AS NEEDED. REMOVE SEDIMENTS FROM THE SITE. PLACE IN AREA OF LOW EROSION POTENTIAL, AND STABILIZE WITH SEED AND MULCH.

G4. PLACE TEMPORARY SOIL STABILIZATION WITHIN 7 DAYS OF INITIAL DISTURBANCE. PLACE PERMANENT SOIL STABILIZATION WITHIN 7 DAYS OF FINAL GRADING.

**UTILITIES**

U1. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.

U2. THE ACCURACY AND COMPLETENESS OF SUBSURFACE INFORMATION IS NOT GUARANTEED. VERIFY SITE CONDITIONS INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES AND REPORT ANY DISCREPANCIES TO MAIN-LAND PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.

U3. PROVIDE AT LEAST 5' OF SOIL COVER OVER WATER LINES AND SEWER FORCE MAIN. WHERE VERTICAL SEPARATION CANNOT BE OBTAINED, BETWEEN WATER AND SEWER, THE SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS-OF-CONSTRUCTION AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

U4. PROVIDE 4 FOOT WIDE LAYER OF 2-INCH THICK RIGID FOAM INSULATION ON BEDDING MATERIAL 6-INCHES ABOVE OR BELOW SEWER PIPE OR WATER PIPE, WHERE IT CROSSES A STORM DRAIN PIPE WITH LESS THAN 4 FEET OF SEPARATION.

U5. UNDERDRAINS, INCLUDING INTERIOR UNDERSLAB UNDERDRAINS, INTERIOR AND EXTERIOR FOUNDATION UNDERDRAINS, AND RETAINING WALL UNDERDRAINS, SHALL BE PROVIDED AND INSTALLED BY THE SITE CONTRACTOR UNDER DIVISION 2. SEE THE STRUCTURAL FOUNDATION PLAN DRAWINGS FOR ADDITIONAL UNDERDRAINS NOT SHOWN ON THE SITE UTILITIES PLAN DRAWINGS. PLACE TOP OF EXTERIOR UNDER DRAIN CLEANOUTS IN LAWN OR PLANT BEDS 2 INCHES BELOW GRADE, OR WITH CLEAN-OUT COVER AS SHOWN ON THE SITE DETAILS DRAWING.

U6. CLEAN SEDIMENTS FROM NEW AND EXISTING STORM DRAIN PIPES.

U7. COORDINATE WORK ON UTILITY LINES OR WITHIN ROAD RIGHT-OF-WAY WITH THE UTILITY COMPANIES AND CITY ROAD DEPARTMENT.

**GENERAL NOTES**

NOT TO SCALE

**UTILITY LOCATION REQUIREMENTS**

PRIOR TO EXCAVATION, VERIFY THE UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND FACILITIES. PROVIDE THE FOLLOWING MINIMUM MEASURES.

A. PRE-MARK THE BOUNDARIES OF YOUR PLANNED EXCAVATION WITH WHITE PAINT, FLAGS, OR STAKES SO UTILITY CREWS KNOW WHERE TO MARK THEIR LINES.

B. CALL DIG SAFE, AT 1-888-DIGSAFE, AT LEAST THREE BUSINESS DAYS - BUT NO MORE THAN 30 CALENDAR DAYS - BEFORE STARTING WORK. DON'T ASSUME SOMEONE ELSE WILL MAKE THE CALL.

C. WAIT THREE BUSINESS DAYS FOR LINES TO BE LOCATED AND MARKED WITH COLOR-CODED PAINT, FLAGS, OR STAKES. NOTE THE COLOR OF THE MARKS AND THE TYPE OF UTILITIES THEY INDICATE. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

D. CONTACT THE LANDOWNER AND OTHER 'NON-MEMBER' UTILITIES (WATER, SEWER, GAS, ETC) FOR THEM TO MARK THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. TRANSFER THESE MARKS TO THE AS-BUILT DRAWINGS.

E. RE-NOTIFY DIG SAFE AND THE NON-MEMBER UTILITIES IF THE DIGGING, DRILLING, OR BLASTING DOES NOT OCCUR WITHIN 30 CALENDAR DAYS, OR IF THE MARKS ARE LOST DUE TO WEATHER CONDITIONS, SITE WORK ACTIVITY, OR ANY OTHER REASON.

F. HAND DIG WITHIN 18 INCHES IN ANY DIRECTION OF ANY UNDERGROUND LINE UNTIL THE LINE IS EXPOSED. MECHANICAL METHODS MAY BE USED FOR INITIAL SITE PENETRATION, SUCH AS REMOVAL OF PAVEMENT OR ROCK.

G. DIG SAFE REQUIREMENTS ARE IN ADDITION TO TOWN, CITY, AND/OR STATE D.O.T. STREET OPENING PERMIT REQUIREMENTS.

H. FOR COMPLETE DIG SAFE REQUIREMENTS, CALL THE P.U.C. OR VISIT THEIR WEBSITE.

I. IF YOU DAMAGE, DISLOCATE, OR DISTURB ANY UNDERGROUND UTILITY LINE, IMMEDIATELY NOTIFY THE AFFECTED UTILITY. IF DAMAGE CREATES SAFETY CONCERNS, CALL THE FIRE DEPARTMENT AND TAKE IMMEDIATE STEPS TO SAFEGUARD HEALTH AND PROPERTY.

J. ANY TIME AN UNDERGROUND LINE IS DAMAGED OR DISTURBED, OR IF LINES ARE IMPROPERLY MARKED, YOU MUST FILE AND INCIDENT REPORT WITH THE P.U.C. FOR AN INCIDENT REPORT FORM VISIT WWW.STATE.ME.US/MPUC OR CALL THE P.U.C. AT 1-800-452-4699.

**NOTES:**

- FILL SHALL BE COMPACTED IN 6" TO 12" LAYERS TO AVOID SETTLEMENT. COMPACT FILL UNDER PAVEMENTS AND GRAVEL AREAS TO 95% OF MAXIMUM DRY DENSITY; AND UNDER GRASS OR MULCH AREAS TO 90% OF MAXIMUM DRY DENSITY.
- SOILS SHALL NOT CONTAIN COBBLES LARGER THAN 8" IN THE GREATEST DIMENSION, ICE, FROZEN SOIL, OR ROOTS/STUMPAGE.
- DO NO WORK ON FROZEN OR MUDDY GROUND.
- UNROLL MAT ONTO GROUND IN DIRECTION OF WATER FLOW.
- MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
- BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSION UNDERNEATH.
- SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
- BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
- OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. START NEW ROLLS IN A TRANSVERSE DITCH.
- OVERLAP ADJACENT EDGES OF MAT BY THREE (3) INCHES (MIN.) AND STAKE.
- WOOD STAKES ARE RECOMMENDED FOR PINNING MAT TO THE GROUND SURFACE. STAKES SHOULD BE 1" X 3" NOMINAL STOCK CUT IN A TRIANGULAR SHAPE. STAKES SHOULD BE 12" TO 18" LONG, DEPENDING ON SOIL DENSITY.
- DRIVE WOODEN STAKES TO WITHIN THREE (3) INCHES OF GROUND SURFACE. DO NOT DRIVE FLUSH TO SURFACE.
- IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
- STAKE OVERLAPS LONGITUDINALLY AT THREE (3) TO FIVE (5) FOOT INTERVALS.
- FOLLOW COLORED DOT PATTERNS BY MANUFACTURER.

**REMOVAL OF IMPERVIOUS SURFACES**

- INSTALL PROPERTY EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO START OF WORK AND MAINTAIN FOR THE DURATION OF CONSTRUCTION AND UNTIL SITE IS STABILIZED.
- IMPERVIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPROVED WASTE HANDLING METHODS. REMOVE A MINIMUM 3" OF BASE MATERIAL.
- REMAINING AGGREGATE BASE AND/OR SUBBASE SHALL THEN BE WORKED TO A DEPTH OF 9 INCHES TO BREAK UP ITS FORM, REDUCE LEVEL OF COMPACTION AND INCREASE STORAGE AND PERMEABILITY BY:
  - SCARIFYING THE MATERIAL USING A RIPPER
  - EXCAVATION AND REPLACEMENT OF MATERIAL IN-KIND, USING MINIMAL COMPACTION EFFORTS
  - EXCAVATION AND REPLACEMENT OF MATERIAL WITH GRANULAR BORROW USING MINIMAL COMPACTION EFFORTS
- AT A MINIMUM, ALL DISTURBED AREAS SHALL BE STABILIZED WITH 6-INCHES OF LOAM, SEEDING AND MULCHED (OR LANDSCAPED ACCORDING TO LANDSCAPE PLAN). CONTRACTOR MUST USE PROPER EQUIPMENT AND CONSTRUCTION TECHNIQUE TO MITIGATE THE POTENTIAL TO RECOMPACT THE AGGREGATE MATERIAL. PROVIDE ROUTINE WATERING UNTIL ADEQUATE CATCH (MINIMUM 80%). REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES ONLY AFTER STABILIZATION OF RE-VEGETATED AREA.

METHODOLOGY FROM CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT GUIDELINES

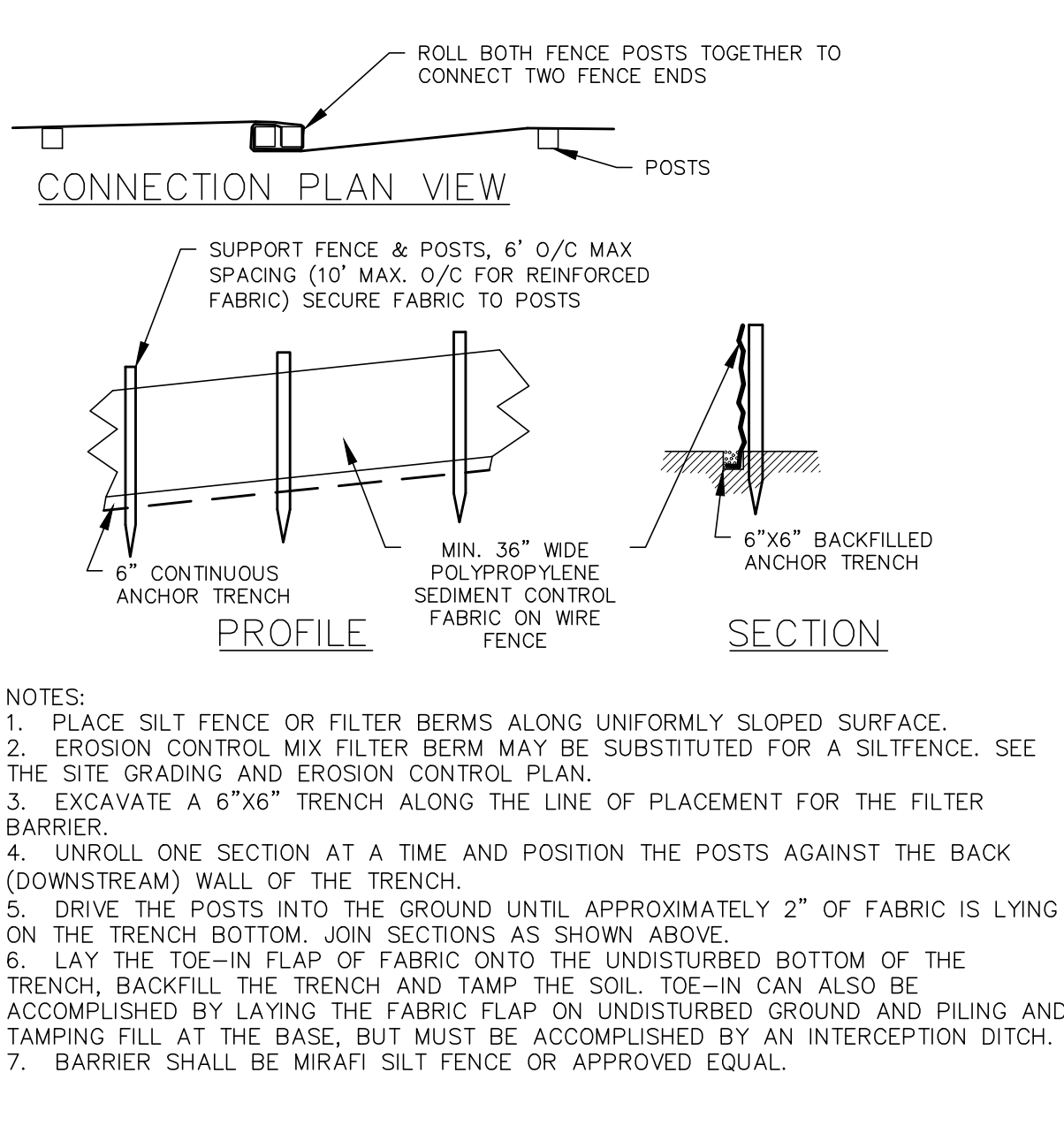
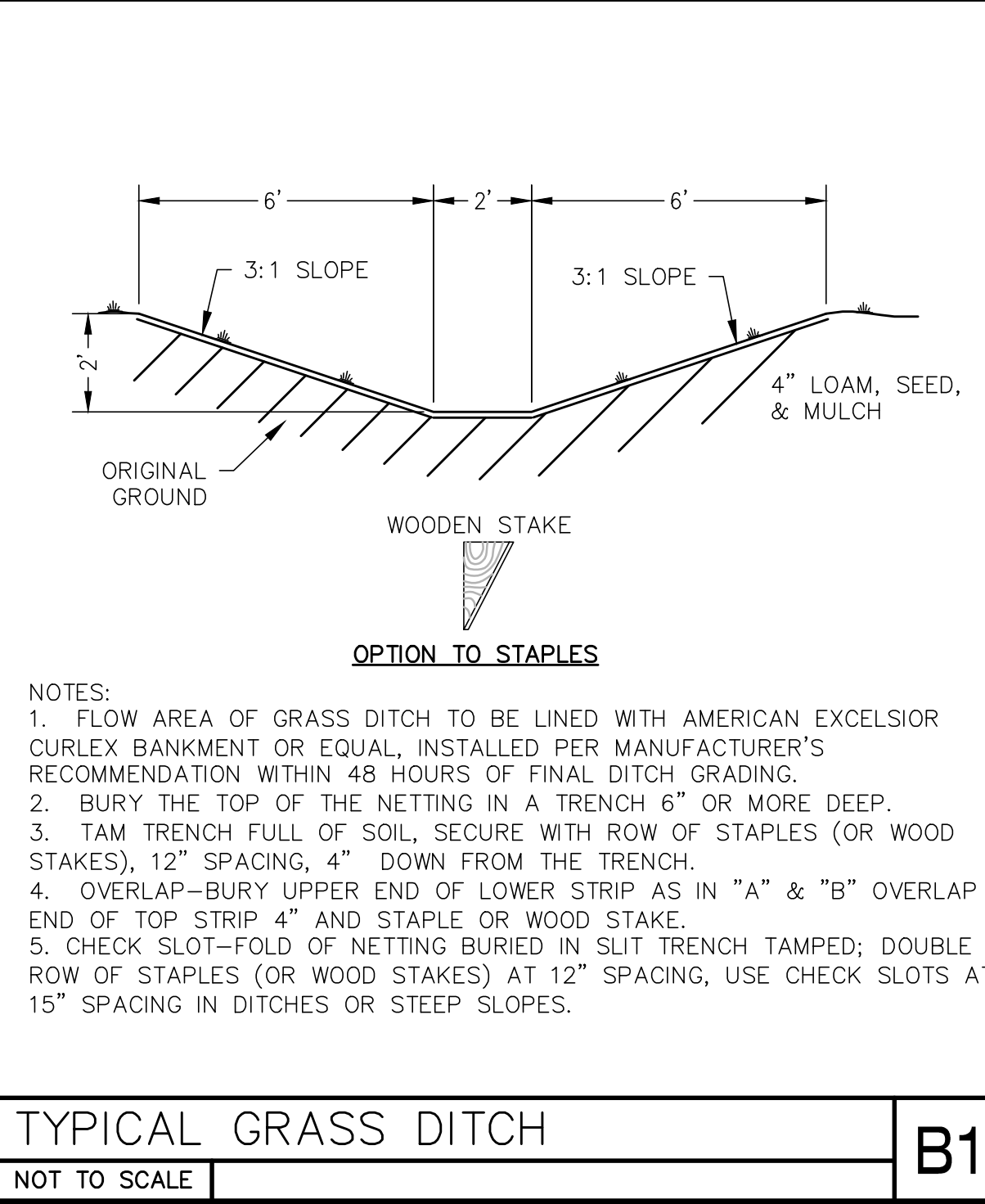
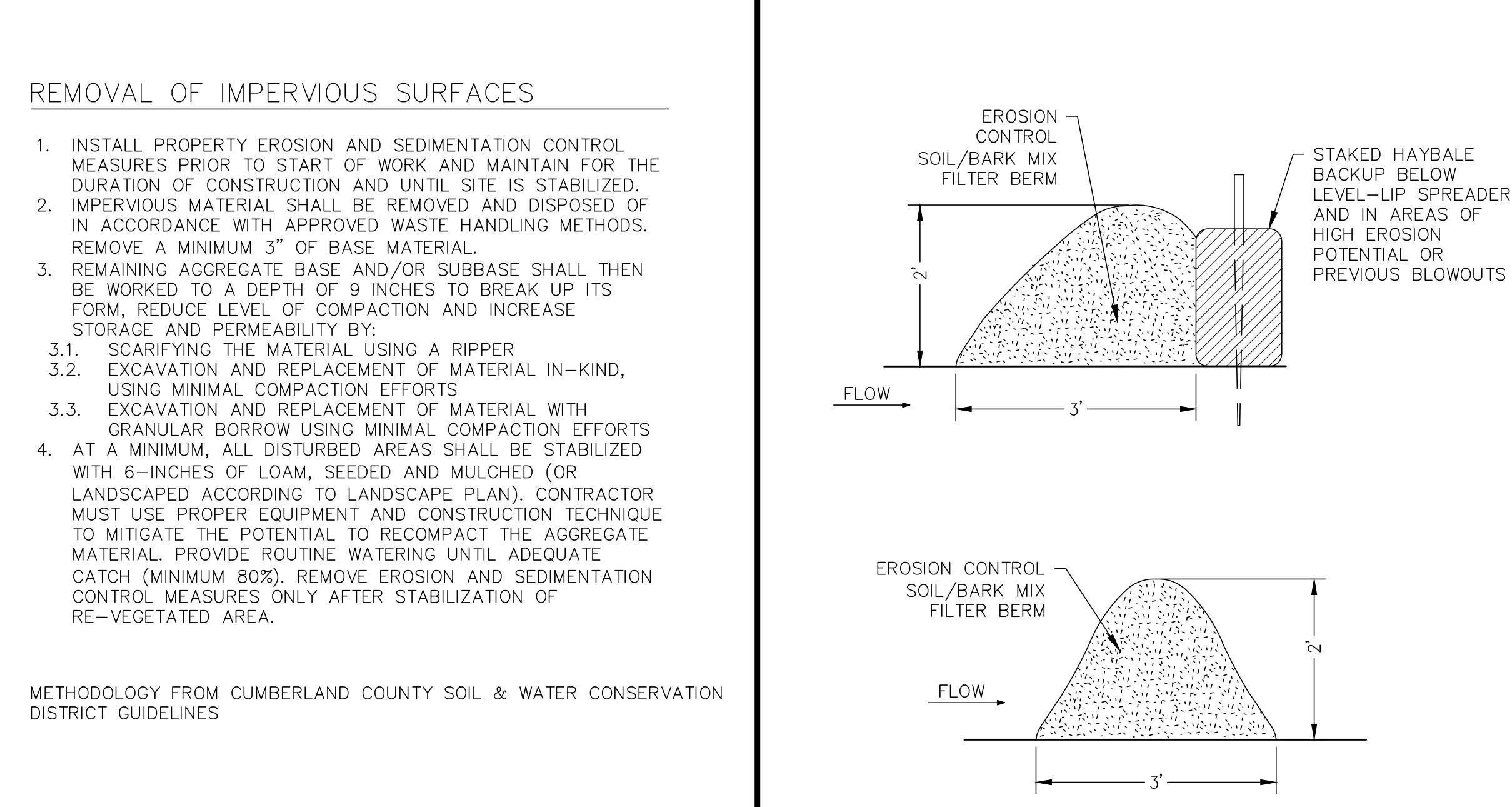
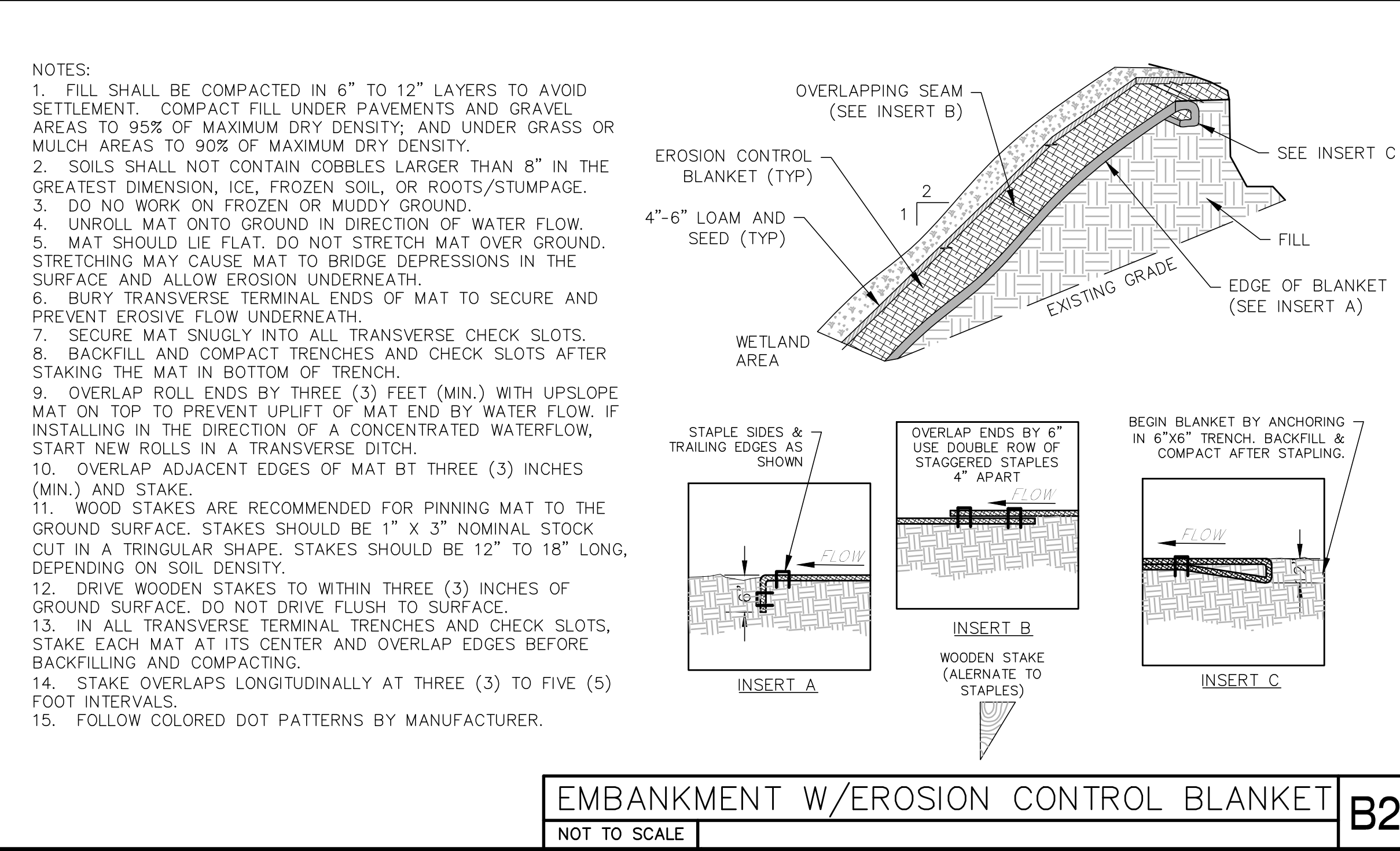


**BERM STONE GRADATION**

SIEVE SIZE	% PASSING
12 IN / 300 mm	100
6 IN / 150 mm	84-100
3 IN / 75 mm	63-83
1 IN / 25.4 mm	42-55
No. 4 / 4.75 mm	8-12

**LEVEL-LIP SPREADER SECTION**

NOT TO SCALE



**PROJECT**

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**OWNER OF RECORD**

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SUBMISSION 2: 2022-11-29 SDH ISSUED FOR CLIENT REVIEW.

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**SITE DETAILS**

SEAL: ESTHER K. BIZIER No. 14236 LICENSED PROFESSIONAL ENGINEER