

SURVEYOR'S REPORT:

The purpose of this boundary survey is to show the proposed purchase of 9.2± acres by Freeport Housing Trust, Inc. from L.L. Bean, Inc. (a portion of Book 6193, Page 300). Property lines are derived from Plan References 1 and 3.

The easterly portion of the wetland and the stream location was delineated by Vaughn Smith Associates, Inc. and shown as a flag symbol on the plan. The easterly portion of the wetland was not delineated and is based on contour data.

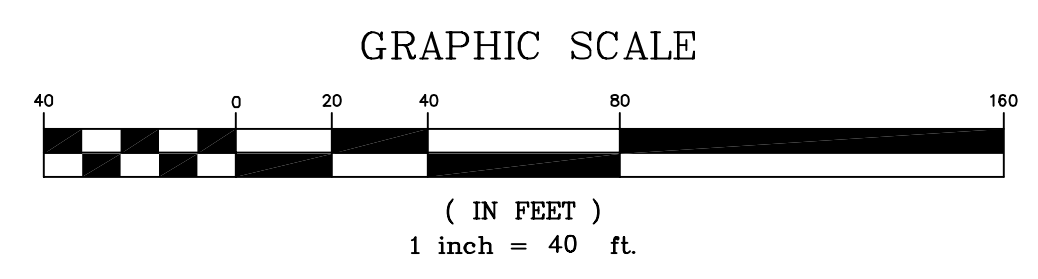
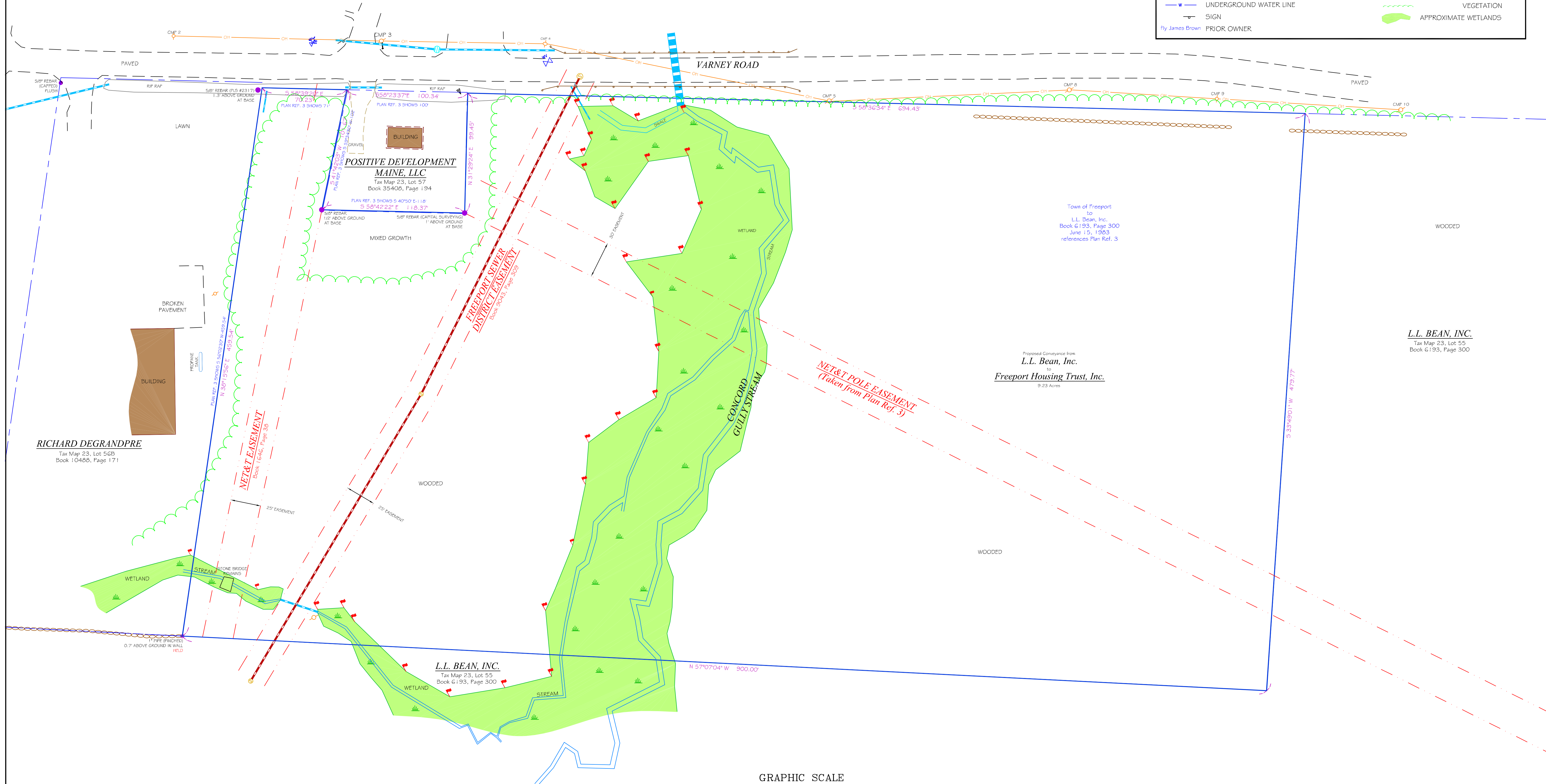
All iron pins are 5/8" rebar, marked with a red plastic surveyor's cap (E5 COFFIN ENG 1292). All directions are Maine Coordinate System of 1983, West Zone, derived from RTK GPS observations.

PLAN REFERENCES:

- "Boundary Survey, Land of Coastal Maine, LLC, Varney Road, Freeport, Cumberland County, Maine" by Capital Surveying Services, Inc., dated November 04, 2015 and recorded in the Cumberland County Registry of Deeds (C.C.R.D.) in Plan Book 215, Page 473.
- "Easement Plan, Freeport Sewer District, Route 1 Sewer Extension" by J.A. Canthers, dated May, 1989, revised January 1990, unrecorded.
- "Plan of Land in Freeport, Maine for Exchange Corporation by Owen Haskell, Inc., dated January 17, 1972, unrecorded.

LEGEND

●	IRON ROD FOUND	—	SURVEYED LINE
○	IRON PIPE FOUND	—○—	STOCKADE FENCE
⊙	DRILL HOLE IN LEDGE	—x—	WIRE FENCE
■	GRANITE MONUMENT FOUND	— —	GUARDRAIL
○	5/8" REBAR PROPOSED	— — —	STONE WALL
□	4"x4" GRANITE MONUMENT PROPOSED	— — — —	CATCH BASIN
○	UTILITY POLE	— — — — —	STORM PIPE
—	GUY ANCHOR	— — — — — —	SANITARY MANHOLE
—	OVERHEAD UTILITY LINE	— — — — — — —	SANITARY PUMP STATION
—	BELOW GROUND ELECTRIC	— — — — — — — —	SANITARY LINE
★	LIGHT	— — — — — — — — —	SETBACK
⊕	HYDRANT	— — — — — — — — — —	FLAG
⊕	WATER VALVE	— — — — — — — — — — —	TEST PIT
⊕	WELL	— — — — — — — — — — — —	CONIFEROUS TREE
⊕	MONITORING WELL	— — — — — — — — — — — — —	DECIDUOUS TREE
—	UNDERGROUND WATER LINE	— — — — — — — — — — — — — —	VEGETATION
—	SIGN	— — — — — — — — — — — — — — —	APPROXIMATE WETLANDS
—	PRIOR OWNER		



THIS PLAN PRELIMINARY

E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Camp Road, Chelsea, Maine 04330
Phone (207) 623-4472 Fax (207) 623-4016

NO.	REVISIONS	DATE

BOUNDARY SURVEY

SCALE: 1 INCH=40 FEET

DATE: APRIL 24, 2024

DRAWN BY: CSC
CHECKED BY: KPC

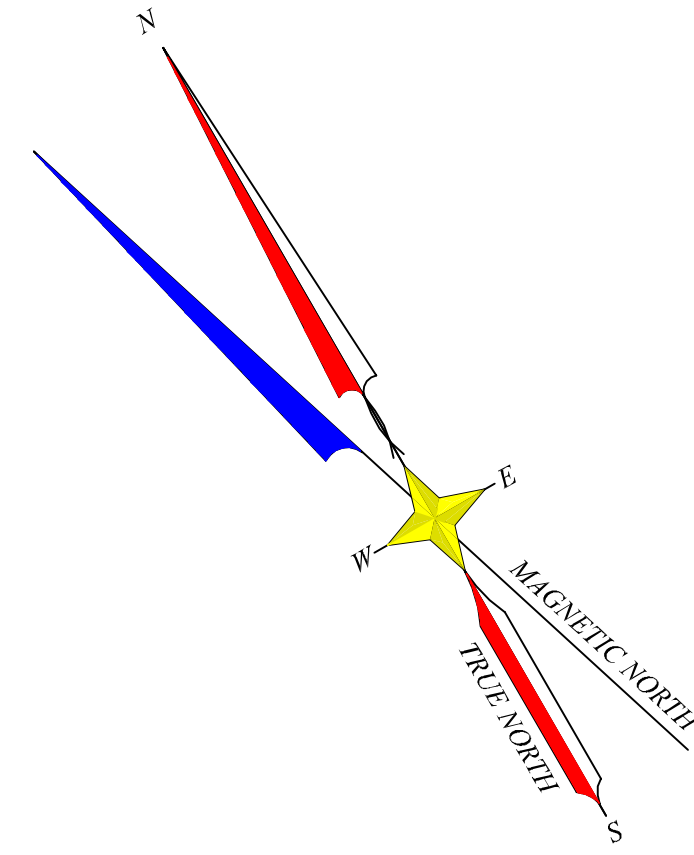
CLIENT/PROJECT: FREEPORT HOUSING TRUST, INC. FROM L.L. BEAN, INC.

LOCATION: VARNEY ROAD

TOWN: FREEPORT COUNTY: CUMBERLAND STATE: MAINE

PROJ. NO. 2023-016

BS

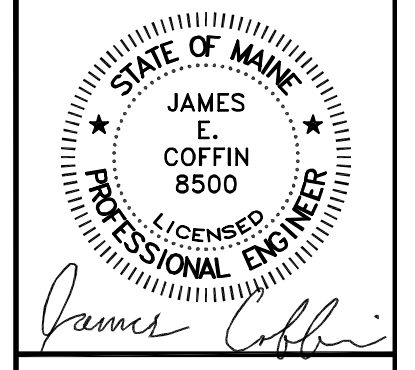
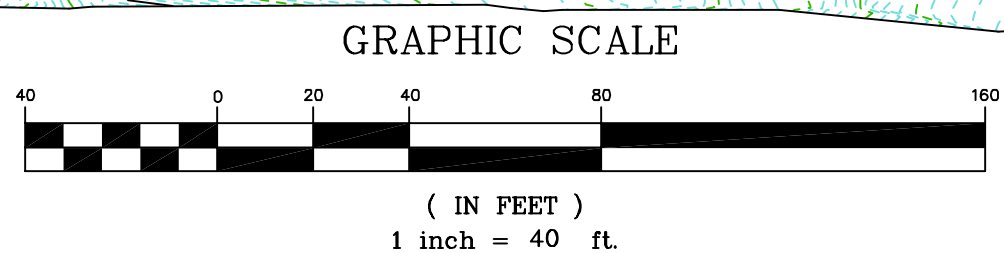


LEGEND

●	IRON ROD FOUND	---	EXISTING CONTOUR
○	IRON PIPE FOUND	---	PROPOSED CONTOUR
○	DRILL HOLE IN LEDGE	---	SURVEYED LINE
○	GRANITE MONUMENT FOUND	---	STOCKADE FENCE
□	5/8" REBAR PROPOSED	---	WIRE FENCE
□	4"x4" GRANITE MONUMENT PROPOSED	---	GUARDRAIL
○	UTILITY POLE	---	STONE WALL
○	GUY ANCHOR	---	CATCH BASIN
---	OVERHEAD UTILITY LINE	---	STORM PIPE
---	BELOW GROUND ELECTRIC	---	SANITARY MANHOLE
---	LIGHT	---	SANITARY PUMP STATION
---	HYDRANT	---	SANITARY LINE
---	WATER VALVE	---	SETBACK
---	WELL	---	FLAG
---	MONITORING WELL	---	TEST PIT
---	UNDERGROUND WATER LINE	---	CONIFEROUS TREE
---	SIGN	---	DECIDUOUS TREE
---	DRAINAGE FLOW ARROW	---	VEGETATION
		---	APPROXIMATE WETLANDS

LEGEND

■	WETLANDS
■	20% SLOPES



E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Camp Road, Chelsea, Maine 04330
Phone (207) 623-9472, Fax (207) 623-9076

NO.	REVISIONS	DATE

SHEET TITLE: **SITE INVENTORY PLAN
NET RESIDENTIAL ACREAGE**

SCALE: 1 INCH=40 FEET

DATE: APRIL 23, 2024

DRAWN BY: TCH
CHECKED BY: JEC

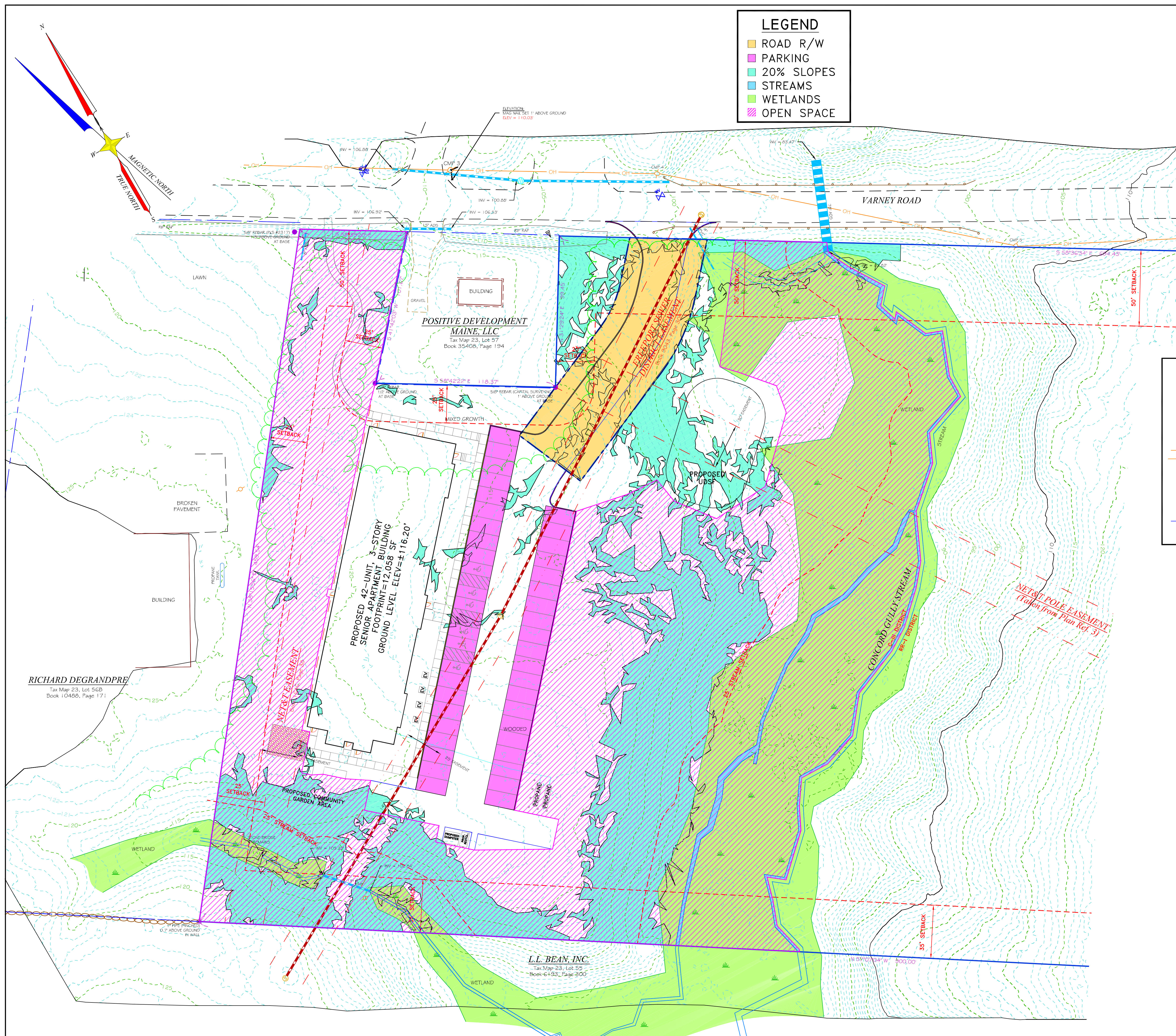
CLIENT/PROJECT: **SENIOR HOUSING
TIM GOOCH**

LOCATION: VARNEY ROAD

TOWN: FREEPORT COUNTY: CUMBERLAND STATE: MAINE

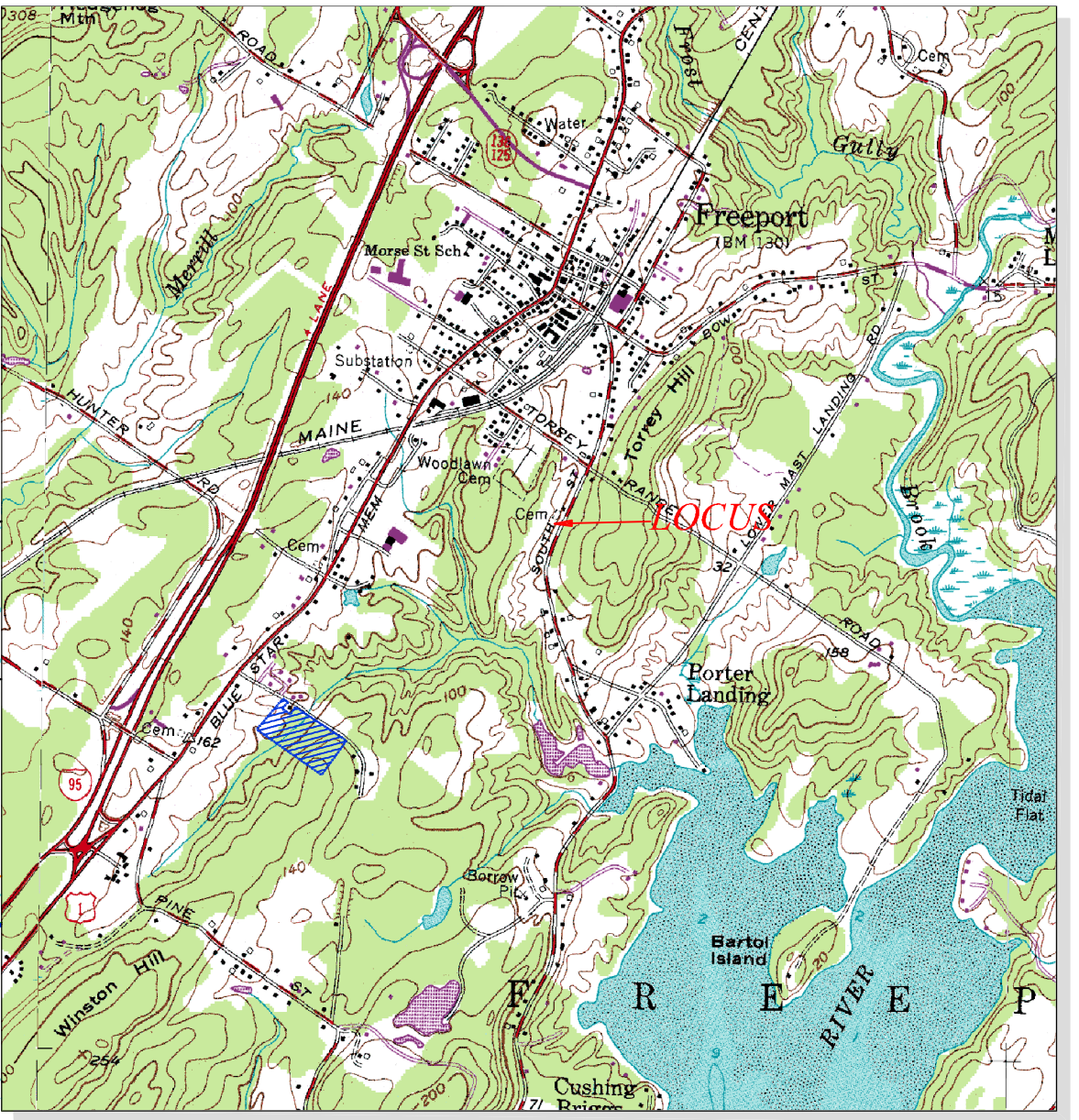
PROJ. NO. 2023-016





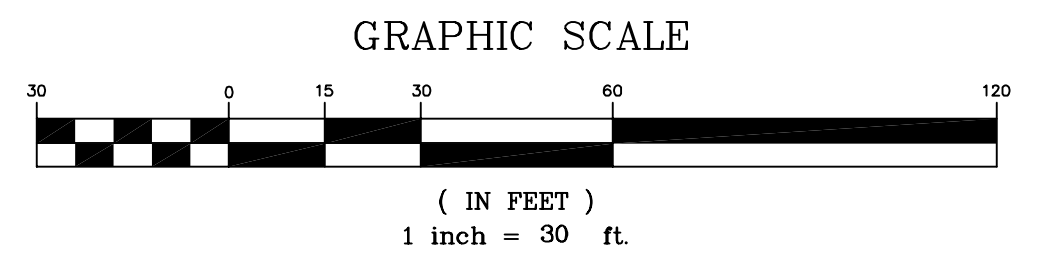
LEGEND

- ROAD R/W
- PARKING
- 20% SLOPES
- STREAMS
- WETLANDS
- OPEN SPACE



LEGEND

● IRON ROD FOUND	--- EXISTING CONTOUR
○ IRON PIPE FOUND	--- PROPOSED CONTOUR
□ DRILL HOLE IN LEDGE	--- SURVEYED LINE
■ GRANITE MONUMENT FOUND	--- STOCKADE FENCE
○ 5/8" REBAR PROPOSED	--- WIRE FENCE
□ 4"x4" GRANITE MONUMENT PROPOSED	--- GUARDRAIL
○ UTILITY POLE	--- STONE WALL
○ GUY ANCHOR	--- CATCH BASIN
--- OVERHEAD UTILITY LINE	--- STORM PIPE
--- BELOW GROUND ELECTRIC	--- SANITARY MANHOLE
○ LIGHT	--- SANITARY PUMP STATION
○ HYDRANT	--- SANITARY LINE
○ WATER VALVE	--- SETBACK
○ WELL	--- FLAG
○ MONITORING WELL	○ TEST PIT
○ UNDERGROUND WATER LINE	○ CONIFEROUS TREE
○ SIGN	○ DECIDUOUS TREE
	○ VEGETATION
	○ APPROXIMATE WETLANDS



NET RESIDENTIAL AREA CALCULATIONS

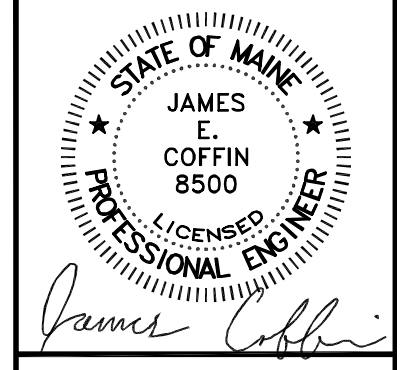
PARCEL AREA=	402,195 SF (9.23 ACRES)
AREA IN C-III DISTRICT=	178,500 SF (4.10 ACRES)
* WETLANDS=	40,810 SF
DRAINAGE FLOW ARROWS	
RIGHT OF WAY=	-8,340 SF
PARKING=	-8,880 SF
20% SLOPES=	-40,875 SF
STREAMS=	-1,990 SF
NET RESIDENTIAL ACREAGE=	118,415 SF (BUILDABLE AREA)
NET RESIDENTIAL DENSITY=	118,415 SF/7,000 SF PER DWELLING UNIT=16.90 DWELLING UNITS
16.90 DWELLING UNITS x 2.5 (AFFORDABLE HOUSING DENSITY BONUS) =	42.3 DWELLING UNITS
TOTAL DWELLING UNITS PROPOSED=	42 DWELLING UNITS
OPEN SPACE REQUIRED=	101,930 SF (2.34 ACRES)
OPEN SPACE PROVIDED=	115,460 SF (2.65 ACRES)

BULK STANDARDS FOR LOTS WITHIN "OPEN SPACE SUBDIVISION"

MINIMUM SETBACKS:

- FRONT: 50'
- EAST SIDE: 25' (75' COMBINED SIDES)
- WEST SIDE: 50' (75' COMBINED SIDES)
- REAR: 35'

MAXIMUM BUILDING HEIGHT: 35'



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Camp Road, Chelsea, Maine 04330
 Phone (207) 653-9472 Fax (207) 653-9016

NO.	REVISIONS	DATE

SITE ANALYSIS & CONCEPTUAL SKETCH PLAN

SCALE: 1 INCH=30 FEET

DRAWN BY: TGH
 CHECKED BY: JEC

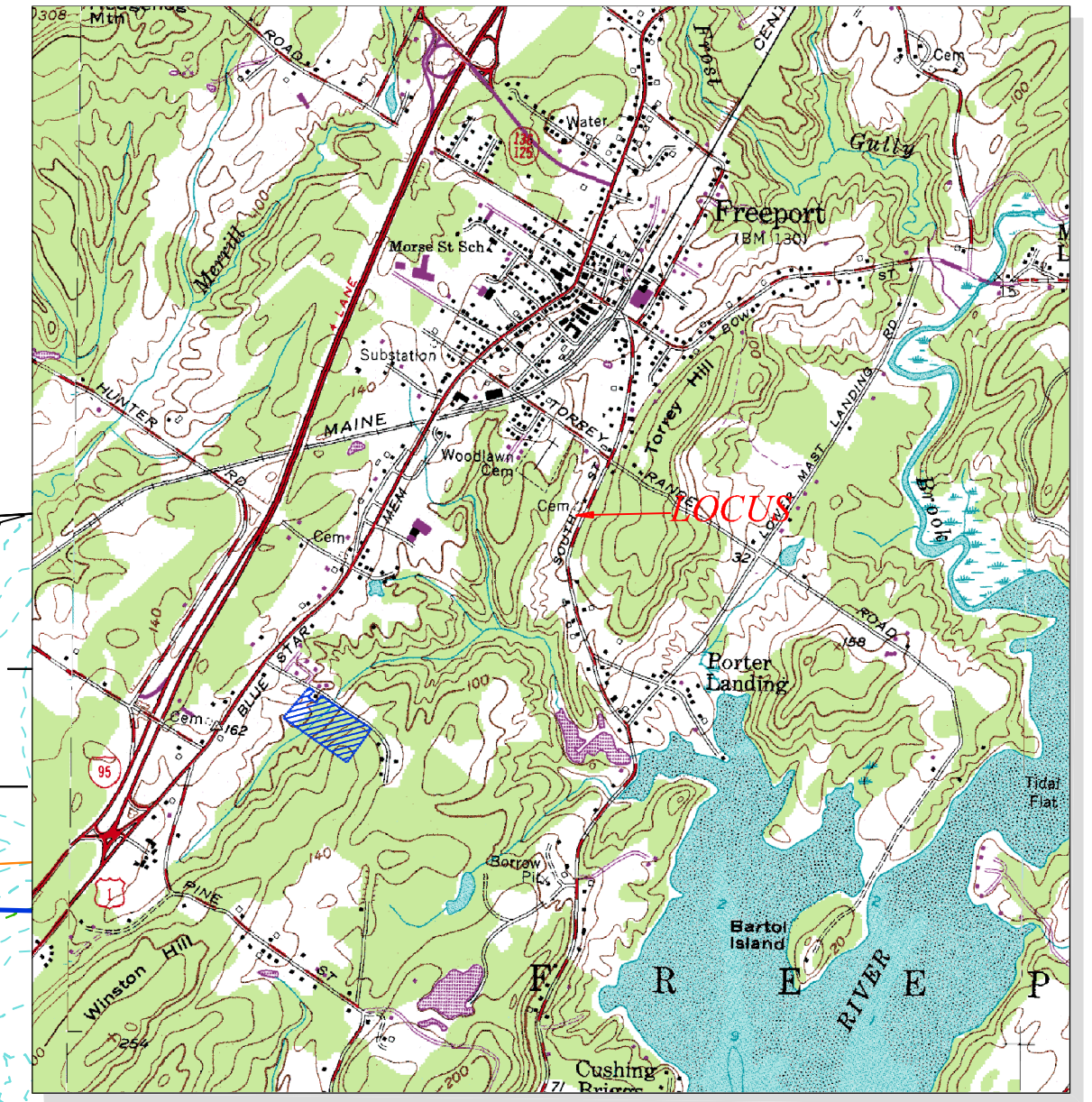
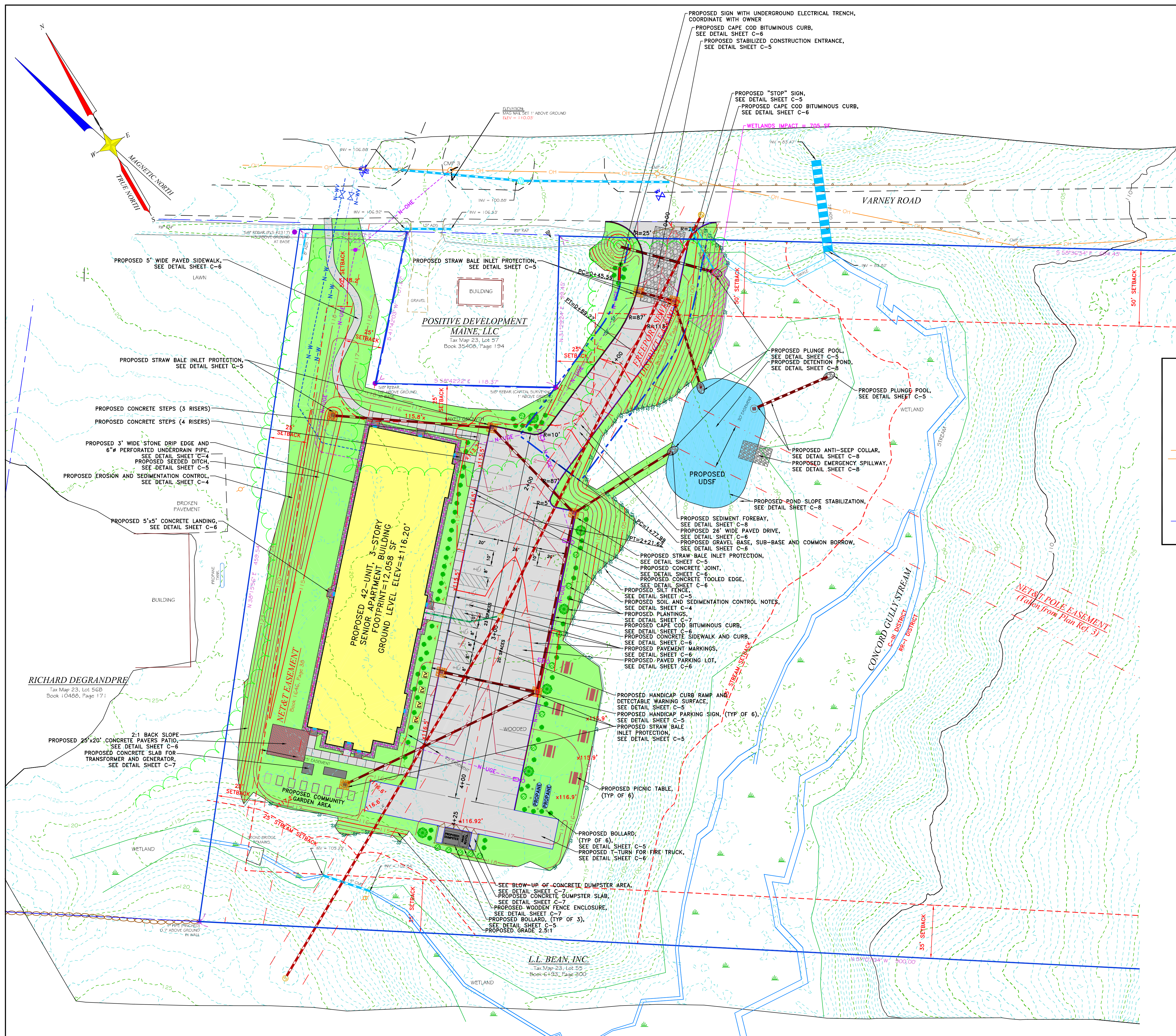
CLIENT/PROJECT: SENIOR HOUSING & TIM GOOCH

LOCATION: VARNEY ROAD

TOWN: FREEPORT **COUNTY:** CUMBERLAND **STATE:** MAINE

PROJ. NO.: 2023-016

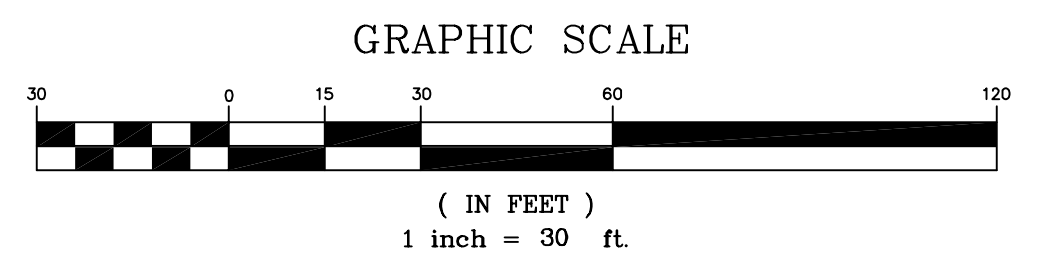
SA & CSP



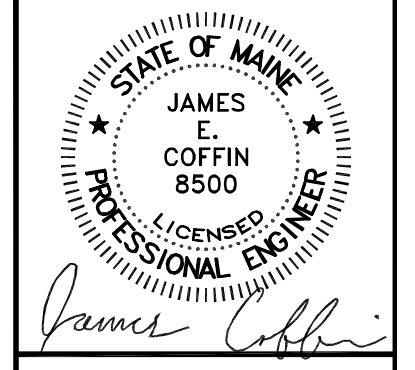
LOCUS MAP
 FREEMONT
 USGS QUAD SHEET
 SCALE 1"=2000'

LEGEND

●	IRON ROD FOUND	---	EXISTING CONTOUR
○	IRON PIPE FOUND	---	PROPOSED CONTOUR
□	DRILL HOLE IN LEDGE	---	SURVEYED LINE
■	GRANITE MONUMENT FOUND	---	STOCKADE FENCE
○	5/8" REBAR PROPOSED	---	WIRE FENCE
□	4"x4" GRANITE MONUMENT	---	GUARDRAIL
○	PROPOSED POLE	---	STONE WALL
○	UTILITY POLE	---	CATCH BASIN
○	GUY ANCHOR	---	STORM PIPE
○	OVERHEAD UTILITY LINE	---	SANITARY MANHOLE
○	BELOW GROUND ELECTRIC	---	SANITARY PUMP STATION
○	LIGHT	---	SANITARY LINE
○	HYDRANT	---	SETBACK LINE
○	WATER VALVE	---	FLAG
○	WELL	---	TEST PIT
○	MONITORING WELL	---	CONIFEROUS TREE
○	UNDERGROUND WATER LINE	---	DECIDUOUS TREE
○	SIGN	---	VEGETATION
---		---	APPROXIMATE WETLANDS



- GENERAL SITE INFORMATION:**
- OWNER:
 LL BEAN INC.
 1 CASCO STREET
 FREEMONT, ME 04032
 - APPLICANT:
 TIM GOOCH
 24 SOUTH STREET, SUITE A
 FREEMONT, ME 04032
 - FREEMONT TAX MAP 23 - LOT 55
 - ZONING: COMMERCIAL III DISTRICT & RURAL RESIDENTIAL I DISTRICT
 - P&S AGREEMENT
 - LOT SIZE: 9.23 ACRES
 - SETBACKS:
 FRONT: 50'
 EAST SIDE: 25' (COMBINED SIDES)
 WEST SIDE: 50' (COMBINED SIDES)
 REAR: 35'
 - PARKING:
 REQUIRED: 2 SPACES PER DWELLING UNIT=84 SPACES
 ACTUAL: 43 SPACES (50% REDUCTION IS BEING SOUGHT)
 - IMPERVIOUS AREA:
 EXISTING = 0 SF
 PROPOSED = 38,490 SF
 TOTAL IMPERVIOUS = 38,490 SF
 - WETLAND IMPACTS = 705 SF



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Camp Road, Chelsea, Maine 04030
 Phone (207) 653-9492 Fax (207) 653-9016

NO.	REVISIONS	DATE

SITE PLAN

CLIENT/PROJECT: **SENIOR HOUSING TIM GOOCH**

LOCATION: **VARNEY ROAD** STATE: **MAINE**

TOWN: **FREEMONT** COUNTY: **CUMBERLAND**

SCALE: **1 INCH=30 FEET**

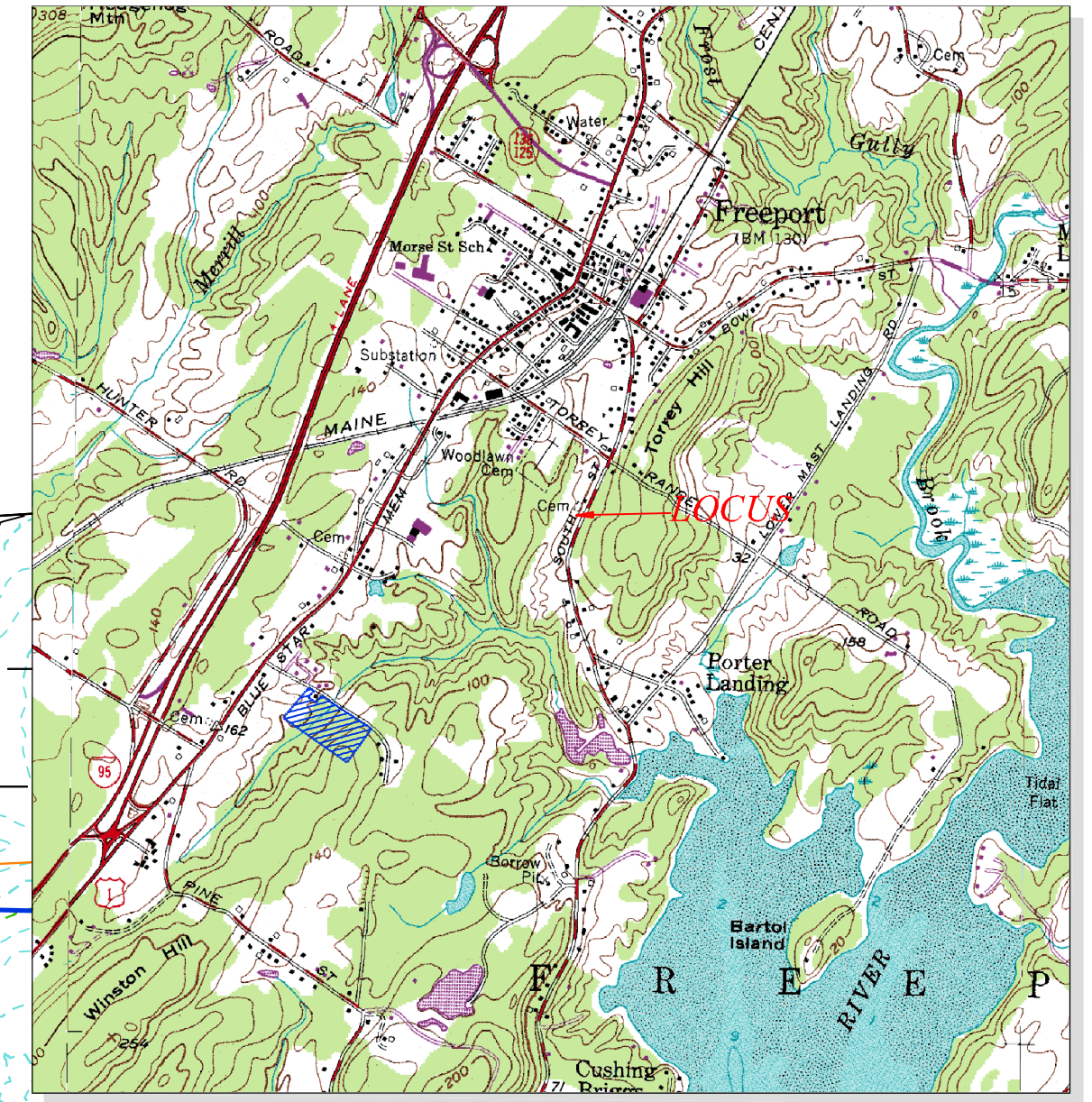
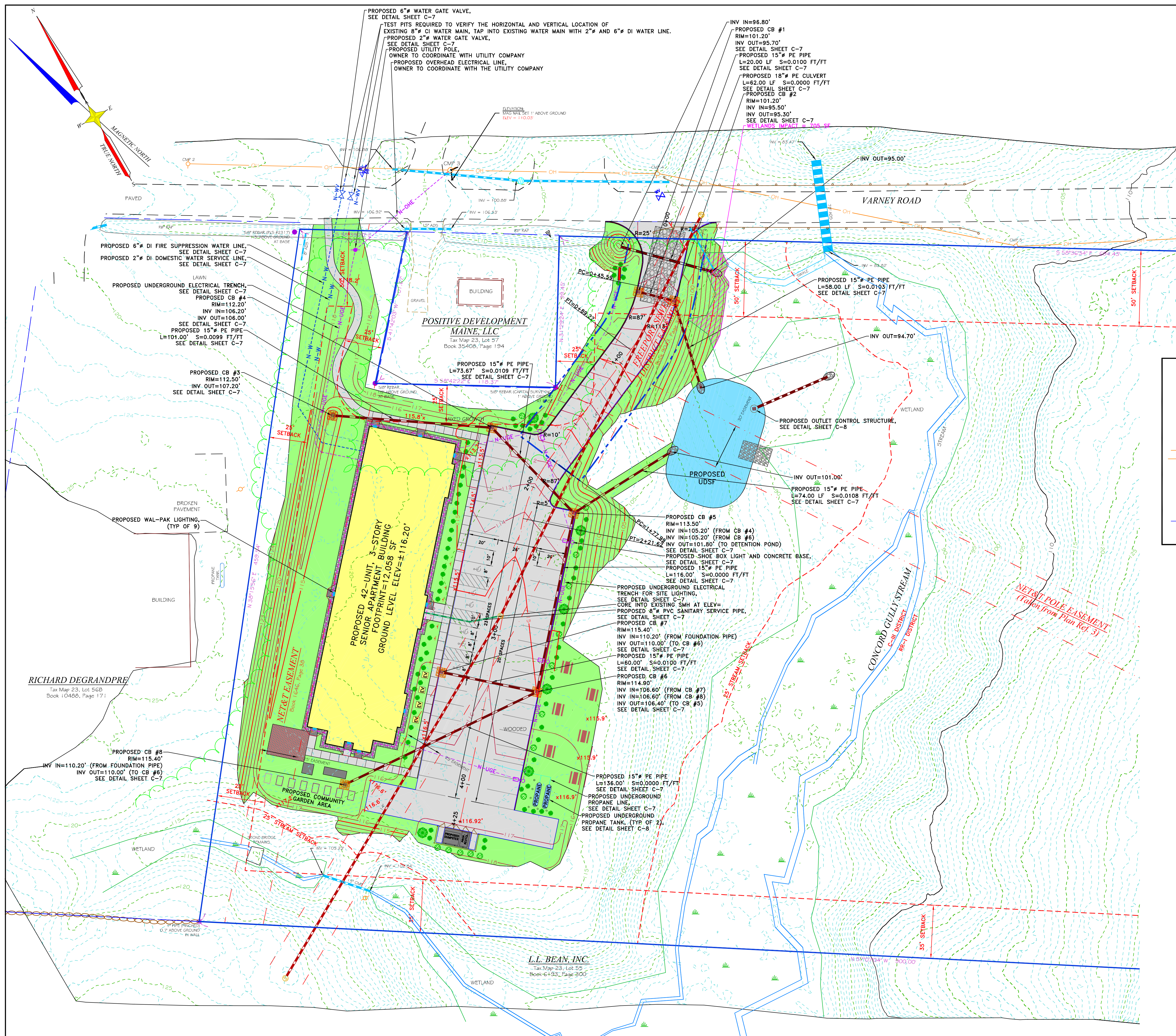
DATE: **APRIL 23, 2024**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

PROJ. NO. **2023-016**

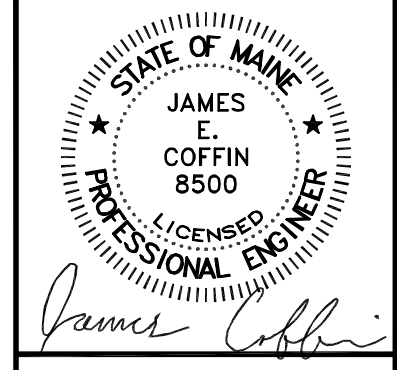
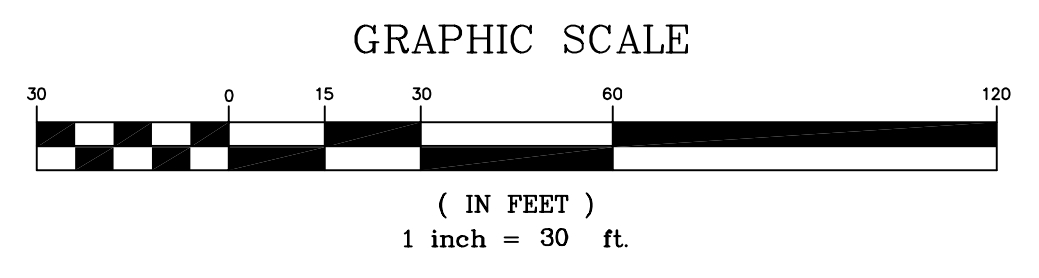
C-1



LOCUS MAP
FREEPORT
USGS QUAD SHEET
SCALE 1"=2000'

LEGEND

●	IRON ROD FOUND	—	EXISTING CONTOUR
○	IRON PIPE FOUND	—	PROPOSED CONTOUR
□	DRILL HOLE IN LEDGE	—	SURVEYED LINE
■	GRANITE MONUMENT FOUND	—	STOCKADE FENCE
○	5/8" REBAR PROPOSED	—	WIRE FENCE
□	4"x4" GRANITE MONUMENT	—	GUARDRAIL
○	PROPOSED	—	STONE WALL
○	UTILITY POLE	—	CATCH BASIN
○	GUY ANCHOR	—	STORM PIPE
○	OVERHEAD UTILITY LINE	—	SANITARY MANHOLE
○	BELOW GROUND ELECTRIC	—	SANITARY PUMP STATION
○	LIGHT	—	SANITARY LINE
○	HYDRANT	—	SETBACK
○	WATER VALVE	—	TEST PIT
○	WELL	—	CONIFEROUS TREE
○	MONITORING WELL	—	DECIDUOUS TREE
○	UNDERGROUND WATER LINE	—	VEGETATION
○	SIGN	—	APPROXIMATE WETLANDS



E.S. COFFIN
REGISTERED PROFESSIONAL ENGINEERING
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Camp Road, Chelsea, Maine 04330
Phone (207) 653-9492 Fax (207) 653-9016

NO.	REVISIONS	DATE

UTILITY PLAN

SHEET TITLE: **UTILITY PLAN**

CLIENT/PROJECT: **SENIOR HOUSING TIM GOOCH**

LOCATION: **VARNEY ROAD**

TOWN: **FREEPORT** COUNTY: **CUMBERLAND** STATE: **MAINE**

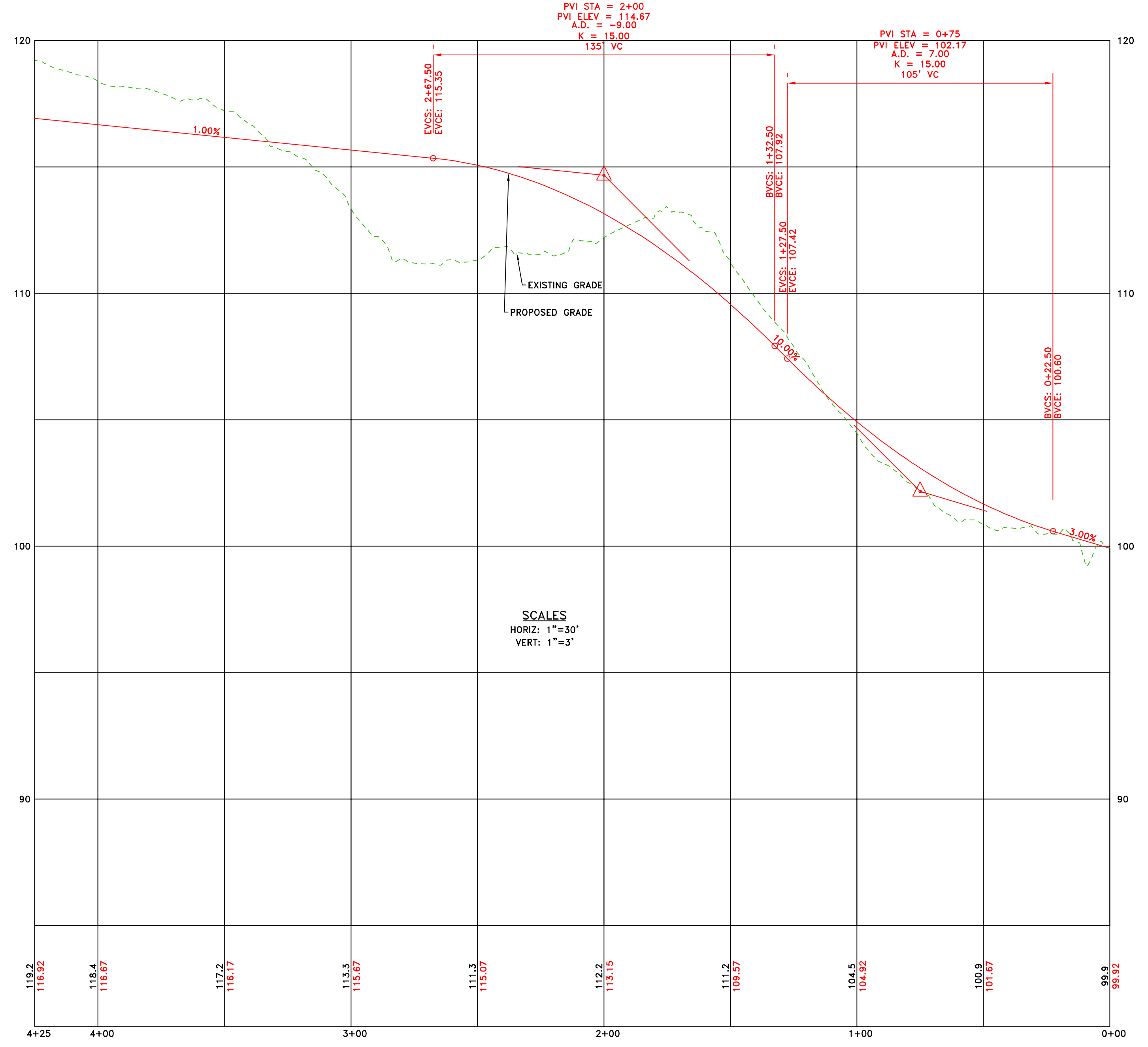
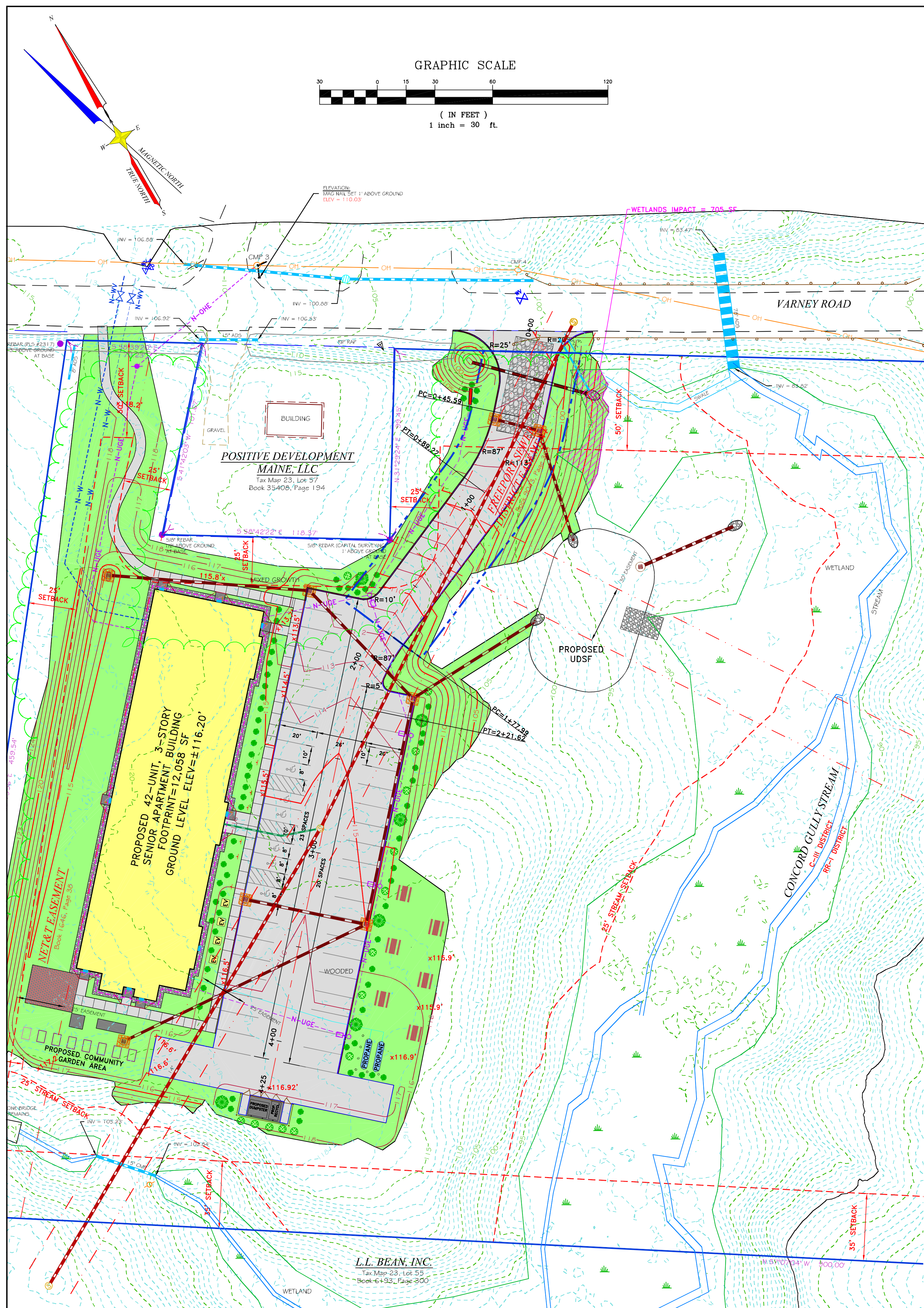
SCALE: **1 INCH=30 FEET**

DATE: **APRIL 23, 2024**

DRAWN BY: **TCH**

CHECKED BY: **JEC**

PROJ. NO. **2023-016**



JAMES F. COFFIN
 LICENSED PROFESSIONAL ENGINEER
 State of Maine License No. 8500

E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 432 Camp Road, Chelsea, Maine 04330
 Phone (207) 653-9472, Fax (207) 653-9016

NO.	REVISIONS	DATE

CLIENT/PROJECT: SENIOR HOUSING
LOCATION: VARNEY ROAD
TOWN: FREEPORT
COUNTY: CUMBERLAND
STATE: MAINE

PROJ. NO.: 2023-016

SHEET TITLE: ROADWAY PLAN AND PROFILE

SCALE: HORIZ: 1"=30' VERT: 1"=3'

DRAWN BY: TCH
CHECKED BY: JEC

DATE: APRIL 23, 2024

C-3

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04074
207.774.4441
CWSARCH.COM

OWNER

TIM GOOCH

PROJECT

SENIOR LIVING AT VARNEY ROAD

VARNEY ROAD, FREEPORT MAINE

DRAWING

EXTERIOR ELEVATIONS

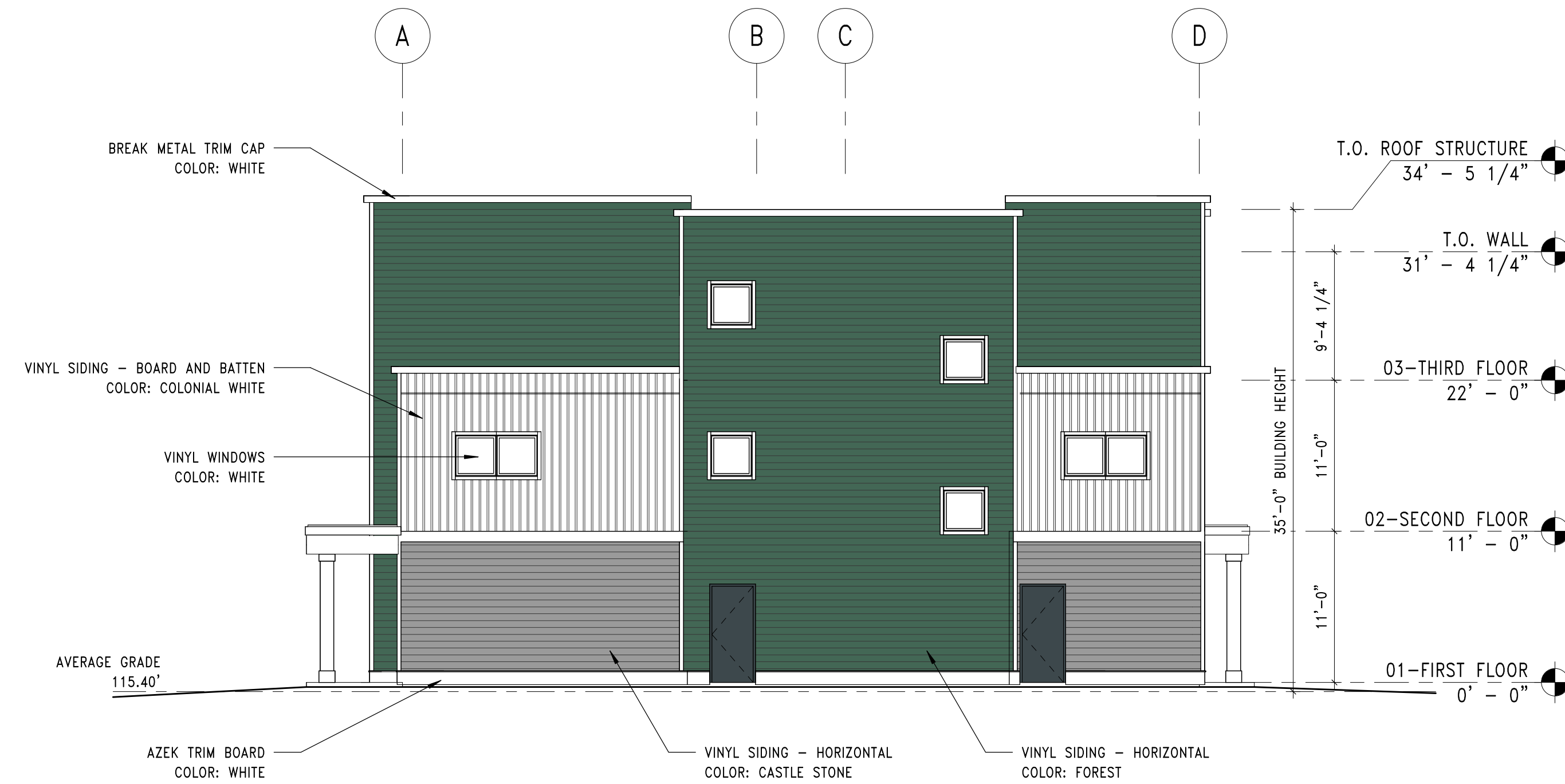
23041
CWS PROJECT NUMBER:

REVISIONS

DRAWING NUMBER

A3.01

SCALE: 1/8" = 1'-0"
DATE: ISSUE DATE



A3 ELEVATION - EAST - VARNEY ROAD
REFERENCED FROM: A1.10 SCALE: 1/8" = 1'-0"



A5 ELEVATION - SOUTH - FRONT ENTRY
REFERENCED FROM: A1.10 SCALE: 1/8" = 1'-0"

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04074
207.774.4441
CWSARCH.COM

OWNER

TIM GOOCH

PROJECT

SENIOR LIVING AT VARNEY ROAD

VARNEY ROAD, FREEPORT MAINE

DRAWING

EXTERIOR ELEVATIONS

CWS PROJECT NUMBER: 23041

REVISIONS

DRAWING NUMBER

A3.02

SCALE: 1/8" = 1'-0"

DATE: ISSUE DATE



A3 ELEVATION - WEST - REAR
REFERENCED FROM: A1.10 SCALE: 1/8" = 1'-0"



A5 ELEVATION - NORTH - ROUTE 1 VIEW
REFERENCED FROM: A1.10 SCALE: 1/8" = 1'-0"

C:\Users\Wesley\Documents\23041_Senior Living at Varney Road_CDR\RA_923_C\ComMichael\SP12.rvt