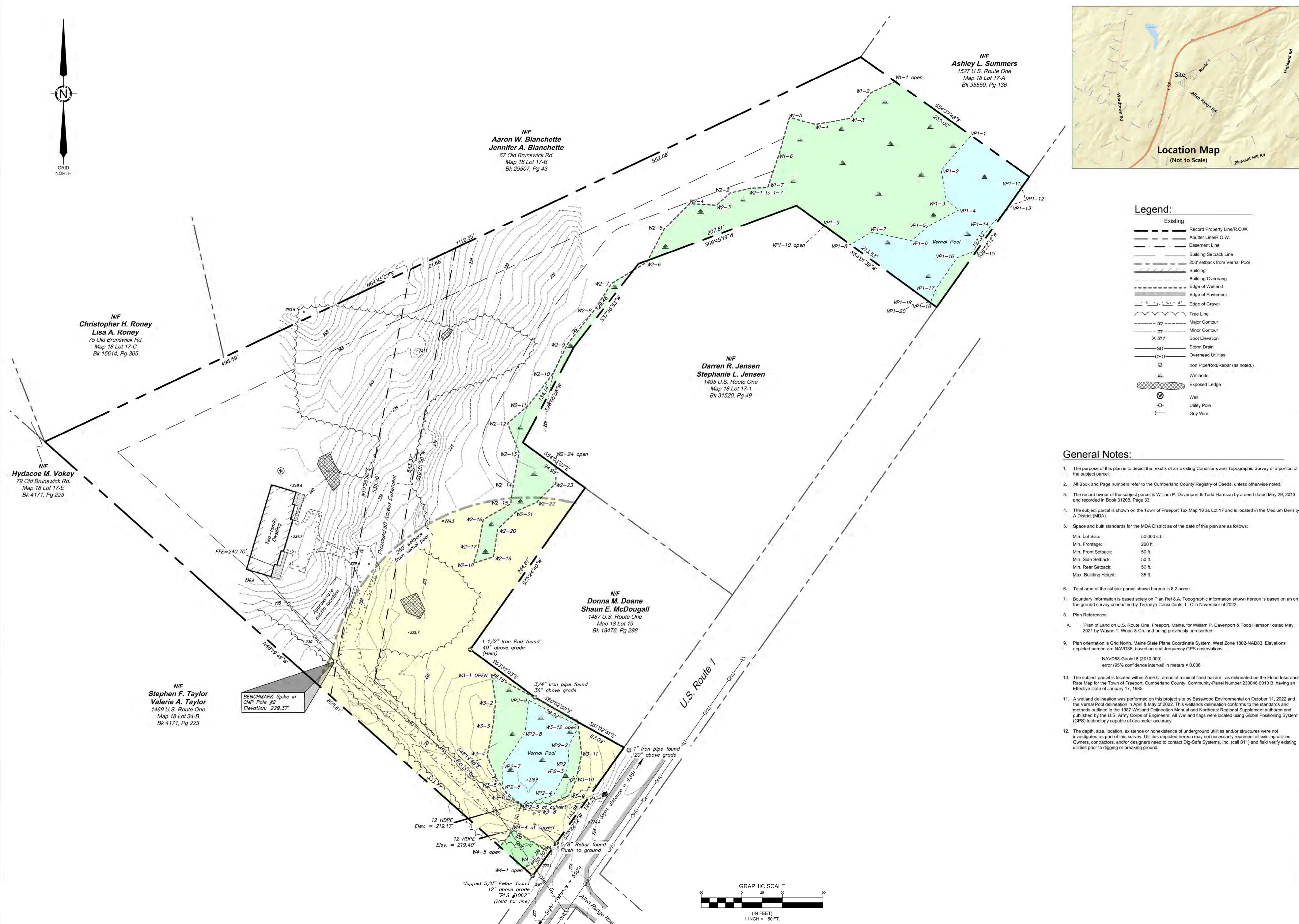


DATE: 11/14/22 DATE PLS: PLS



Legend:

- Existing
  - Record Property Line/R.O.W.
  - Abutter Line/R.O.W.
  - Easement Line
  - Building Setback Line
  - 250' setback from Vernal Pool
  - Building
  - Building Overhang
  - Edge of Wetland
  - Edge of Pavement
  - Edge of Gravel
  - Tree Line
  - Major Contour
  - Minor Contour
  - Spot Elevation
  - Storm Drain
  - Overhead Utilities:
    - Iron Pipe/Rod/Rebar (as noted.)
    - Wetlands
    - Exposed Ledger
    - Well
    - Utility Pole
    - Guy Wire

General Notes:

- The purpose of this plan is to depict the results of an Existing Conditions and Topographic Survey of a portion of the subject parcel.
- All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcel is William P. Davenport & Todd Harrison by a deed dated May 29, 2013 and recorded in Book 31208, Page 33.
- The subject parcel is shown on the Town of Freeport Tax Map 18 as Lot 17 and is located in the Medium Density A District (MDA).
- Space and bulk standards for the MDA District as of the date of this plan are as follows:
  - Min. Lot Size: 50,000 s.f.
  - Min. Frontage: 200 ft.
  - Min. Front Setback: 50 ft.
  - Min. Side Setback: 50 ft.
  - Min. Rear Setback: 50 ft.
  - Max. Building Height: 35 ft.
- Total area of the subject parcel shown hereon is 8.2 acres.
- Boundary information is based solely on Plan Ref 8.A. Topographic information shown hereon is based on an on the ground survey conducted by Terradyn Consultants, LLC in November of 2022.
- Plan References:
  - A. "Plan of Land on U.S. Route One, Freeport, Maine, for William P. Davenport & Todd Harrison" dated May 2021 by Wayne T. Wood & Co. and being previously unrecorded.
- Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD83, based on dual-frequency GPS observations.
  - NAVD83-Geoid18 (2010.000)
  - error (95% confidence interval) in meters = 0.036
- The subject parcel is located within Zone C, areas of minimal flood hazard, as delineated on the Flood Insurance Rate Map for the Town of Freeport, Cumberland County, Community-Panel Number: 230046 0010 B, having an Effective Date of January 17, 1985.
- A wetland delineation was performed on this project site by Basswood Environmental on October 11, 2022 and the Vernal Pool delineation in April & May of 2022. This wetlands delineation conforms to the standards and methods outlined in the 1987 Wetlands Delineation Manual and Northeast Regional Supplement authored and published by the U.S. Army Corps of Engineers. All Wetland flags were located using Global Positioning System (GPS) technology capable of decimeter accuracy.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.

ADDRESS: 41 CAMPUS DRIVE SUITE 301  
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111  
WEB SITE: www.terrady.com/consultants

**TERRADYN**  
CONSULTANTS, LLC  
Civil Engineering | Land Surveying | Geomatics  
Stormwater Design | Land Planning | Environmental Permitting

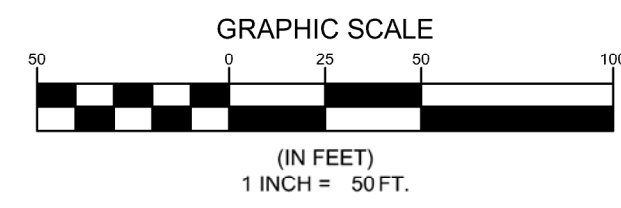
PERMIT DRAWING NOT FOR CONSTRUCTION

PROJECT: 1495 U.S. ROUTE ONE SUBDIVISION  
1495 U.S. ROUTE ONE - FREEPORT, MAINE

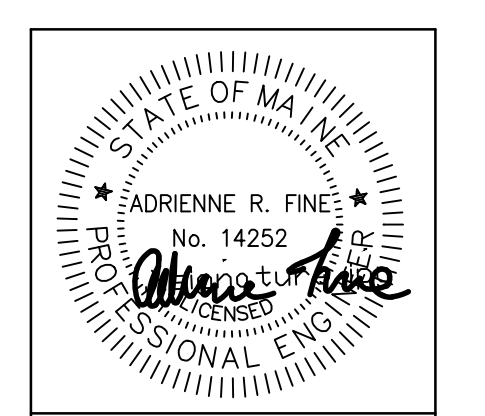
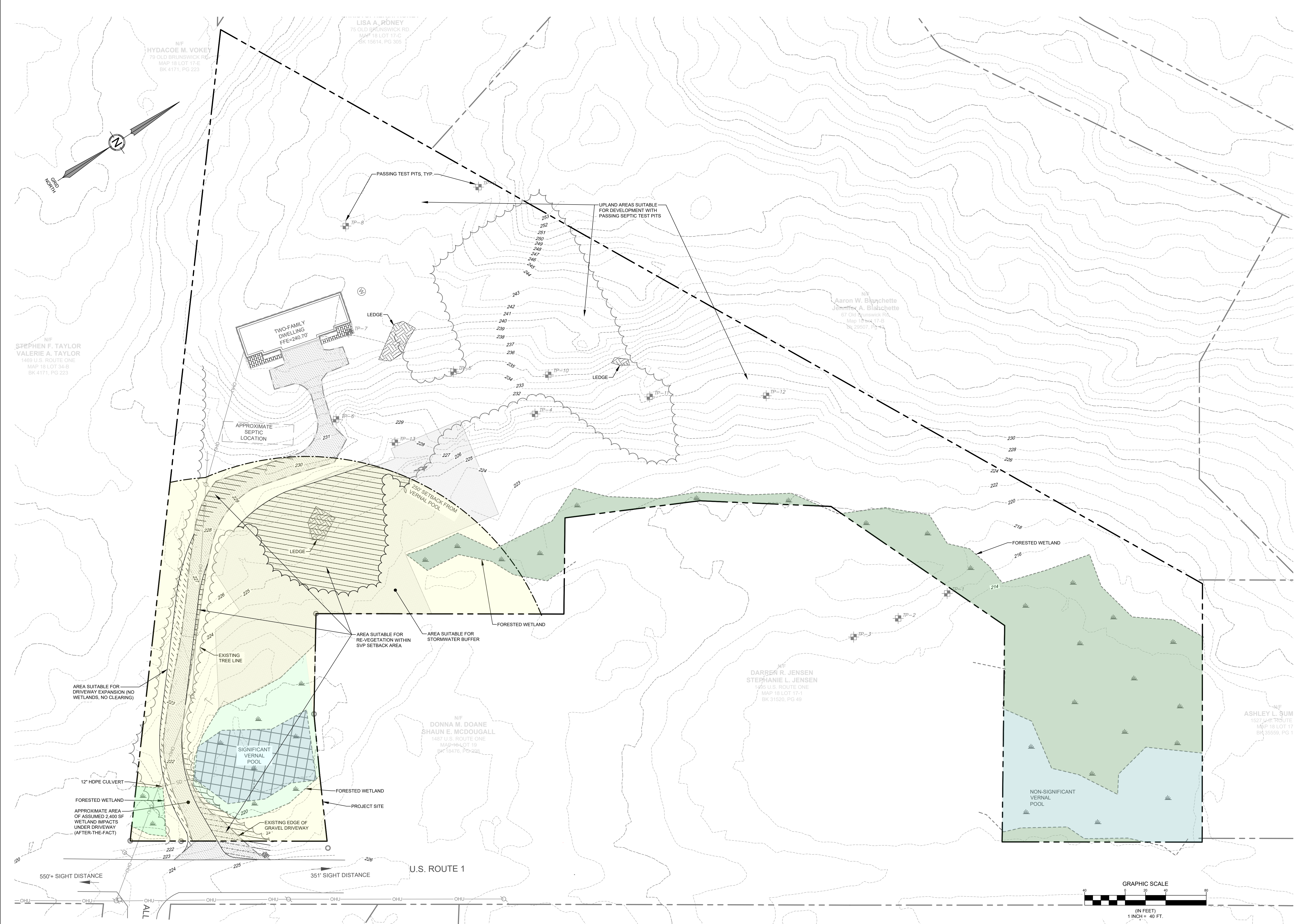
SHEET TITLE: EXISTING CONDITIONS PLAN

PREPARED FOR: MICHELLE & TODD HARRISON  
321 ALBURN POWINAL ROAD  
DURHAM, MAINE 04222

DATE: 11/01/2022  
SCALE: 1" = 50'  
JOB NO: 22-57  
SHEET: C-1.0







DATE: 06/27/2023  
 P.E.: ADRIENNE R. FINE

NO.	DATE	REVISIONS
1	01/27/2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS
2	03/21/2023	REVISED CLIENT NAME
3	06/27/2023	SUBMITTED SITE INVENTOR & ANALYSIS CONCEPTUAL PLANS

565 CONGRESS STREET  
 SUITE 201  
 PORTLAND, ME 04102

41 CAMPUS DRIVE  
 SUITE 301  
 NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
 www.terradync consultants.com

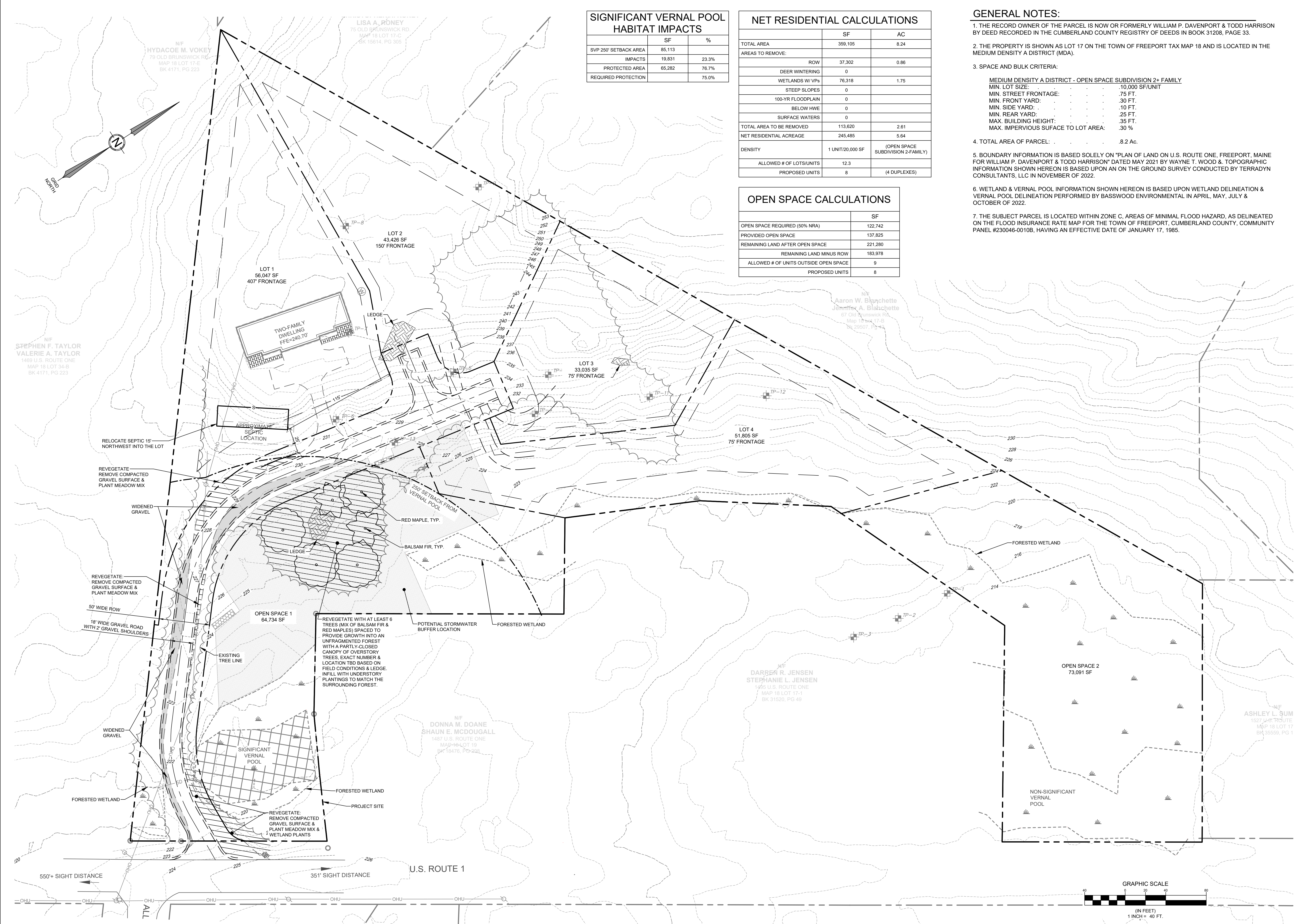
**TERRADYN**  
 CONSULTANTS, LLC

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
 NOT FOR CONSTRUCTION

PROJECT:	WHITETAIL DRIVE SUBDIVISION
SCALE:	1"=40'
DATE:	01/09/2023
DESIGNED:	
JOB NO.:	22-57
SHEET:	C-2.0





### SIGNIFICANT VERNAL POOL HABITAT IMPACTS

	SF	%
SVP 250' SETBACK AREA	85,113	
IMPACTS	19,831	23.3%
PROTECTED AREA	65,282	76.7%
REQUIRED PROTECTION		75.0%

### NET RESIDENTIAL CALCULATIONS

	SF	AC
TOTAL AREA	359,105	8.24
AREAS TO REMOVE:		
ROW	37,302	0.86
DEER WINTERING	0	
WETLANDS W/ VPs	76,318	1.75
STEEP SLOPES	0	
100-YR FLOODPLAIN	0	
BELOW HWE	0	
SURFACE WATERS	0	
TOTAL AREA TO BE REMOVED	113,620	2.61
NET RESIDENTIAL ACREAGE	245,485	5.64
DENSITY	1 UNIT/20,000 SF	(OPEN SPACE SUBDIVISION 2-FAMILY)
ALLOWED # OF LOTS/UNITS	12.3	
PROPOSED UNITS	8	(4 DUPLEXES)

### OPEN SPACE CALCULATIONS

	SF
OPEN SPACE REQUIRED (50% NRA)	122,742
PROVIDED OPEN SPACE	137,825
REMAINING LAND AFTER OPEN SPACE	221,280
REMAINING LAND MINUS ROW	183,978
ALLOWED # OF UNITS OUTSIDE OPEN SPACE	9
PROPOSED UNITS	8

### GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS NOW OR FORMERLY WILLIAM P. DAVENPORT & TODD HARRISON BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31208, PAGE 33.
- THE PROPERTY IS SHOWN AS LOT 17 ON THE TOWN OF FREEPORT TAX MAP 18 AND IS LOCATED IN THE MEDIUM DENSITY A DISTRICT (MDA).
- SPACE AND BULK CRITERIA:  
 MEDIUM DENSITY A DISTRICT - OPEN SPACE SUBDIVISION 2+ FAMILY  
 MIN. LOT SIZE: .10,000 SF/UNIT  
 MIN. STREET FRONTAGE: .75 FT.  
 MIN. FRONT YARD: .30 FT.  
 MIN. SIDE YARD: .10 FT.  
 MIN. REAR YARD: .25 FT.  
 MAX. BUILDING HEIGHT: .35 FT.  
 MAX. IMPERVIOUS SURFACE TO LOT AREA: .30 %
- TOTAL AREA OF PARCEL: 8.2 Ac.
- BOUNDARY INFORMATION IS BASED SOLELY ON "PLAN OF LAND ON U.S. ROUTE ONE, FREEPORT, MAINE FOR WILLIAM P. DAVENPORT & TODD HARRISON" DATED MAY 2021 BY WAYNE T. WOOD & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY CONDUCTED BY TERRADYN CONSULTANTS, LLC IN NOVEMBER OF 2022.
- WETLAND & VERNAL POOL INFORMATION SHOWN HEREON IS BASED UPON WETLAND DELINEATION & VERNAL POOL DELINEATION PERFORMED BY BASSWOOD ENVIRONMENTAL IN APRIL, MAY, JULY & OCTOBER OF 2022.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF FREEPORT, CUMBERLAND COUNTY, COMMUNITY PANEL #230046-0010B, HAVING AN EFFECTIVE DATE OF JANUARY 17, 1985.



DATE:	06/27/2023
P.E.:	ADRIENNE R. FINE
NO.	3
DATE	06/27/2023
NO.	2
DATE	03/21/2023
NO.	1
DATE	01/27/2023
NO.	1

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PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: WHITETAIL DRIVE SUBDIVISION  
1495 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: CONCEPTUAL SITE PLAN

CLIENT: WILLIAM DAVENPORT & TODD HARRISON  
32 AUBURN ROAD  
DURHAM, MAINE 04222

DATE: 01/09/2023  
SCALE: 1"=40'  
DESIGNED:  
JOB NO.: 22-57  
SHEET: C-3.0