

WHITETAIL DRIVE SUBDIVISION

1473 U.S. ROUTE ONE, FREEPORT, MAINE

PREPARED BY:

CIVIL ENGINEER/SURVEYOR:
TERRADYN CONSULTANTS, LLC
41 CAMPUS DR. SUITE 101
NEW GLOUCESTER, MAINE 04260
(207) 926-5111

WETLANDS SURVEY:
BASSWOOD ENVIRONMENTAL
93 MILL ROAD
CAPE ELIZABETH, MAINE 04107
(207) 518-8442

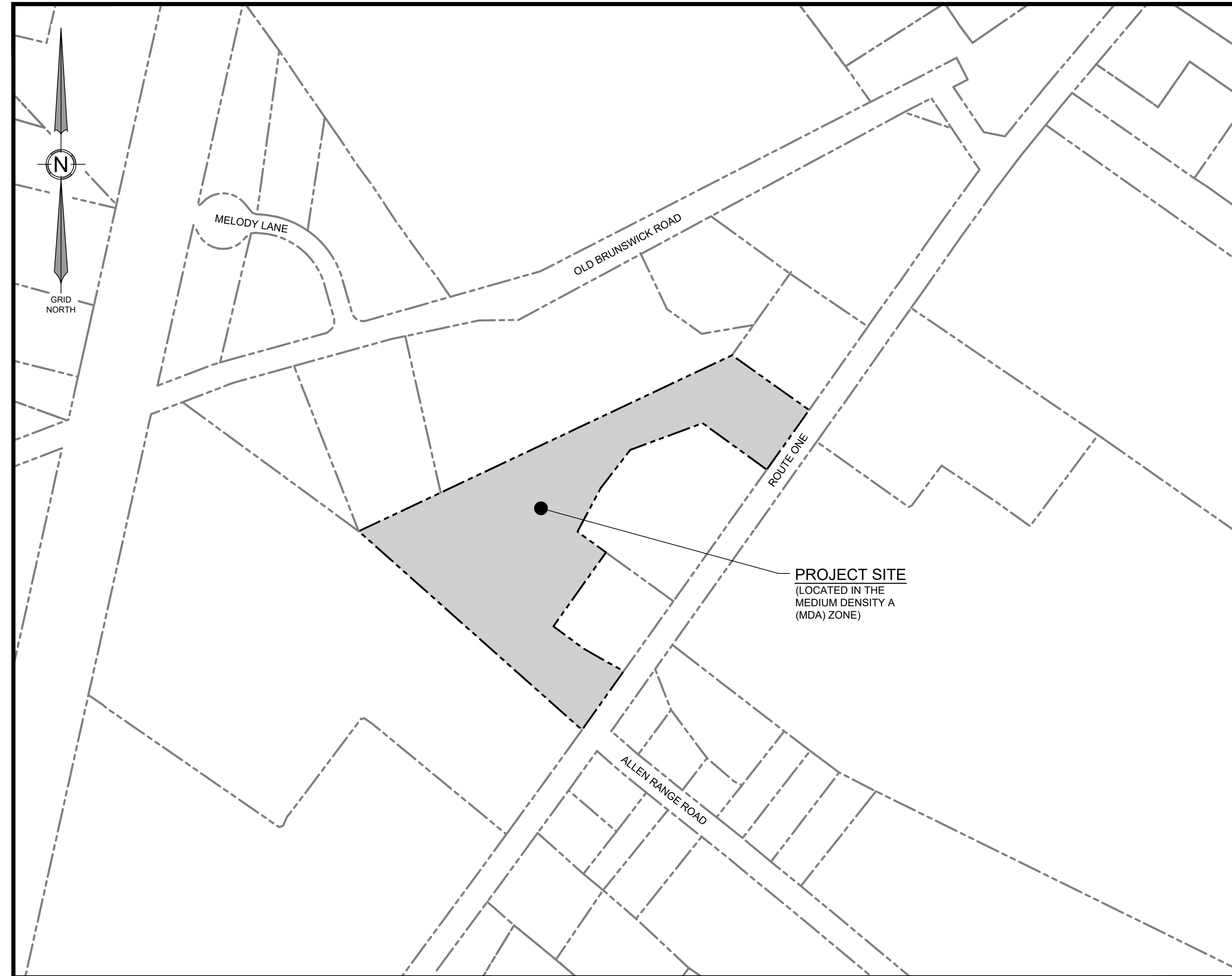
SITE EVALUATOR:
MARK CENCI, GEOLOGIC, INC.
93 MILL ROAD
NORTH YARMOUTH, MAINE 04097
(207) 329-3524

APPLICANT/OWNER:

WILLIAM DAVENPORT & TODD HARRISON
321 AUBURN POWNAL ROAD
DURHAM, MAINE 04222

PROJECT PARCEL SITE

TOWN OF FREEPORT TAX ASSESSOR'S MAP & LOT NUMBERS
MAP 18 LOT 17



LOCATION MAP

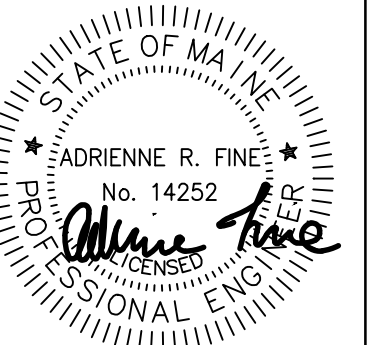
SCALE: 1" = 200'

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LEGEND

---	EXISTING PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
- - - -	PROPOSED SETBACK LINE
- - - -	EXISTING SETBACK LINE
- - - -	EXISTING EASEMENT
- - - -	PROPOSED EASEMENT
---	ROAD CENTERLINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	EXISTING STORMDRAIN
---	PROPOSED STORMDRAIN
---	EXISTING OVERHEAD ELECTRIC & TELEPHONE
---	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
---	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	PROPOSED EDGE OF GRAVEL
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	CHAIN LINK FENCE
---	PROPOSED FENCE
---	EXISTING GUARDRAIL
---	PROPOSED GUARDRAIL
---	SILT FENCE
---	PROPOSED TRANSFORMER
---	PROPOSED LIGHT POLE
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE
---	PROPOSED CATCH BASIN
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	EXISTING SIGN
---	PROPOSED SIGN
---	TEST PIT
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	WETLAND AREA
---	WETLAND DISTURBANCE
---	PROPOSED PAVEMENT
---	RIPRAP
---	BUFFER
---	EXPOSED LEDGE
---	NON-DISTURBANCE STREAM SETBACK AREA



DATE: 01-31-2024

NO.	DATE	REVISIONS
1	01-31-2024	FINAL SUBMISSION TO TOWN OF FREEPORT
2	01-31-2024	SUBMITTED TO DOT
3	01-31-2024	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT
4	01-31-2024	SUBMITTED SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
5	01-31-2024	REVISED CLIENT NAME
6	01-31-2024	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS

NO.	DATE	REVISIONS
1	01-31-2024	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

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

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: COVER SHEET / LOCATION MAP

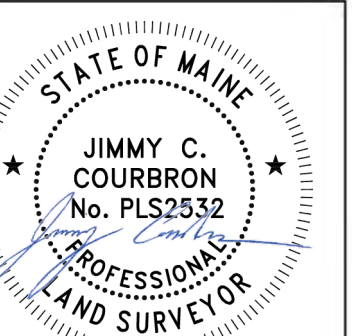
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 AUBURN POWNAL ROAD
DURHAM, MAINE 04222

DATE: 01-09-2023
SCALE: 1" = 200'
JOB NO: 22-57
SHEET: C-0.0

APPROVAL: TOWN OF FREEPORT PROJECT REVIEW BOARD

_____	DATE
_____	CHAIRPERSON

C:\ODI\Terradyn\Consultants\Project\Folders - Documents\2022 Jobs\22-57 Route One Subdivision - Freeport\CAD\Permitting\22-57 C.dwg



DATE: 11/14/22
PLS: PLS

N/F
Christopher H. Roney
Lisa A. Roney
75 Old Brunswick Rd.
Map 18 Lot 17-C
Bk 15614, Pg 305

N/F
Hydacoe M. Vokey
79 Old Brunswick Rd.
Map 18 Lot 17-E
Bk 4171, Pg 223

N/F
Stephen F. Taylor
Valerie A. Taylor
1469 U.S. Route One
Map 18 Lot 34-B
Bk 4171, Pg 223

N/F
Aaron W. Blanchette
Jennifer A. Blanchette
67 Old Brunswick Rd.
Map 18 Lot 17-B
Bk 29507, Pg 43

N/F
Darren R. Jensen
Stephanie L. Jensen
1495 U.S. Route One
Map 18 Lot 17-1
Bk 31520, Pg 49

N/F
Donna M. Doane
Shaun E. McDougall
1487 U.S. Route One
Map 18 Lot 19
Bk 18476, Pg 298

N/F
Ashley L. Summers
1527 U.S. Route One
Map 18 Lot 17-A
Bk 35559, Pg 136

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.

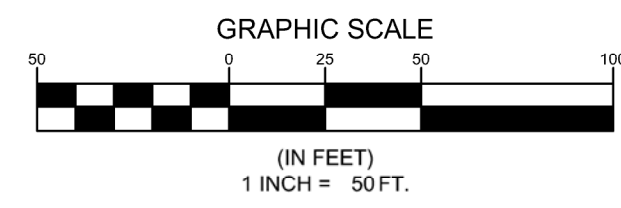
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PERMIT DRAWING
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PROJECT: 1495 U.S. ROUTE ONE SUBDIVISION
1495 U.S. ROUTE ONE - FREEPORT, MAINE
SHEET TITLE: EXISTING CONDITIONS PLAN
PREPARED FOR: MICHELLE & TODD HARRISON
321 ALBURN POWINAL ROAD
DURHAM, MAINE 04222

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





DATE: 01-31-2024

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

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)

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	INTERIOR PROPERTY LINE	---
---	BUFFER LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
---	CENTER LINE	---
○	MONUMENT	○
○	IRON PIPE	○
▭	BUILDING	▭
▭	BUILDING OVERHANG	▭
▭	BITUMINOUS PAVEMENT	▭
▭	CURBING	▭
---	GRAVEL	---
○	UTILITY POLE	○
---	GUY WIRE	---
---	EDGE WETLAND	---
---	WETLAND	---

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%

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	97.01'	150.00'	S 66°10'38" E	95.33'
C2	158.88'	150.00'	S 17°18'29" E	151.54'

PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 42°21'06" W	4.10'
L2	S 77°09'07" E	28.08'
L3	S 77°09'07" E	50.00'
L4	S 13°01'56" W	50.00'

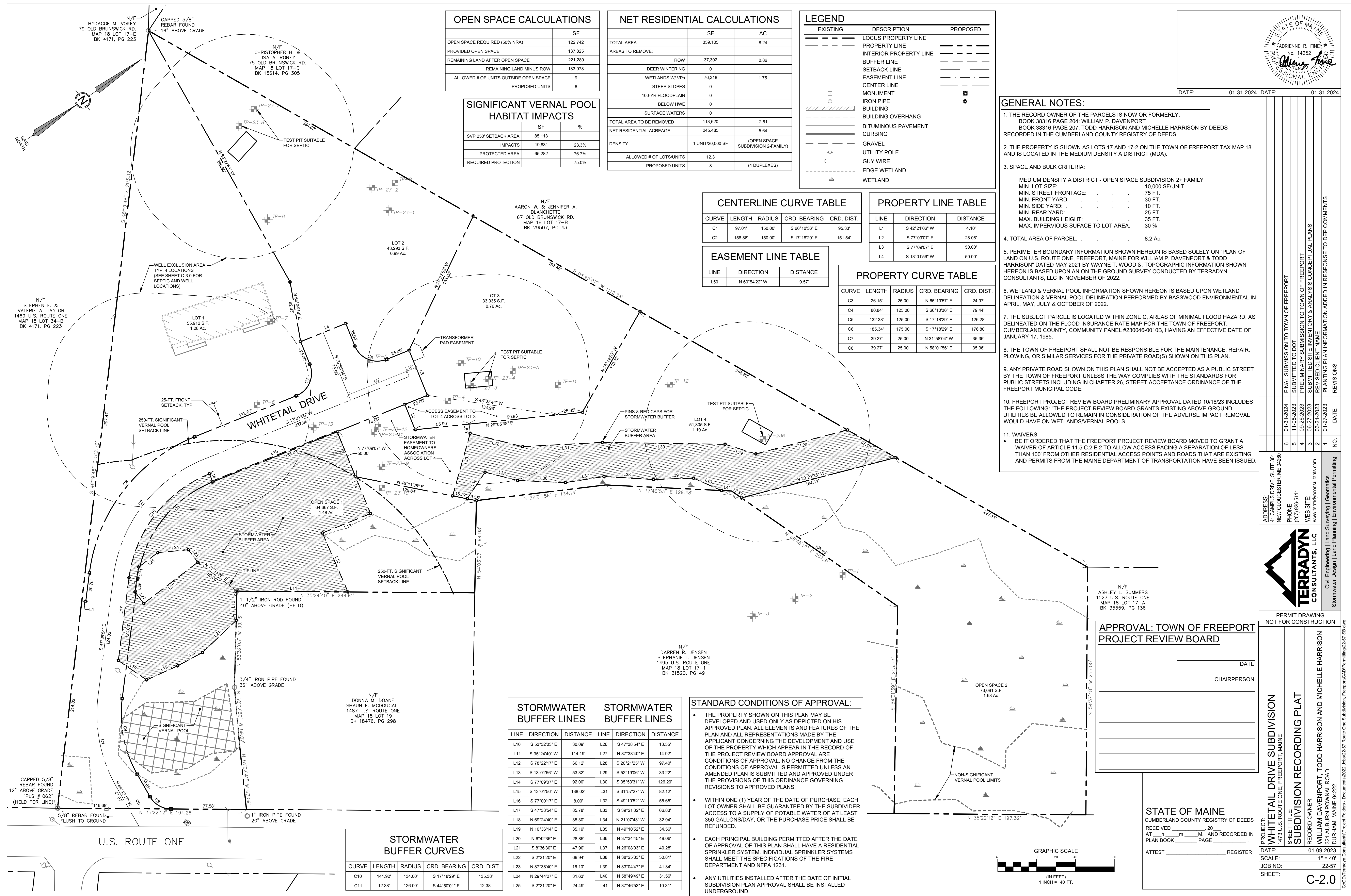
EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE
L50	N 60°54'22" W	9.57'

PROPERTY CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C3	26.15'	25.00'	N 65°19'57" E	24.97'
C4	80.84'	125.00'	S 66°10'38" E	79.44'
C5	132.38'	125.00'	S 17°18'29" E	126.28'
C6	185.34'	175.00'	S 17°18'29" E	176.80'
C7	39.27'	25.00'	N 31°58'04" W	35.36'
C8	39.27'	25.00'	N 58°01'56" E	35.36'

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCELS IS NOW OR FORMERLY: BOOK 38316 PAGE 204: WILLIAM P. DAVENPORT; BOOK 38316 PAGE 207: TODD HARRISON AND MICHELLE HARRISON BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- THE PROPERTY IS SHOWN AS LOTS 17 AND 17-2 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.
- PERIMETER BOUNDARY INFORMATION SHOWN HEREON 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.
- THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROAD(S) SHOWN ON THIS PLAN.
- ANY PRIVATE ROAD SHOWN ON THIS PLAN SHALL NOT BE ACCEPTED AS A PUBLIC STREET BY THE TOWN OF FREEPORT UNLESS THE WAY COMPLIES WITH THE STANDARDS FOR PUBLIC STREETS INCLUDING IN CHAPTER 28, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.
- FREEPORT PROJECT REVIEW BOARD PRELIMINARY APPROVAL DATED 10/18/23 INCLUDES THE FOLLOWING: "THE PROJECT REVIEW BOARD GRANTS EXISTING ABOVE-GROUND UTILITIES BE ALLOWED TO REMAIN IN CONSIDERATION OF THE ADVERSE IMPACT REMOVAL WOULD HAVE ON WETLANDS/VERNAL POOLS.
- WAIVERS:
BE IT ORDERED THAT THE FREEPORT PROJECT REVIEW BOARD MOVED TO GRANT A WAIVER OF ARTICLE 11.5.C.2.E.2 TO ALLOW ACCESS FACING A SEPARATION OF LESS THAN 100' FROM OTHER RESIDENTIAL ACCESS POINTS AND ROADS THAT ARE EXISTING AND PERMITS FROM THE MAINE DEPARTMENT OF TRANSPORTATION HAVE BEEN ISSUED.

NO.	REVISIONS	DATE
1	NO	
2	NO	
3	NO	
4	NO	
5	NO	
6	NO	
7	NO	
8	NO	
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90	NO	
91	NO	
92	NO	
93	NO	
94	NO	
95	NO	
96	NO	
97	NO	
98	NO	
99	NO	
100	NO	



STORMWATER BUFFER CURVES				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C10	141.92'	134.00'	S 17°18'29" E	135.38'
C11	12.38'	126.00'	S 44°50'01" E	12.38'

STORMWATER BUFFER LINES			STORMWATER BUFFER LINES		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L10	S 53°32'03" E	30.09'	L26	S 47°38'54" E	13.55'
L11	S 35°24'40" W	114.19'	L27	N 87°38'40" E	14.92'
L12	S 78°22'17" E	66.12'	L28	S 20°21'25" W	97.40'
L13	S 13°01'56" W	53.32'	L29	S 52°19'06" W	33.22'
L14	S 77°09'07" E	92.00'	L30	S 35°53'31" W	126.20'
L15	S 13°01'56" W	138.02'	L31	S 31°57'27" W	82.12'
L16	S 77°00'17" E	8.00'	L32	S 49°10'52" W	55.65'
L17	S 47°38'54" E	85.78'	L33	S 39°21'32" E	66.83'
L18	N 69°24'40" E	35.30'	L34	N 21°07'43" W	32.94'
L19	N 10°36'14" E	35.19'	L35	N 49°10'52" E	34.56'
L20	N 6°42'35" E	28.85'	L36	N 37°34'45" E	49.06'
L21	S 8°36'30" E	47.90'	L37	N 26°08'03" E	40.28'
L22	S 2°21'20" E	69.94'	L38	N 38°25'33" E	50.81'
L23	N 87°38'40" E	16.10'	L39	N 33°04'47" E	41.34'
L24	N 29°44'27" E	31.63'	L40	N 58°49'49" E	31.56'
L25	S 2°21'20" E	24.49'	L41	N 37°46'53" E	10.31'

STANDARD CONDITIONS OF APPROVAL:

- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON HIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PROJECT REVIEW BOARD APPROVAL ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS SUBMITTED AND APPROVED UNDER THE PROVISIONS OF THIS ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.
- WITHIN ONE (1) YEAR OF THE DATE OF PURCHASE, EACH LOT OWNER SHALL BE GUARANTEED BY THE SUBDIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST 350 GALLONS/DAY, OR THE PURCHASE PRICE SHALL BE REFUNDED.
- EACH PRINCIPAL BUILDING PERMITTED AFTER THE DATE OF APPROVAL OF THIS PLAN SHALL HAVE A RESIDENTIAL SPRINKLER SYSTEM. INDIVIDUAL SPRINKLER SYSTEMS SHALL MEET THE SPECIFICATIONS OF THE FIRE DEPARTMENT AND NFPA 1231.
- ANY UTILITIES INSTALLED AFTER THE DATE OF INITIAL SUBDIVISION PLAN APPROVAL SHALL BE INSTALLED UNDERGROUND.

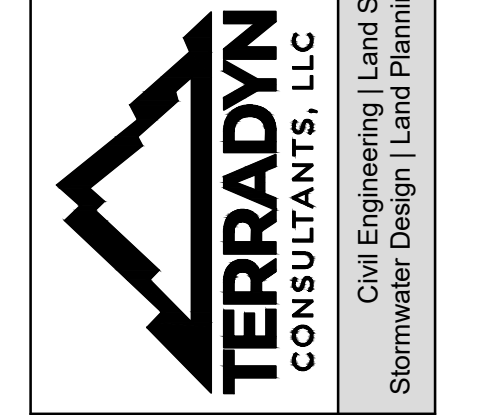
APPROVAL: TOWN OF FREEPORT PROJECT REVIEW BOARD

DATE _____

CHAIRPERSON _____

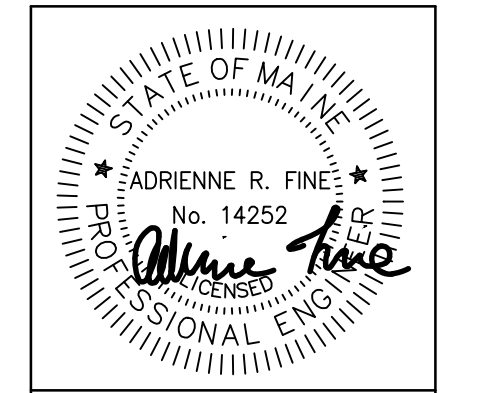
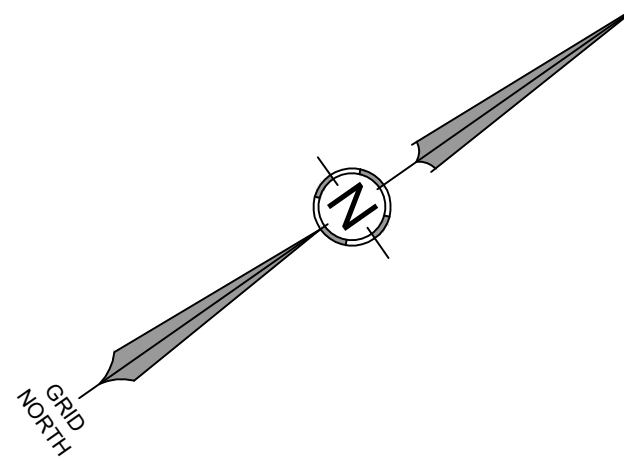
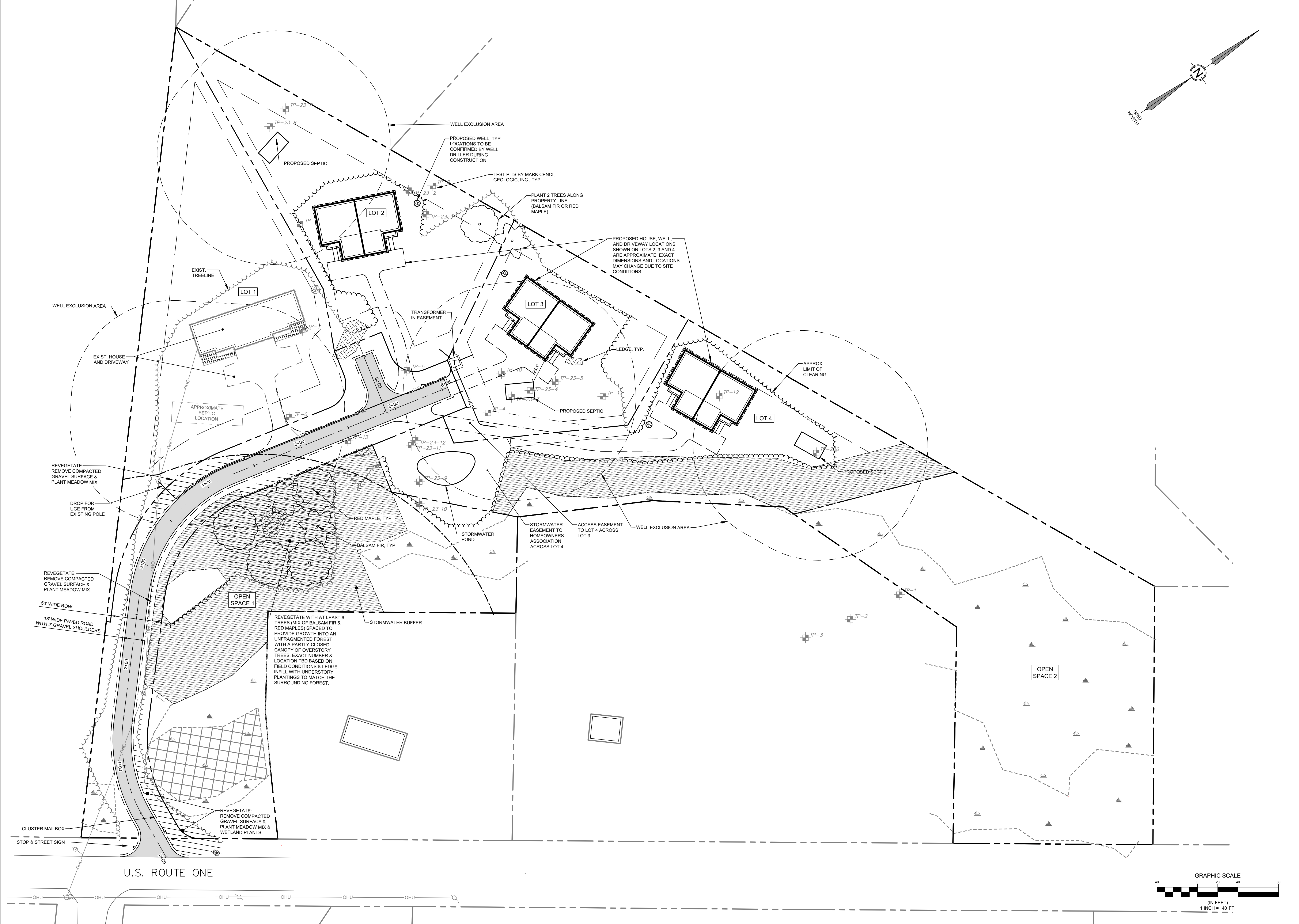
STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

DATE: 01-09-2023
SCALE: 1" = 40'
JOB NO.: 22-57
SHEET: C-2.0



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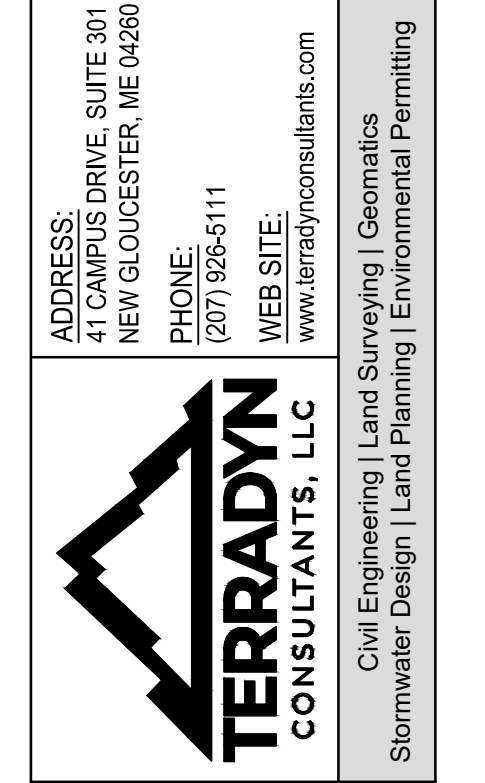
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SUBMITTED TO DOT
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SUBMITTED SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
REVISION CLIENT NAME
PLANNING PLAN INFORMATION ADDED IN RESPONSE TO DEPT COMMENTS
REVISIONS



DATE: 01-31-2024

NO.	DATE	REVISIONS
1	01-27-2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS
2	03-27-2023	REVISED CLIENT NAME
3	06-27-2023	PRELIMINARY SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
4	09-26-2023	SUBMITTED TO TOWN OF FREEPORT
5	11-06-2023	FINAL SUBMISSION TO TOWN OF FREEPORT
6	01-31-2024	DATE

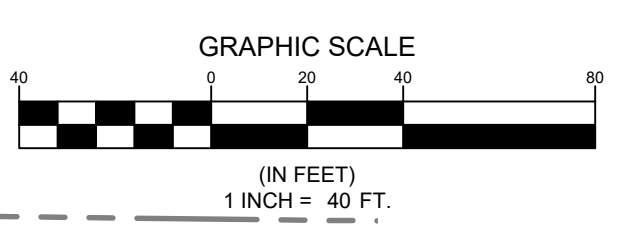
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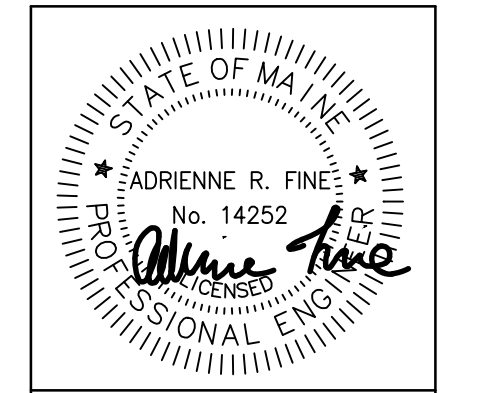
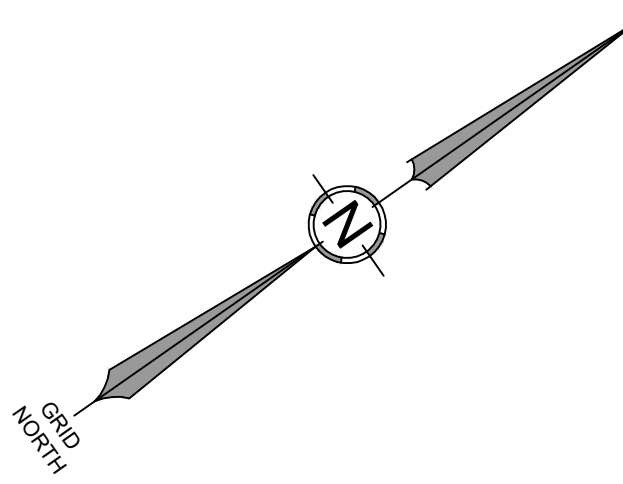
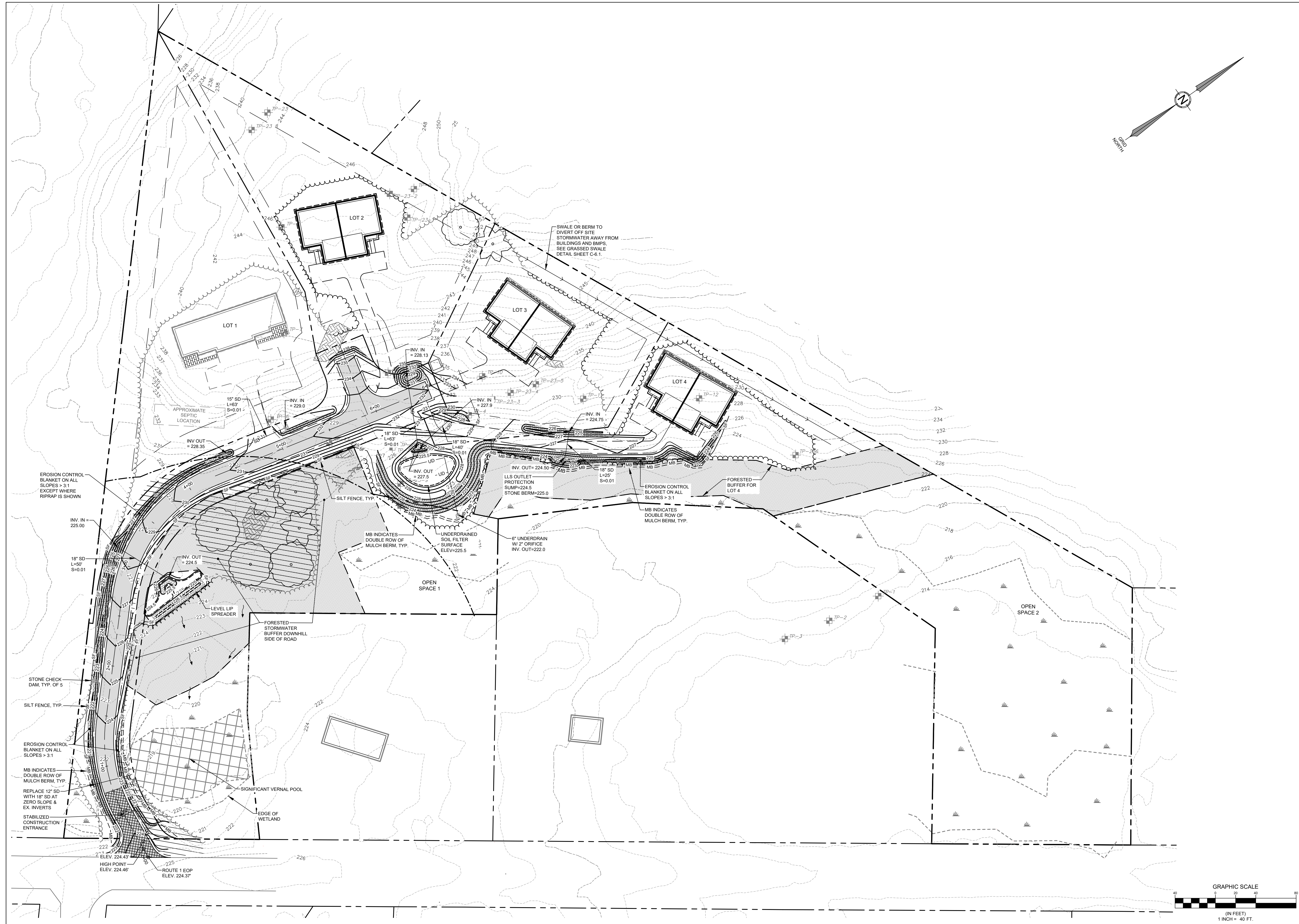
PERMIT DRAWING
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PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE
SHEET TITLE: SITE AND UTILITY PLAN
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
DURHAM, MAINE 04222

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



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DATE: 01-31-2024

NO.	DATE	REVISIONS
6	01-31-2024	FINAL SUBMISSION TO TOWN OF FREEPORT
5	11-06-2023	SUBMITTED TO DOT
4	09-26-2023	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT
3	06-27-2023	SUBMITTED SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
2	03-27-2023	REVISED CLIENT NAME
1	01-27-2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS

NO.	DATE	REVISIONS
1	01-27-2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS

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

PHONE: (207) 926-5111

WEB SITE: www.terradyn.com

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

TERRADYN
CONSULTANTS, LLC

PERMIT DRAWING
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PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: GRADING AND DRAINAGE PLAN

CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
DURHAM, MAINE 04222

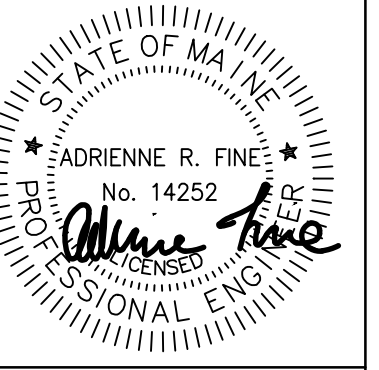
DATE: 01-09-2023

SCALE: 1"=40'

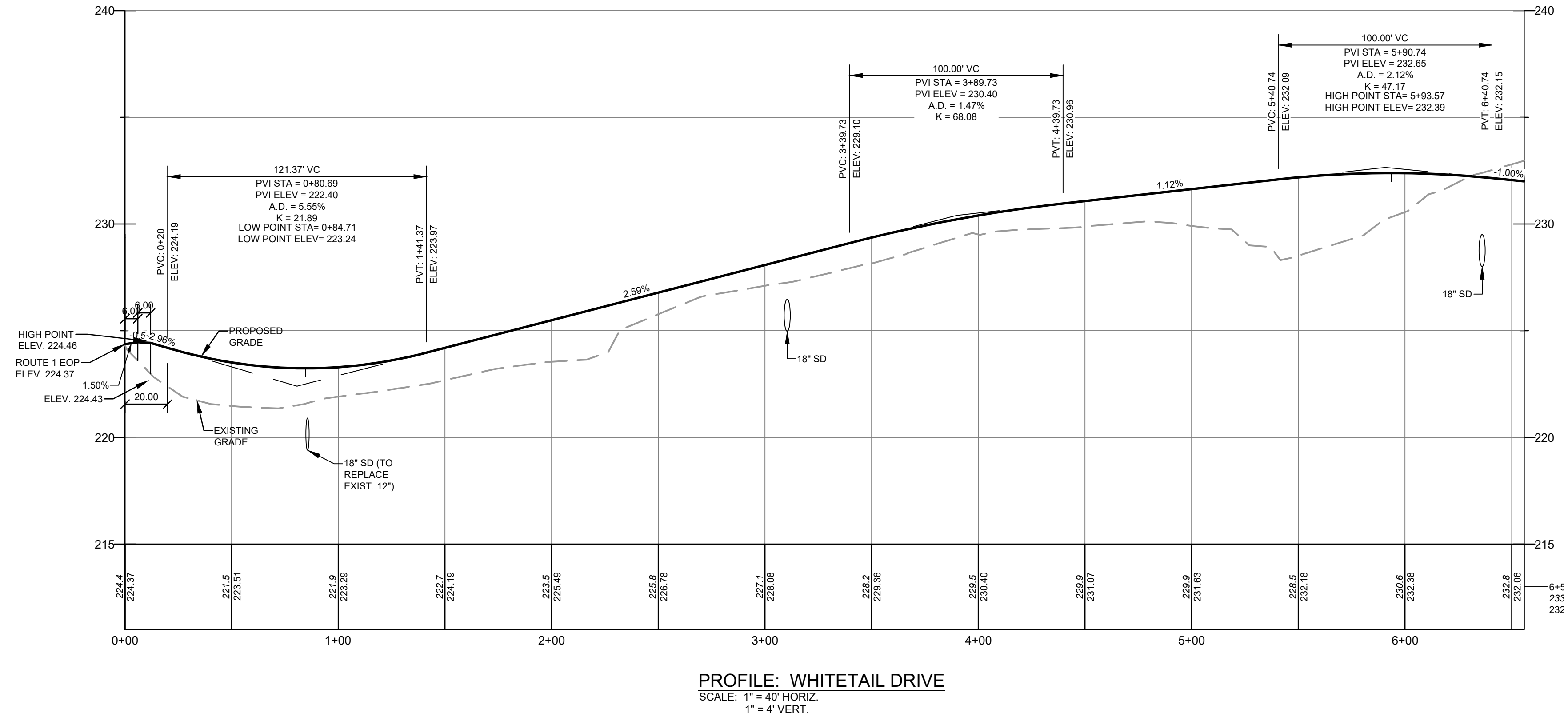
JOB NO: 22-57

SHEET: C-4.0

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DATE: 01-31-2024



NO	DATE	REVISIONS
1	01-27-2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS
2	03-21-2023	REVISED CLIENT NAME
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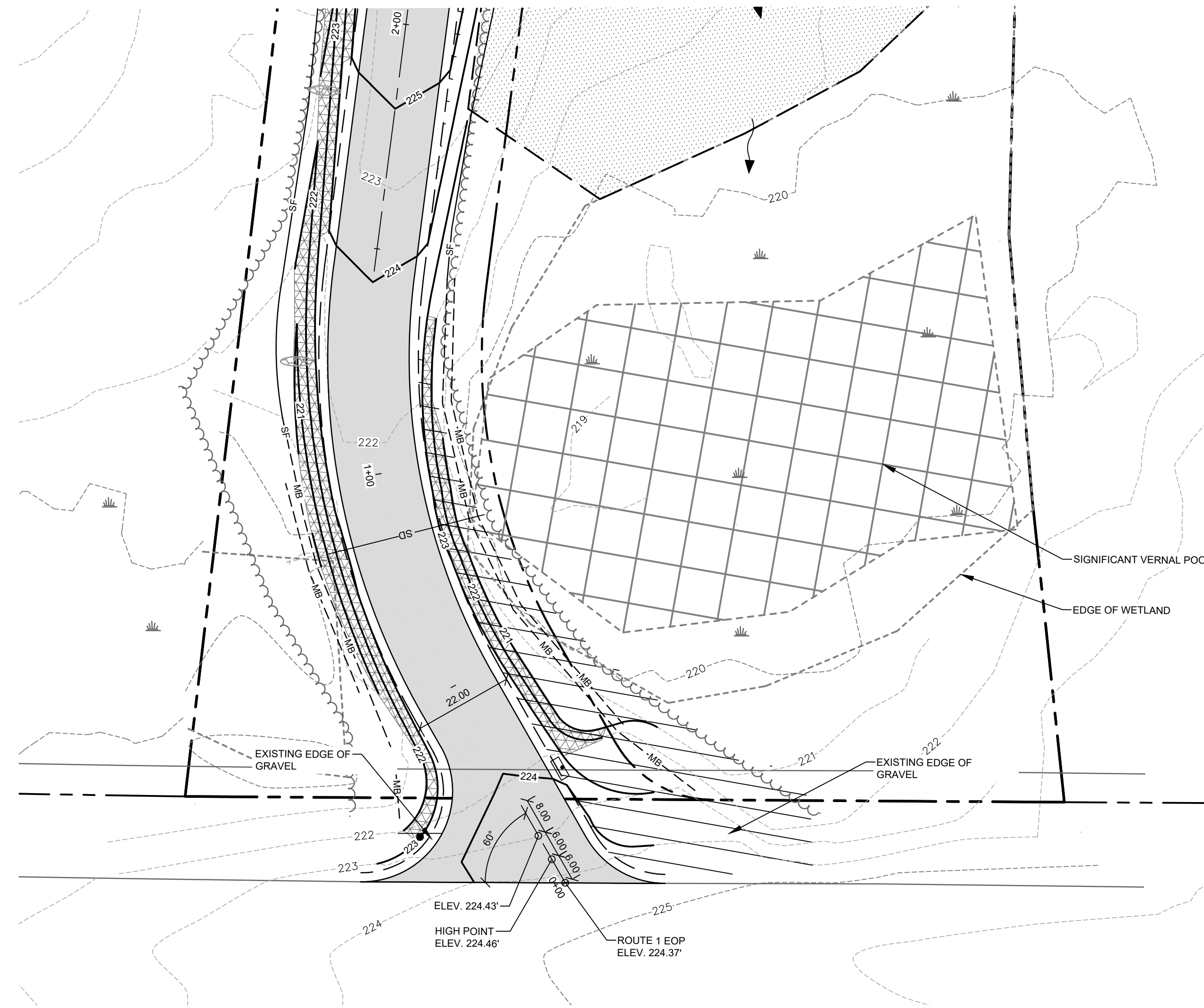
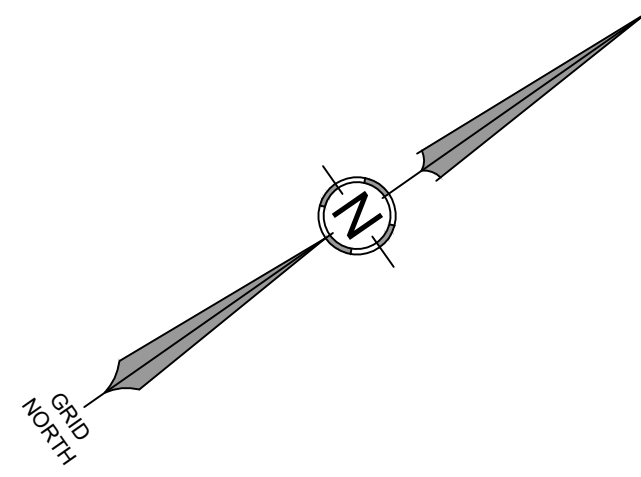
PROJECT: WHITETAIL DRIVE SUBDIVISION
 1473 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: PROFILE: WHITETAIL DRIVE

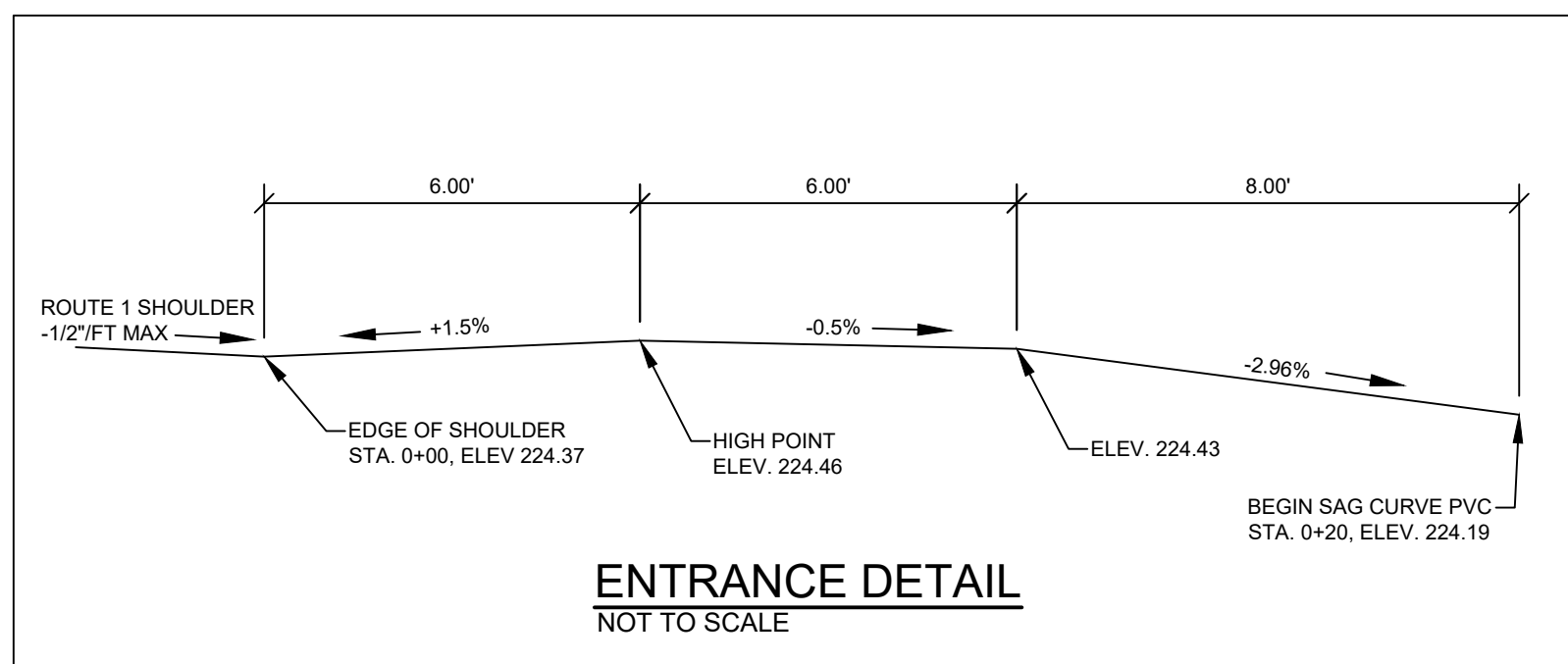
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
 321 ALBURN POWINAL ROAD
 DURHAM, MAINE 04222

DATE: 01-09-2023
 SCALE: AS SHOWN
 JOB NO: 22-57
 SHEET: C-5.0

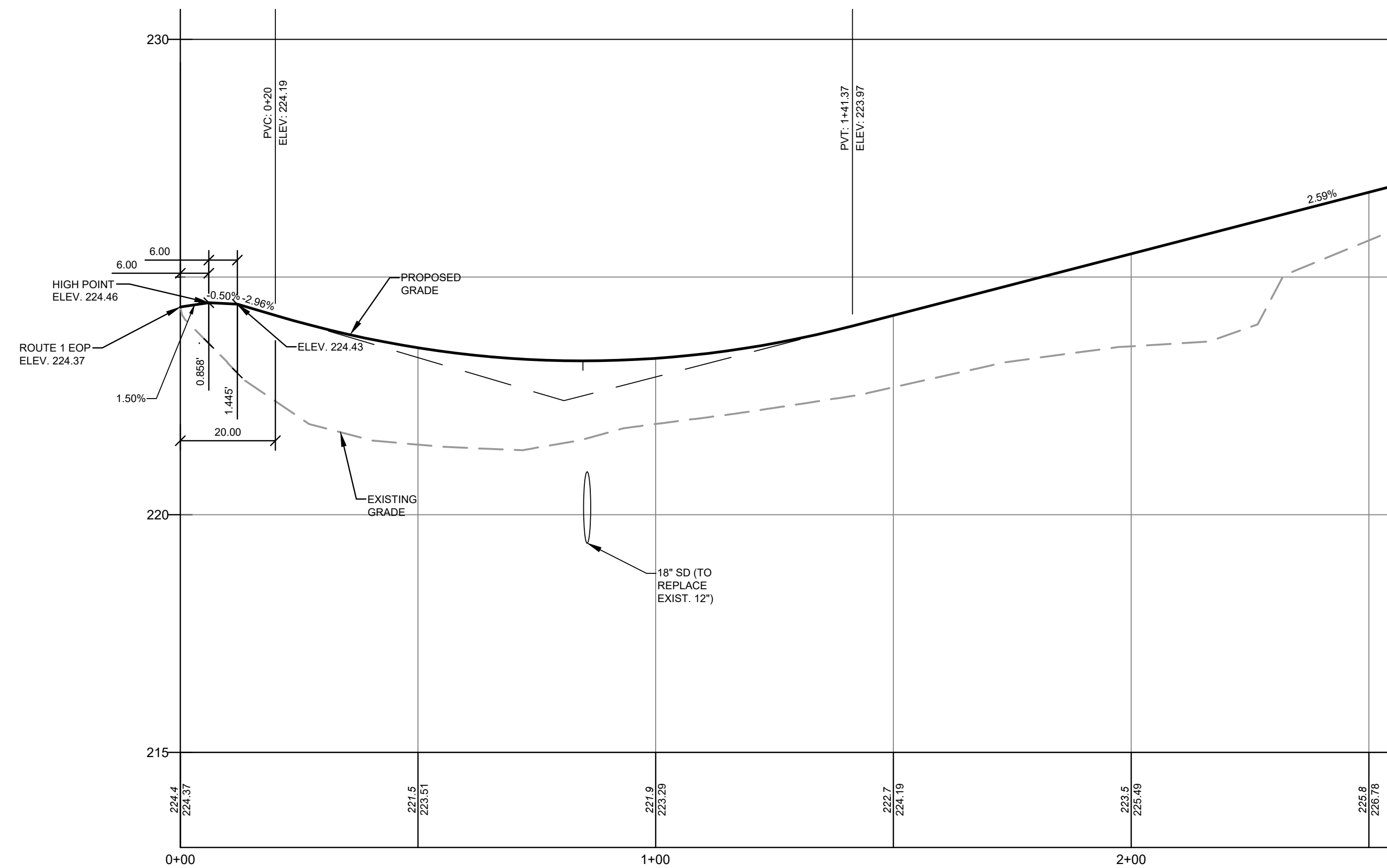
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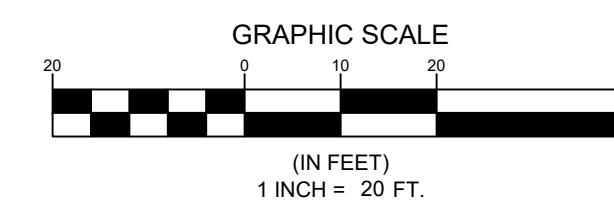
PLAN: WHITETAIL DRIVE
SCALE: 1" = 20' HORIZ.



ENTRANCE DETAIL
NOT TO SCALE

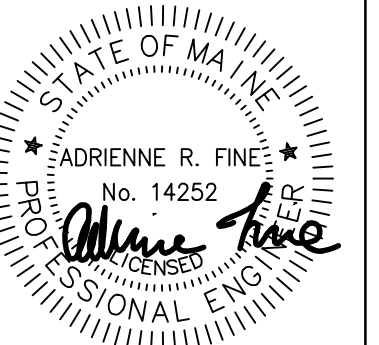


PROFILE: WHITETAIL DRIVE
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.



GENERAL NOTES:

1. SEE MAINEDOT'S DRIVEWAY DETAILS FOR TYPICAL CROSS SECTION AND PROFILE DETAILS.



DATE: 01-31-2024

NO.	DATE	REVISIONS
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PERMIT DRAWING
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PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE
SHEET TITLE: MAINEDOT ENTRANCE DETAIL
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
DURHAM, MAINE 04222

DATE: 01-09-2023
SCALE: 1" = 20'
JOB NO: 22-57
SHEET: C-5.1

EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase
A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downward drain buffer areas to the extent practicable.

BMP Construction Phase
A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.
B. Construction entrance. Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.
C. Riprap. Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.
D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodible cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1,000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on. Inspection and stabilization of temporary erosion and sedimentation control BMPs shall occur within 48 hours of a wet weather event. Stabilize areas within 75 feet of a wetland or waterbody within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first.
E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

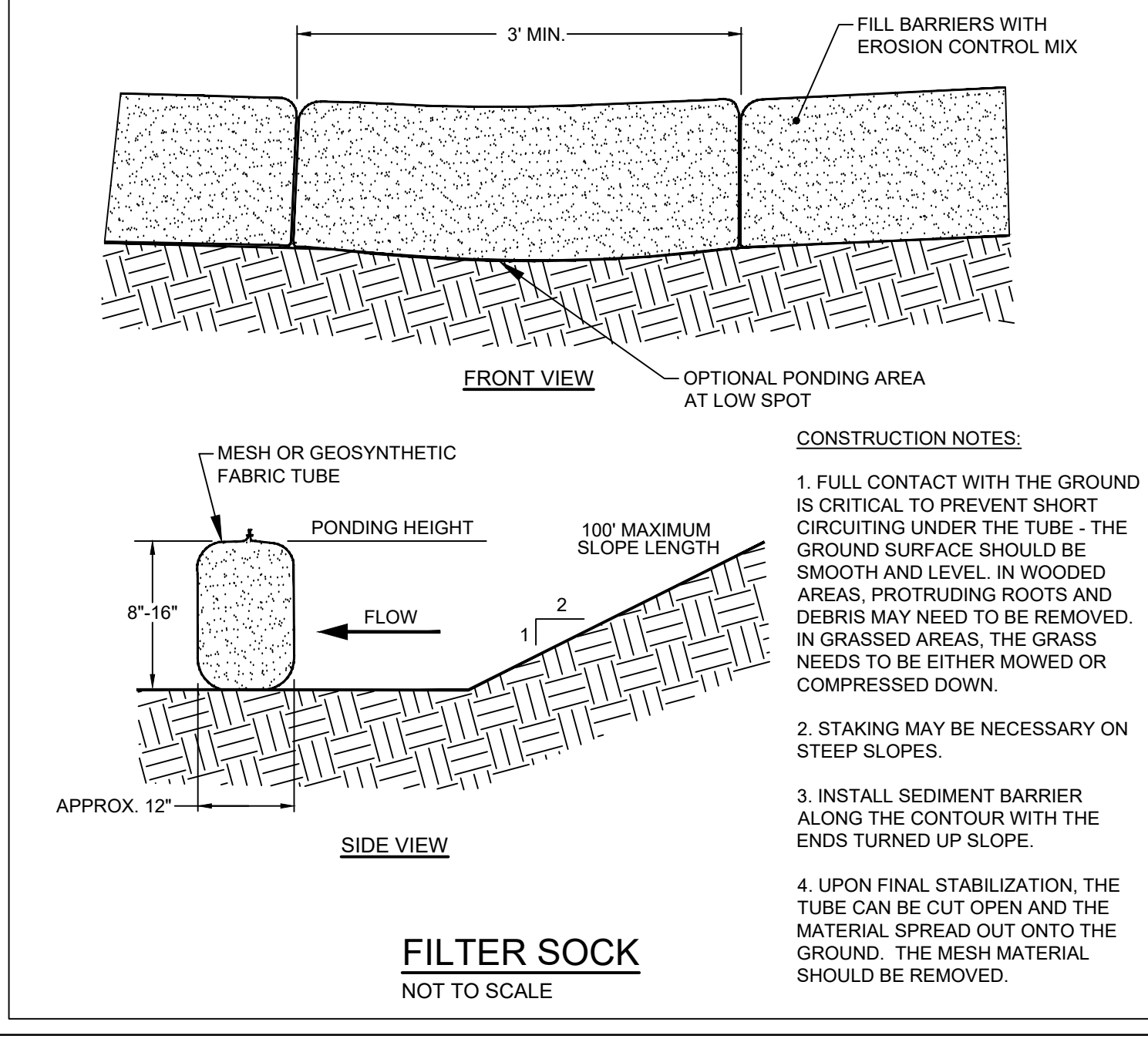
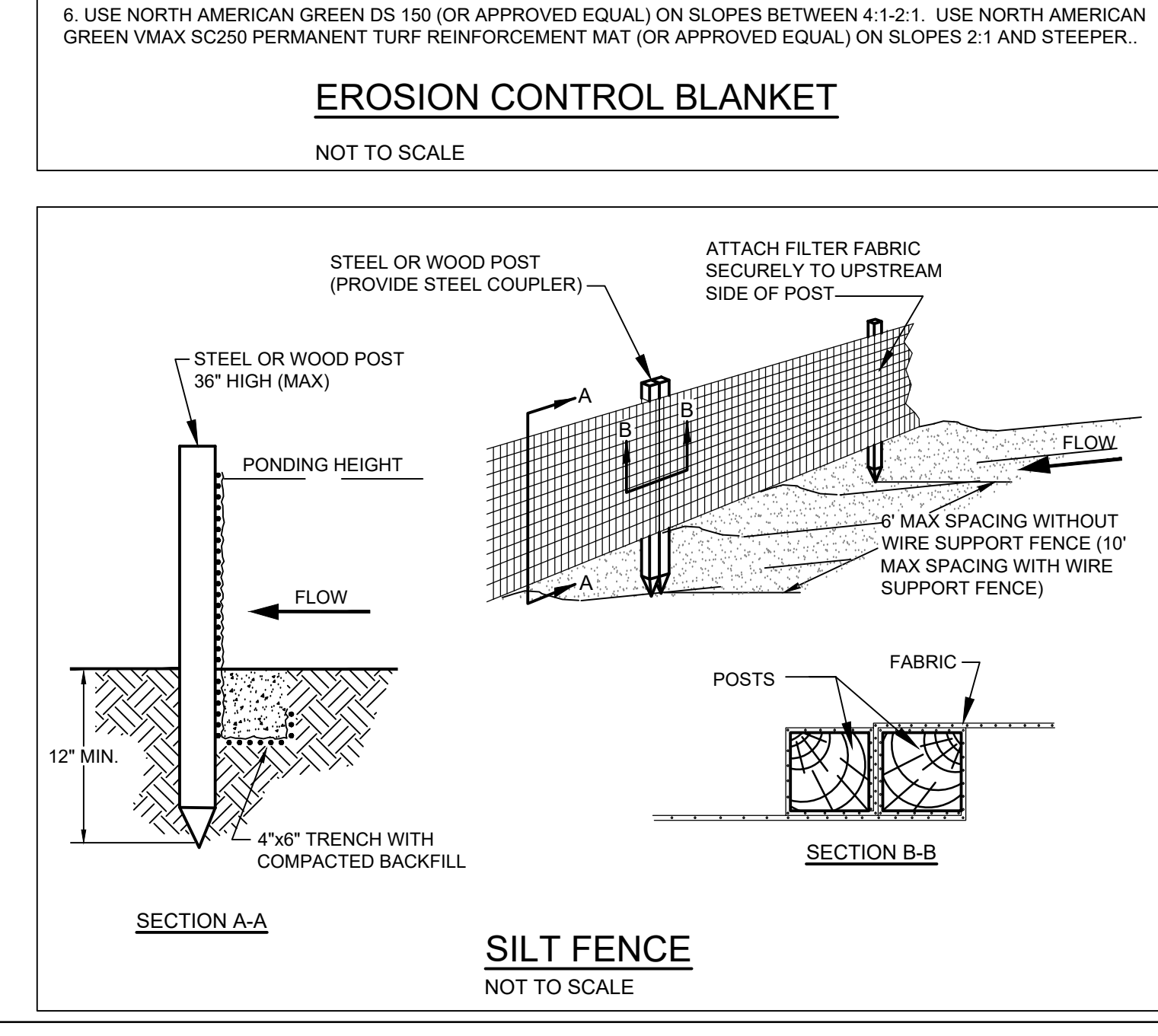
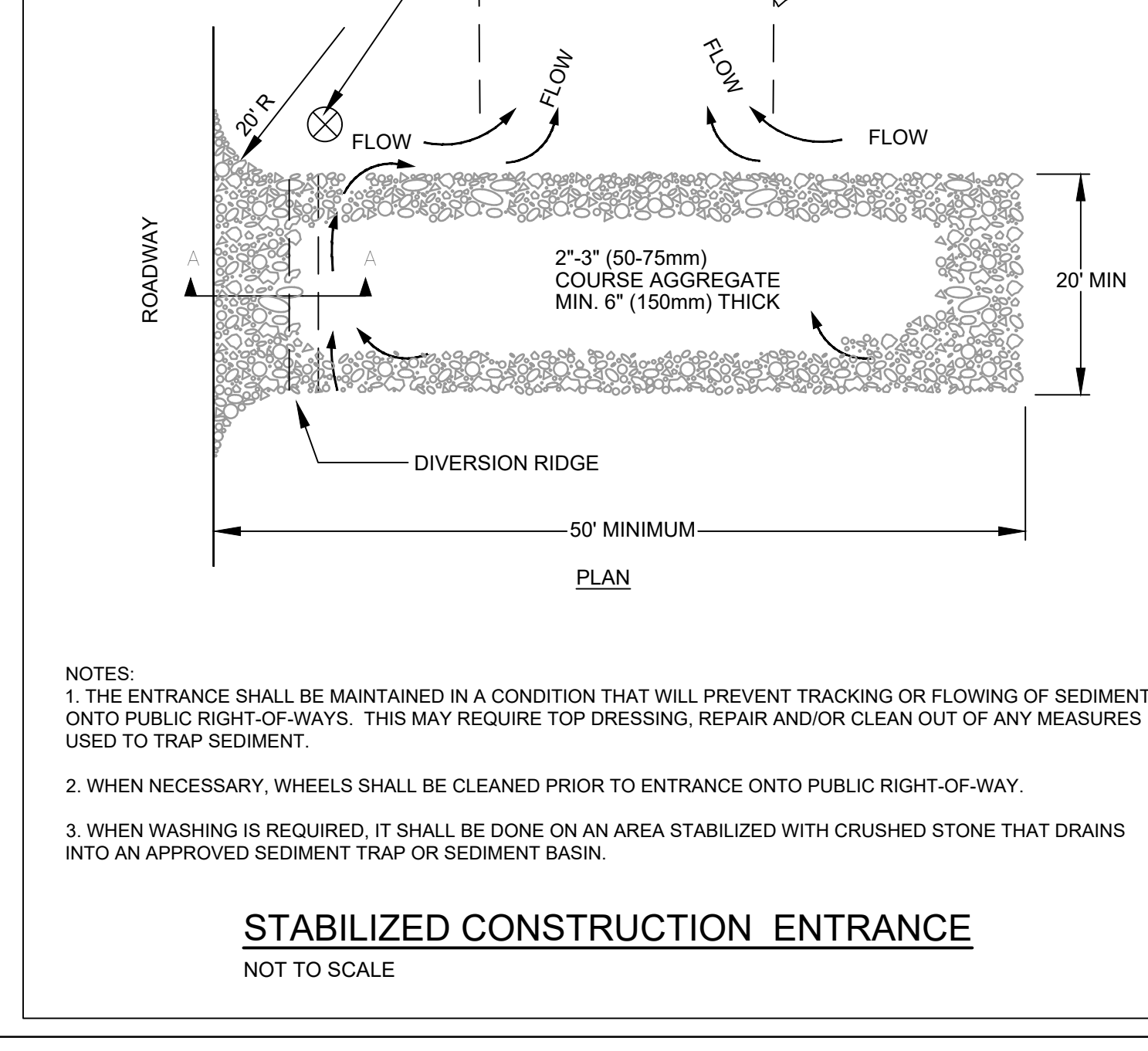
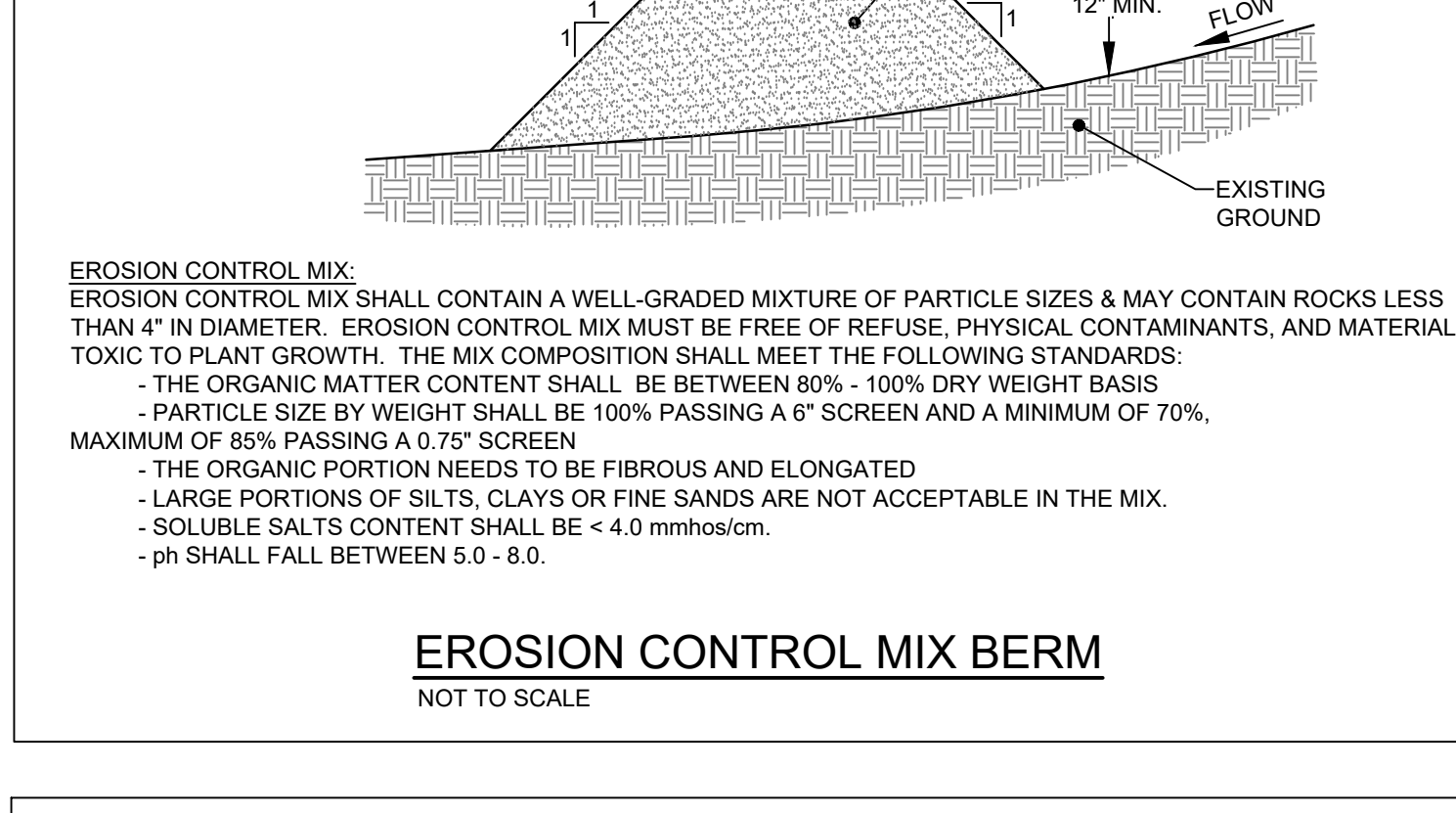
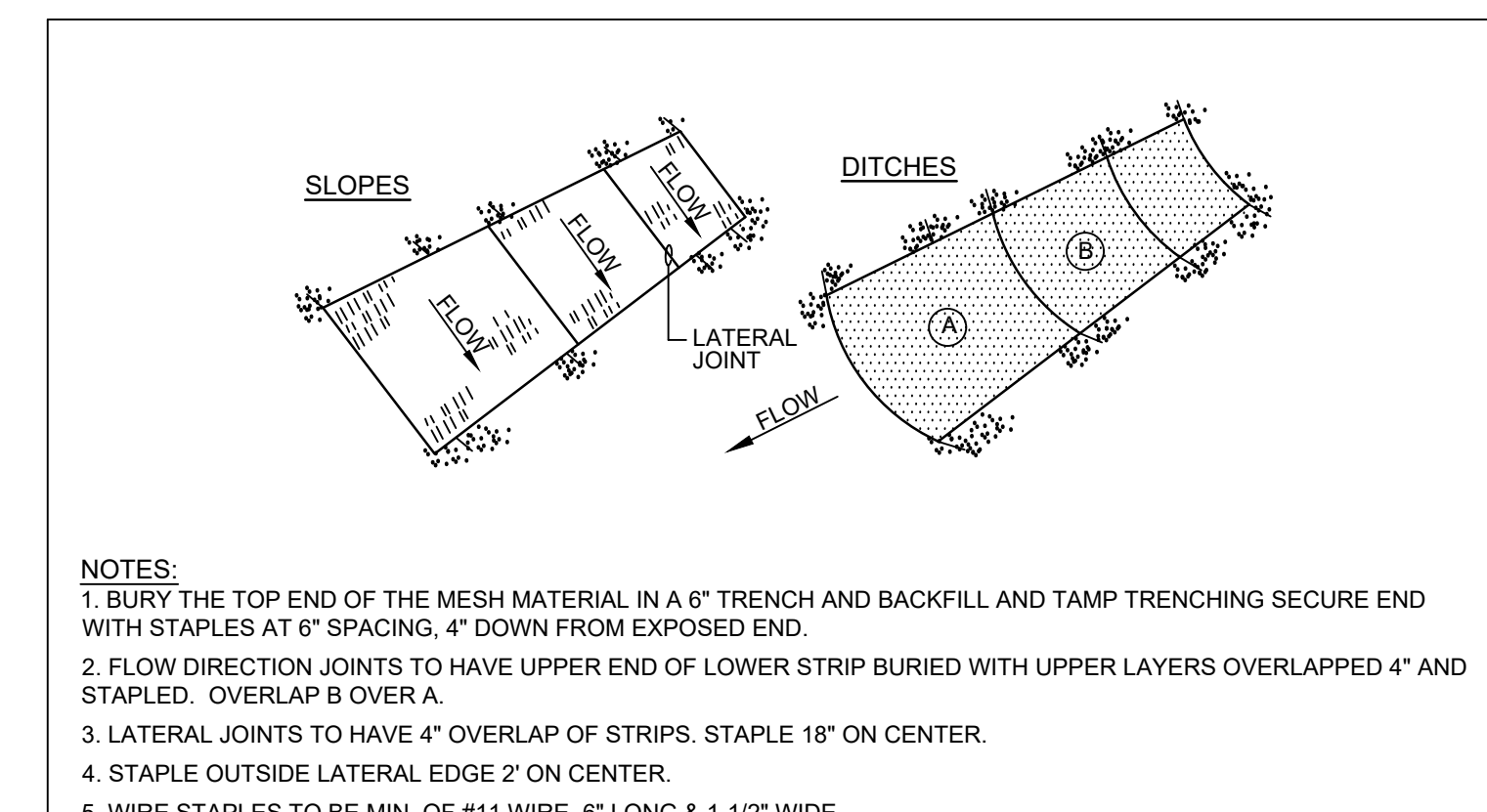
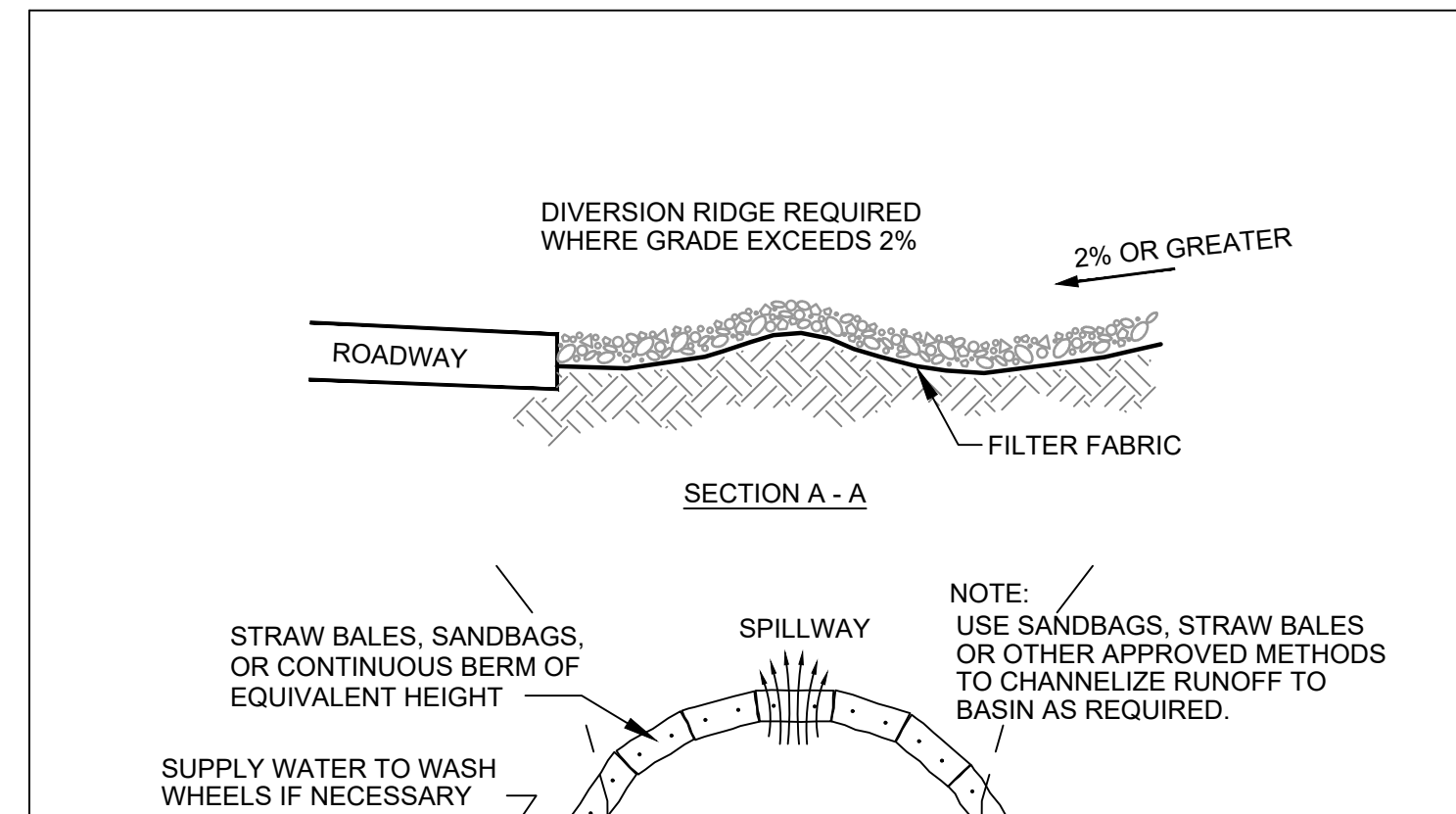
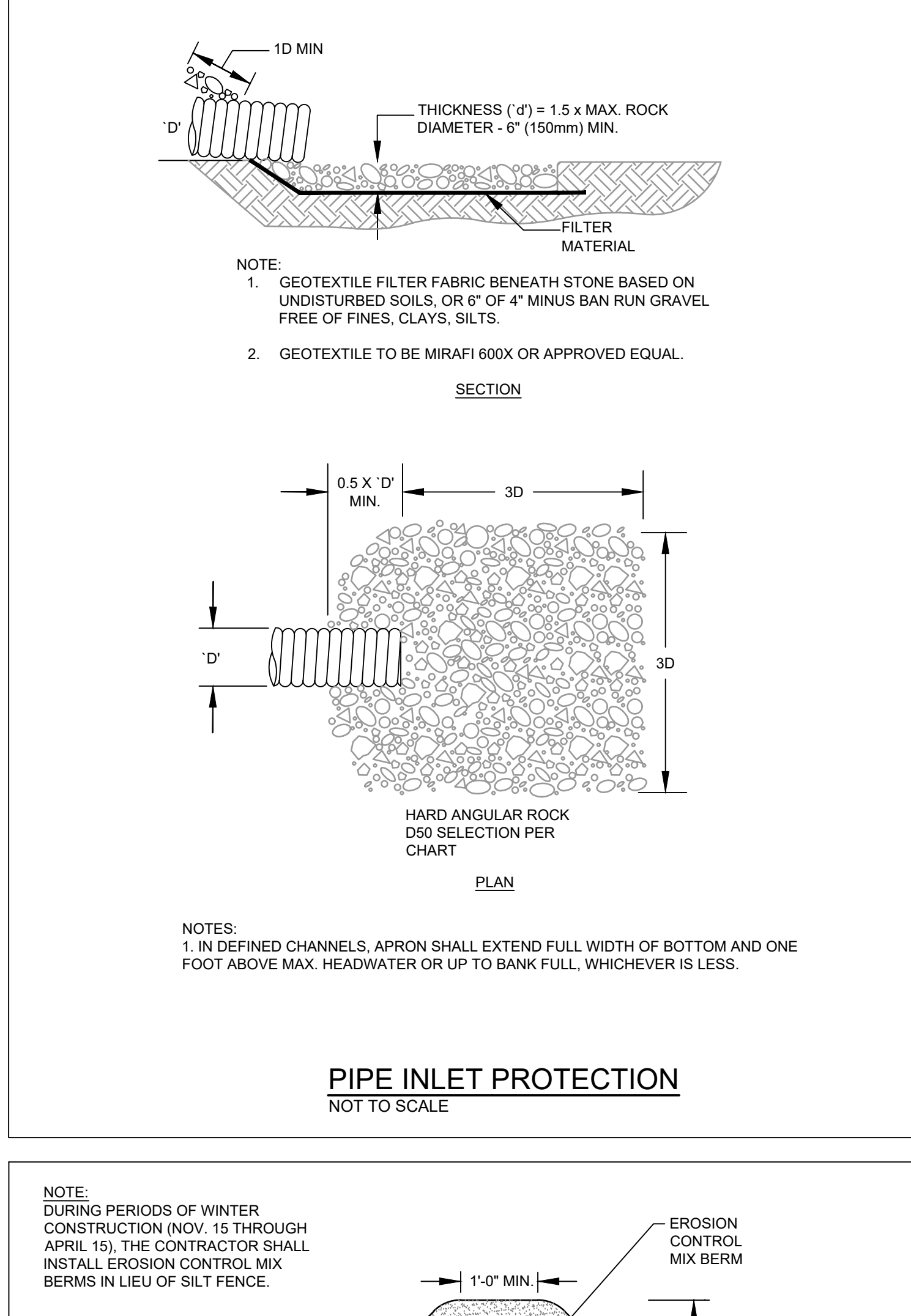
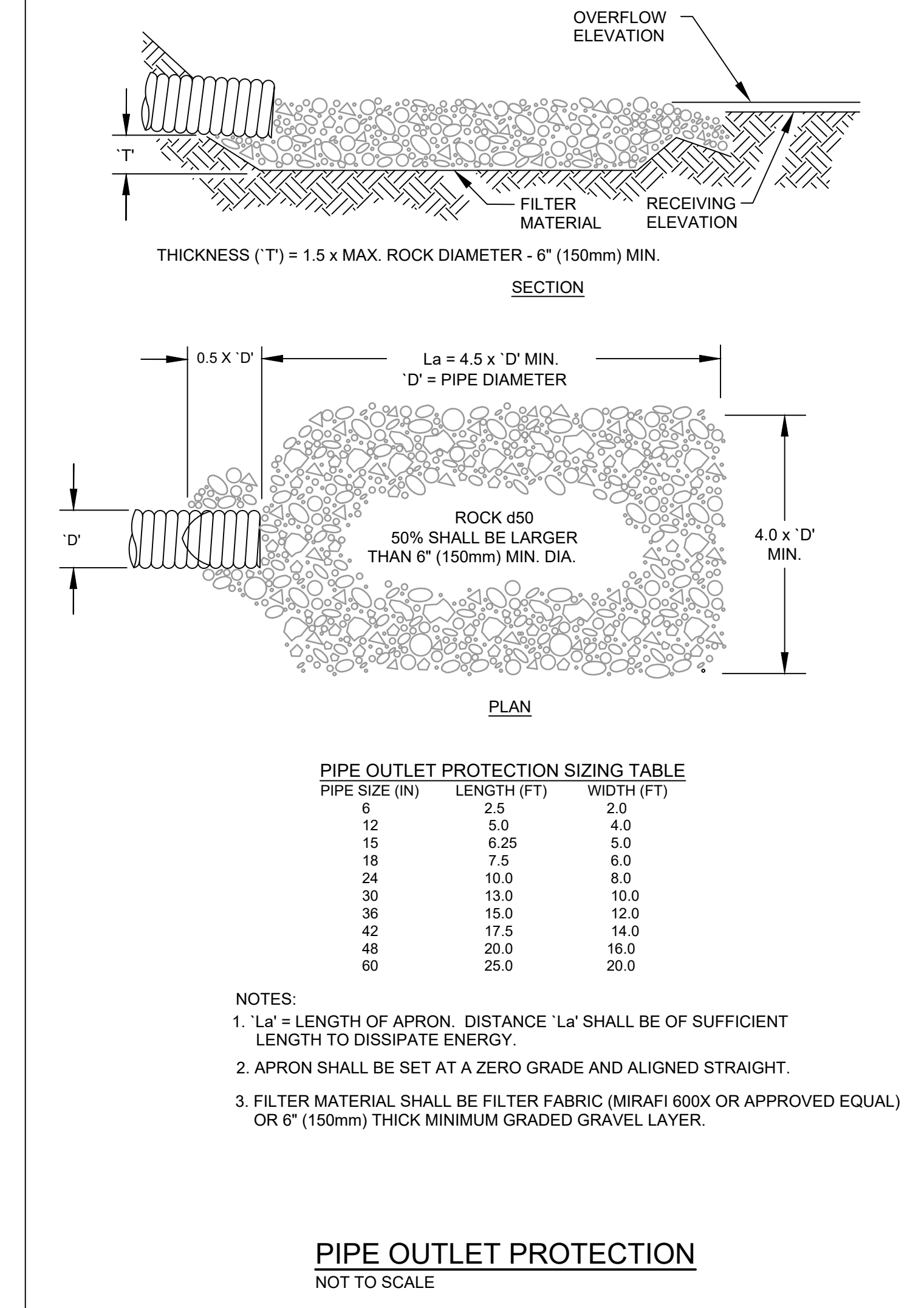
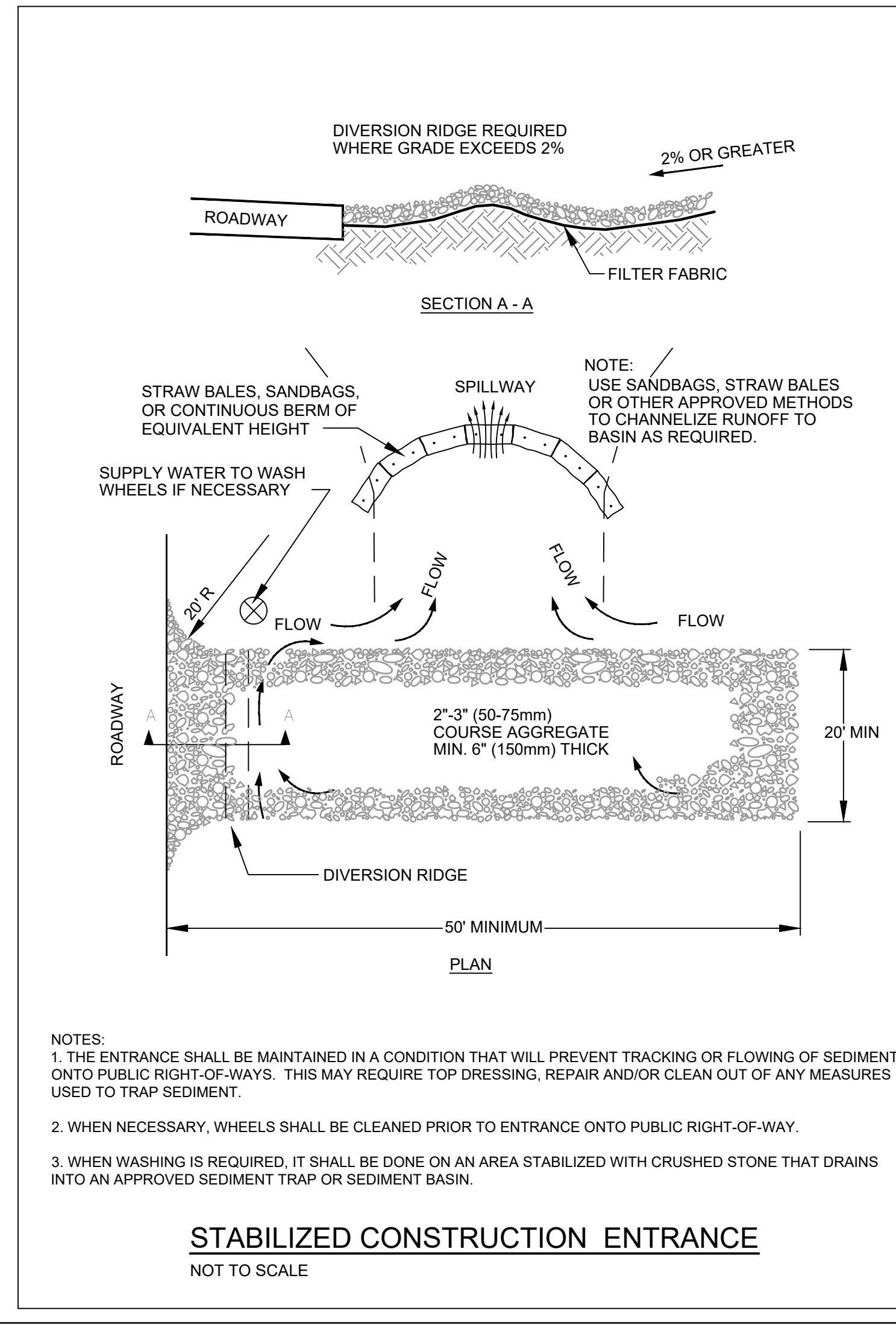
Permanent stabilization defined
A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.
B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.
C. Permanent mulch. 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. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.
E. Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.
F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.
G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, 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.

General Construction Phase
The following erosion control measures shall be followed by the contractor throughout construction of this project:
A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and inspecting engineer.
B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.
C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design plans.
D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.
E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.
F. Areas to be filled shall be cleared, grubbed and striped of topsoil to remove trees, vegetation, roots or other objectionable materials.
G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.
H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.
I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.
J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.
K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.
L. Fill shall not be placed on a frozen foundation.
M. Seeps or springs encountered during construction shall be handled appropriately.
N. All graded areas shall be permanently stabilized immediately following finished grading.
O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.
Permanent vegetation
Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.
Seedbed preparation
A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).
C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible. D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.
E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.
F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

PIPE OUTLET PROTECTION SIZING TABLE

PIPE SIZE (IN)	LENGTH (FT)	WIDTH (FT)
6	2.5	2.0
12	5.0	4.0
15	6.25	5.0
18	7.5	6.0
24	10.0	8.0
30	13.0	10.0
36	15.0	12.0
42	17.5	14.0
48	20.0	16.0
60	25.0	20.0

Maintenance and inspection phase
A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A storm event triggering the need for inspection during construction is defined as 0.5" of rainfall. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.
B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.



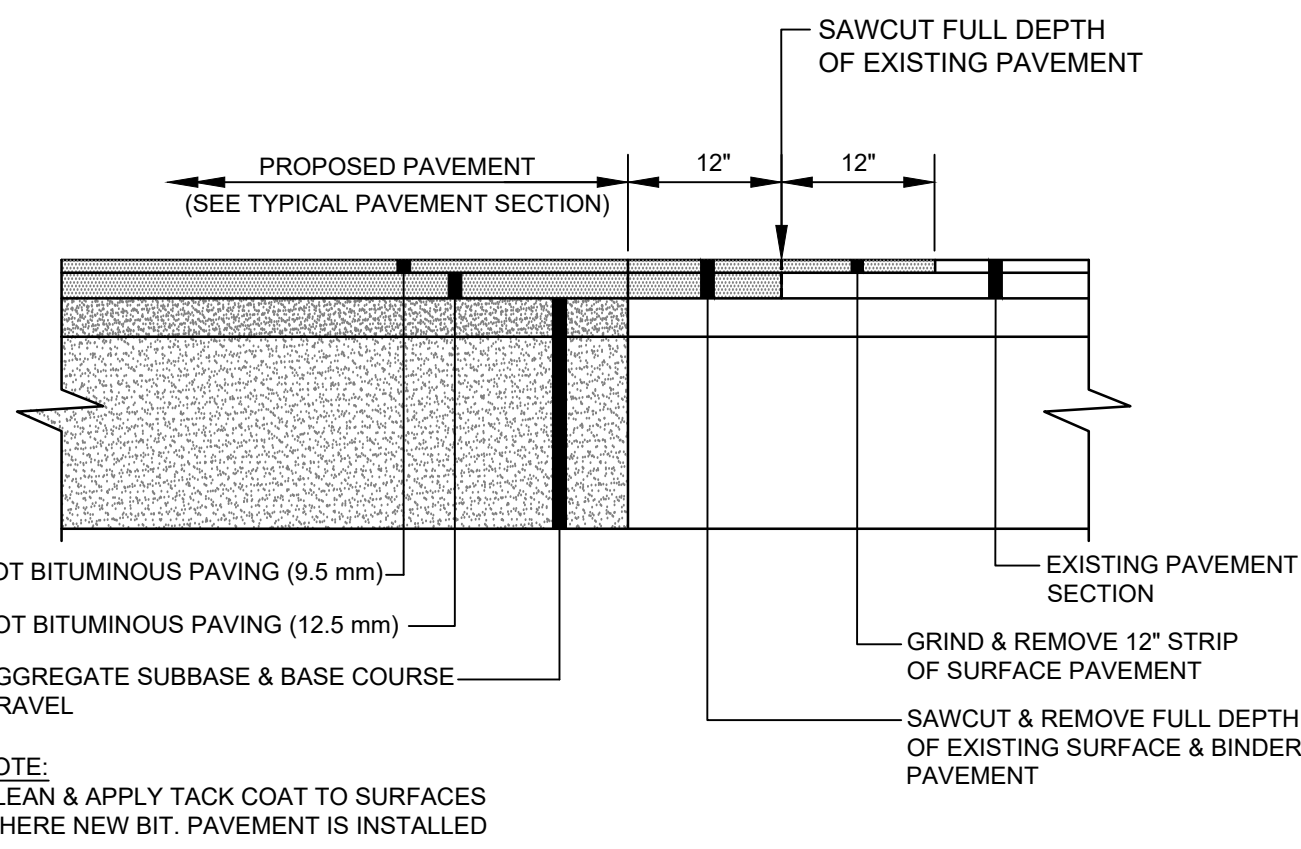
PROJECT: WHITETAIL DRIVE SUBDIVISION
SHEET TITLE: EROSION & SEDIMENT CONTROL DETAILS
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBANY ROAD
DURHAM, MAINE 04222

DATE: 01-09-2023
SCALE: 22-57
SHEET: C-6.0

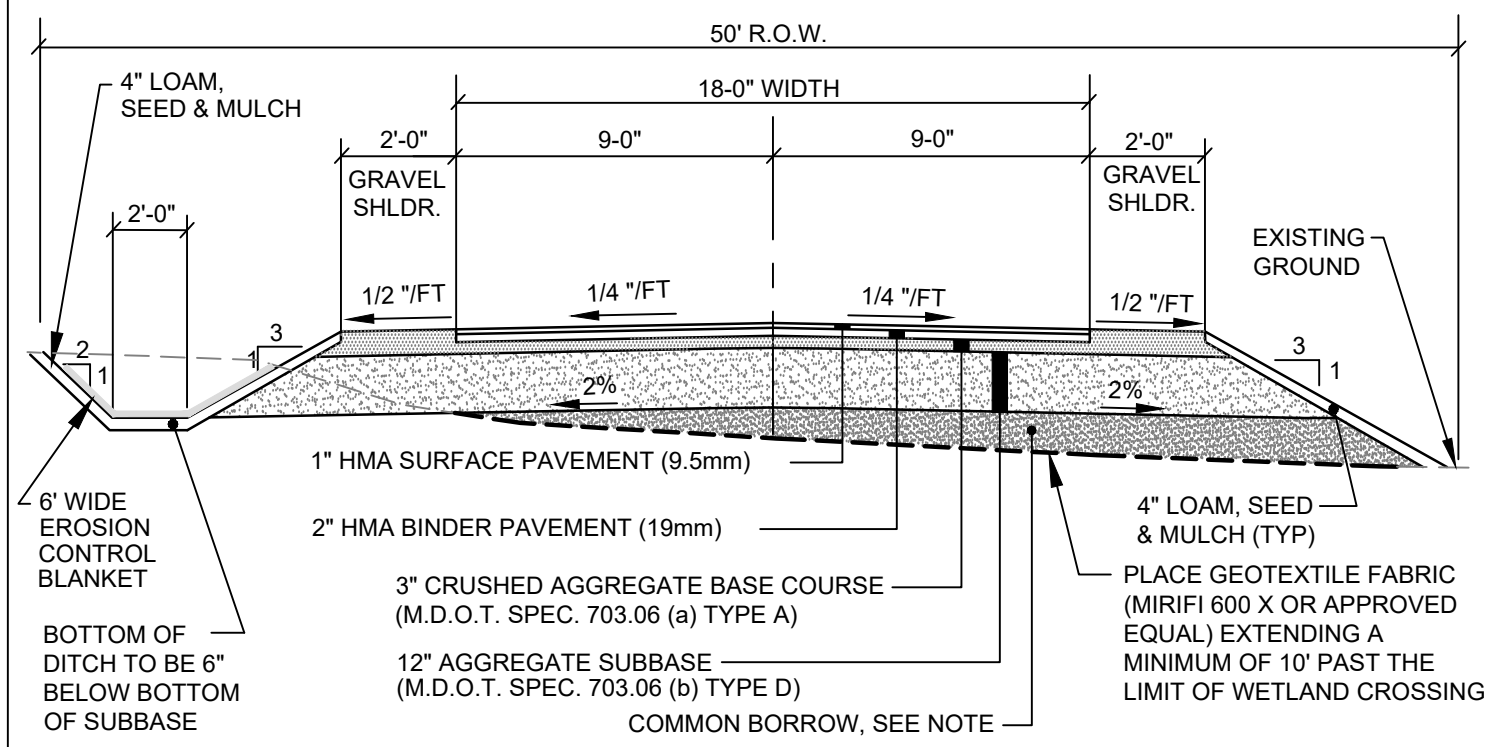
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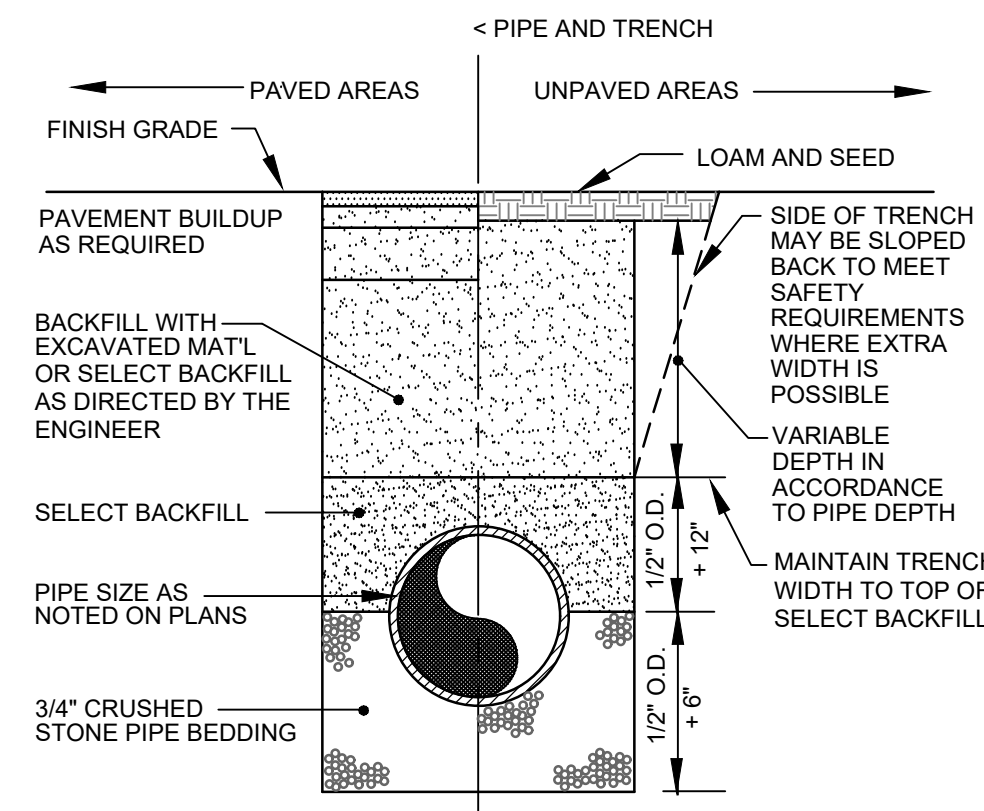
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TYPICAL PAVEMENT JOINT
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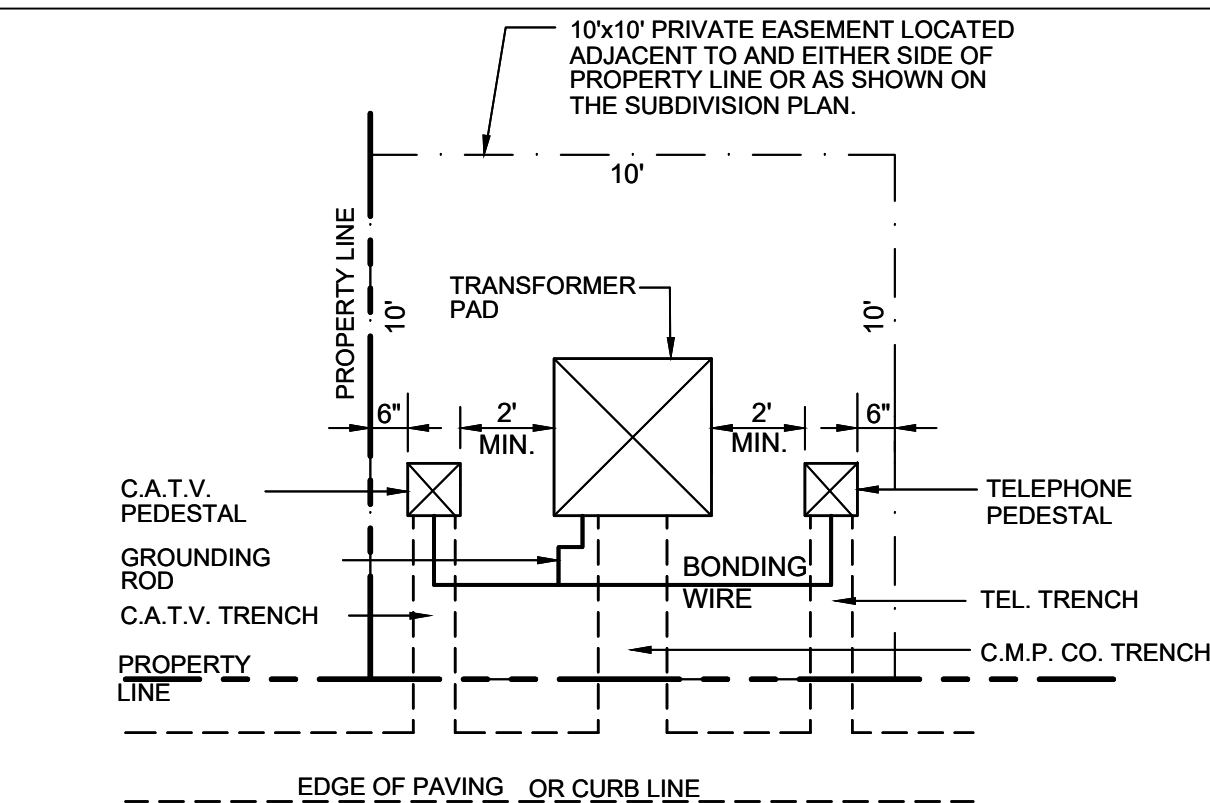
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NOT TO SCALE



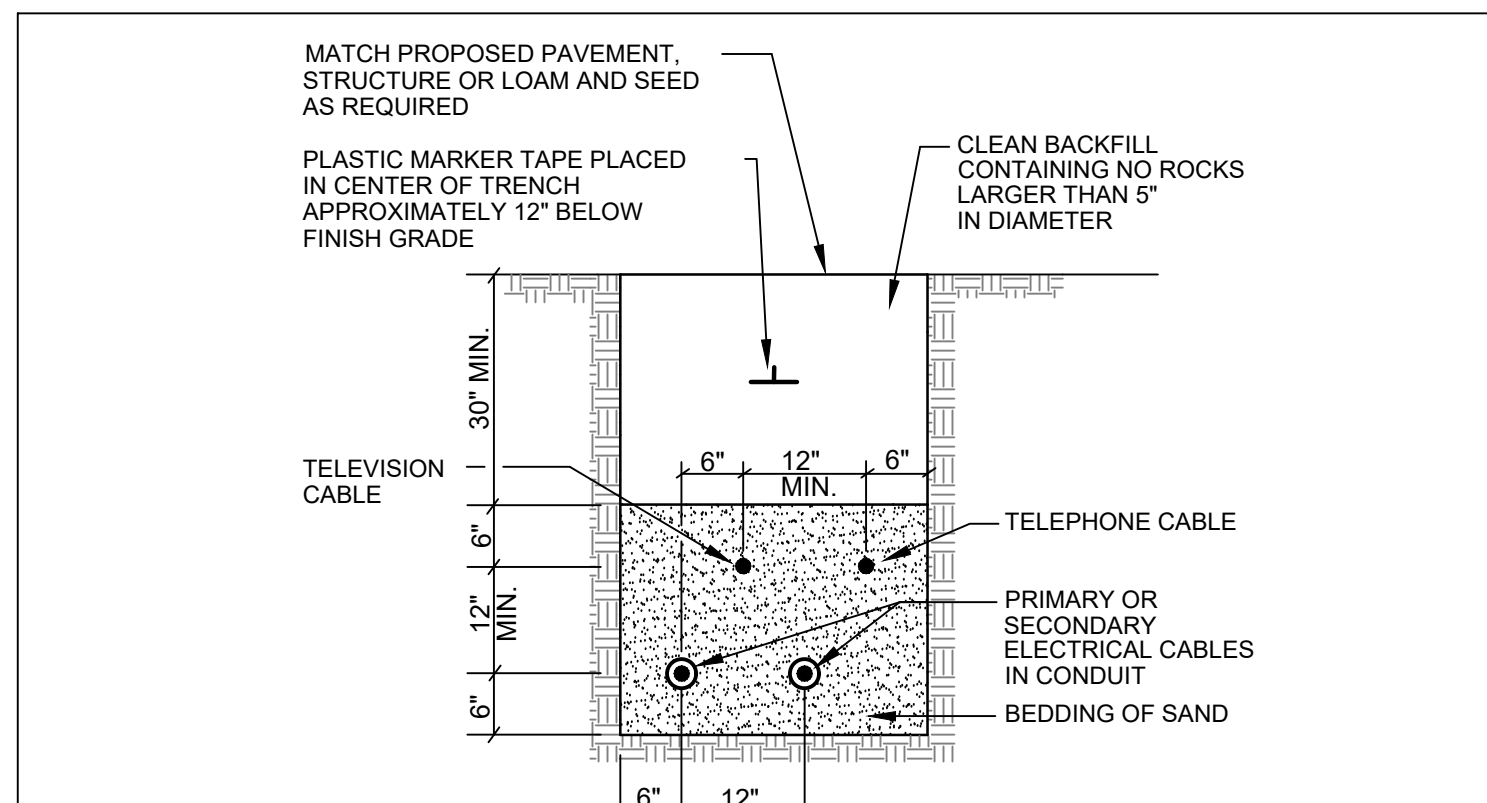
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CONSTRUCTION NOTES

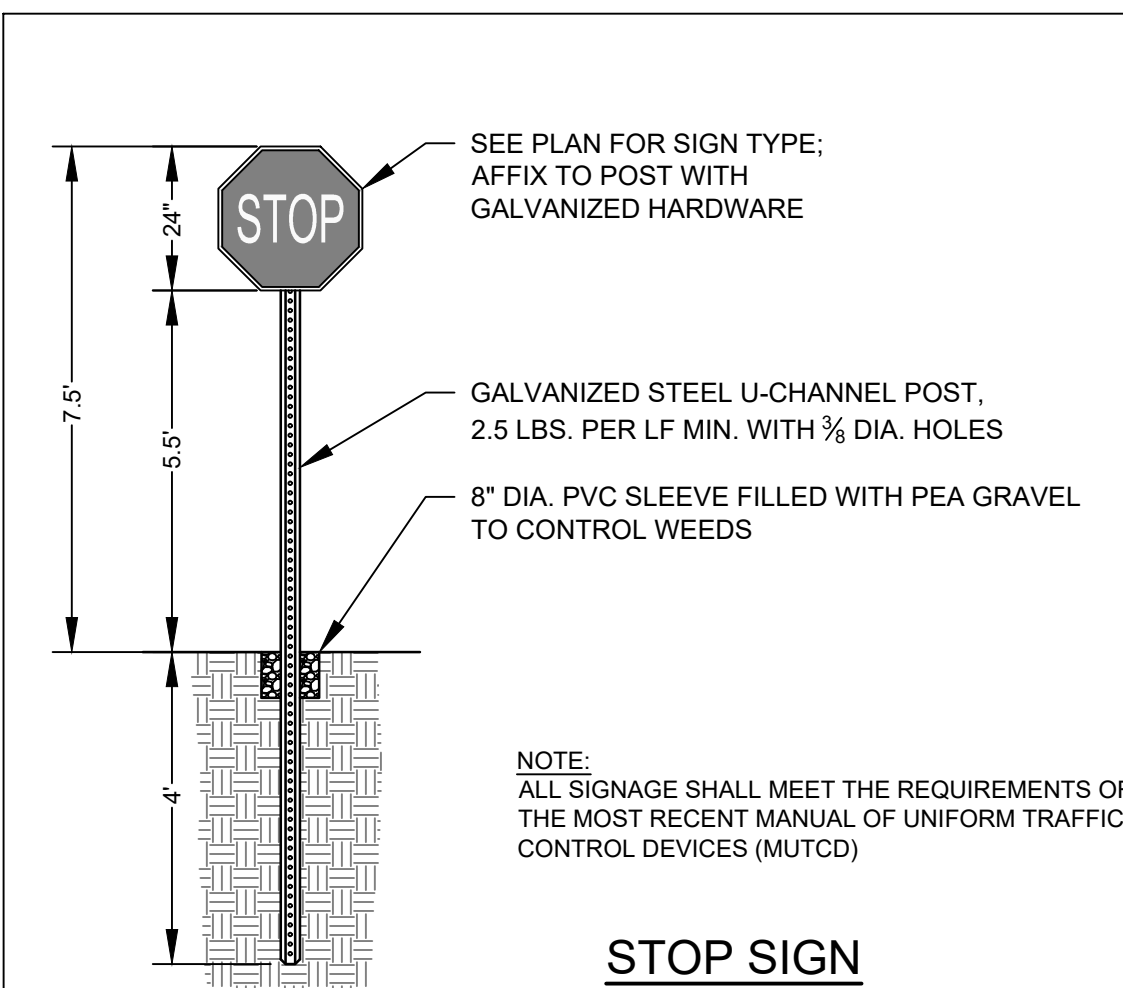
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



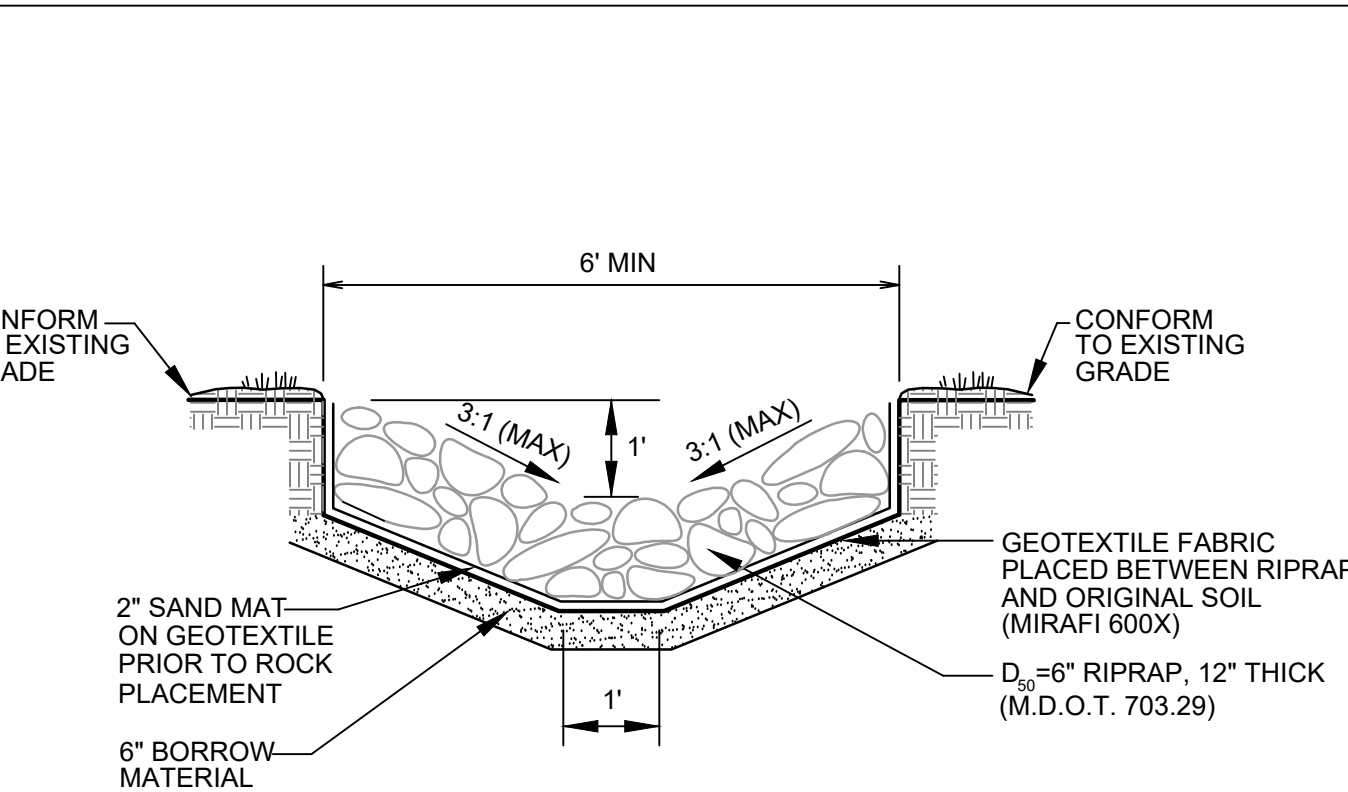
TRANSFORMER DETAIL
NOT TO SCALE



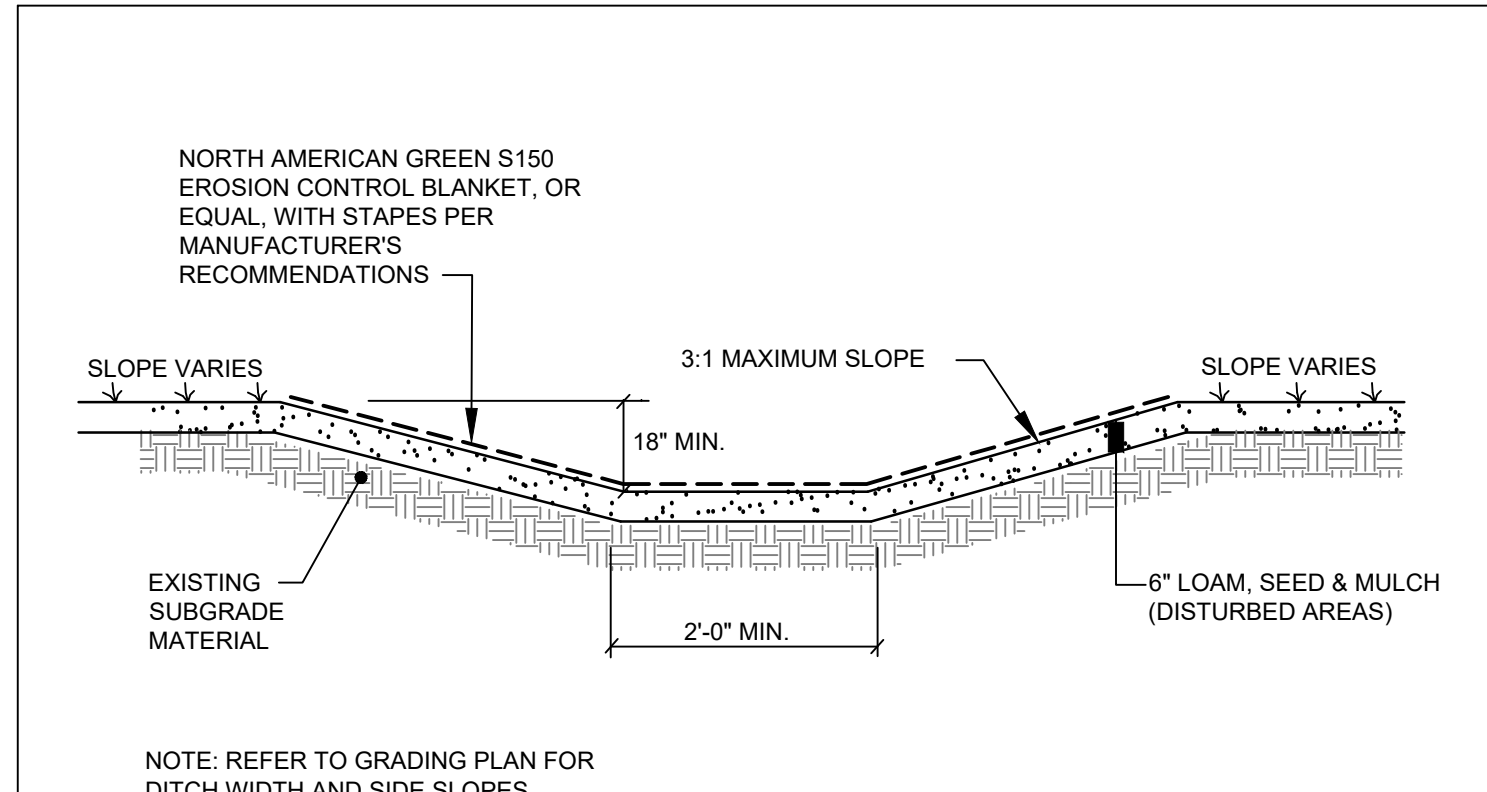
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



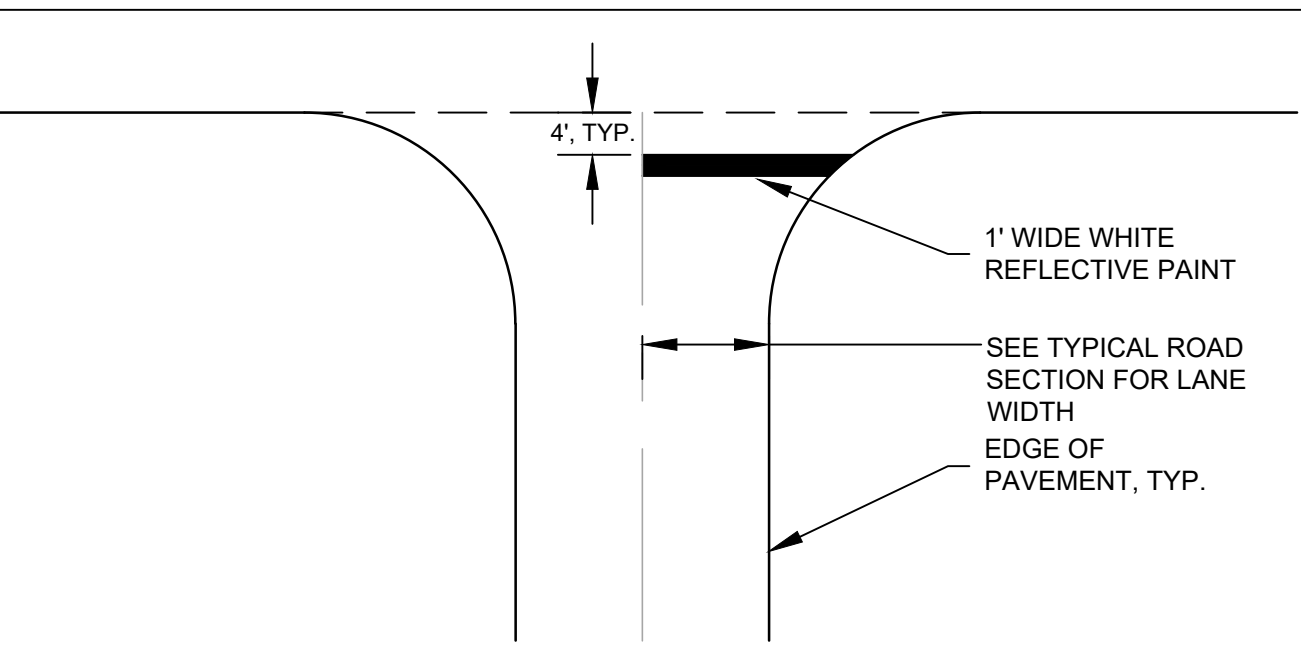
STOP SIGN
NOT TO SCALE



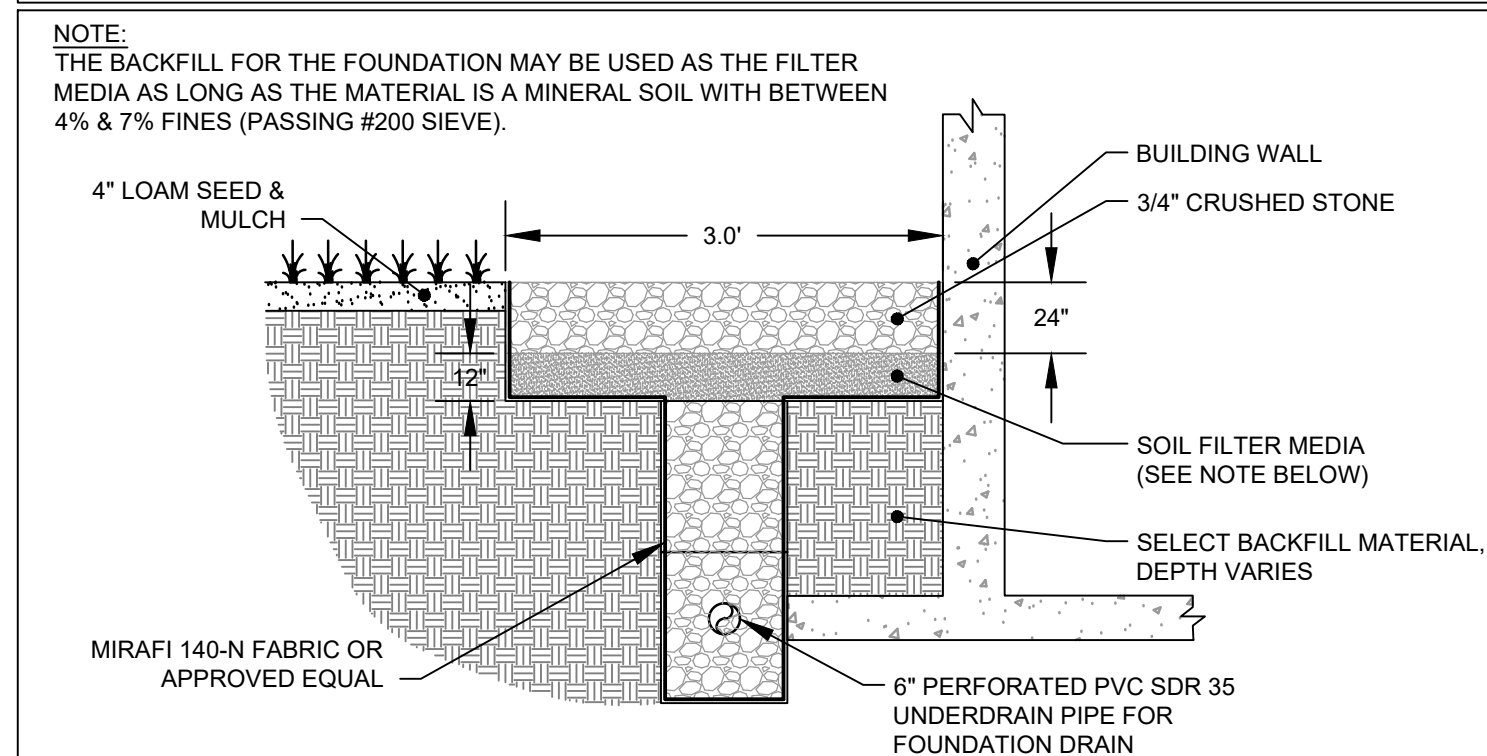
RIPRAP SWALE
NOT TO SCALE



GRASSED SWALE
NOT TO SCALE

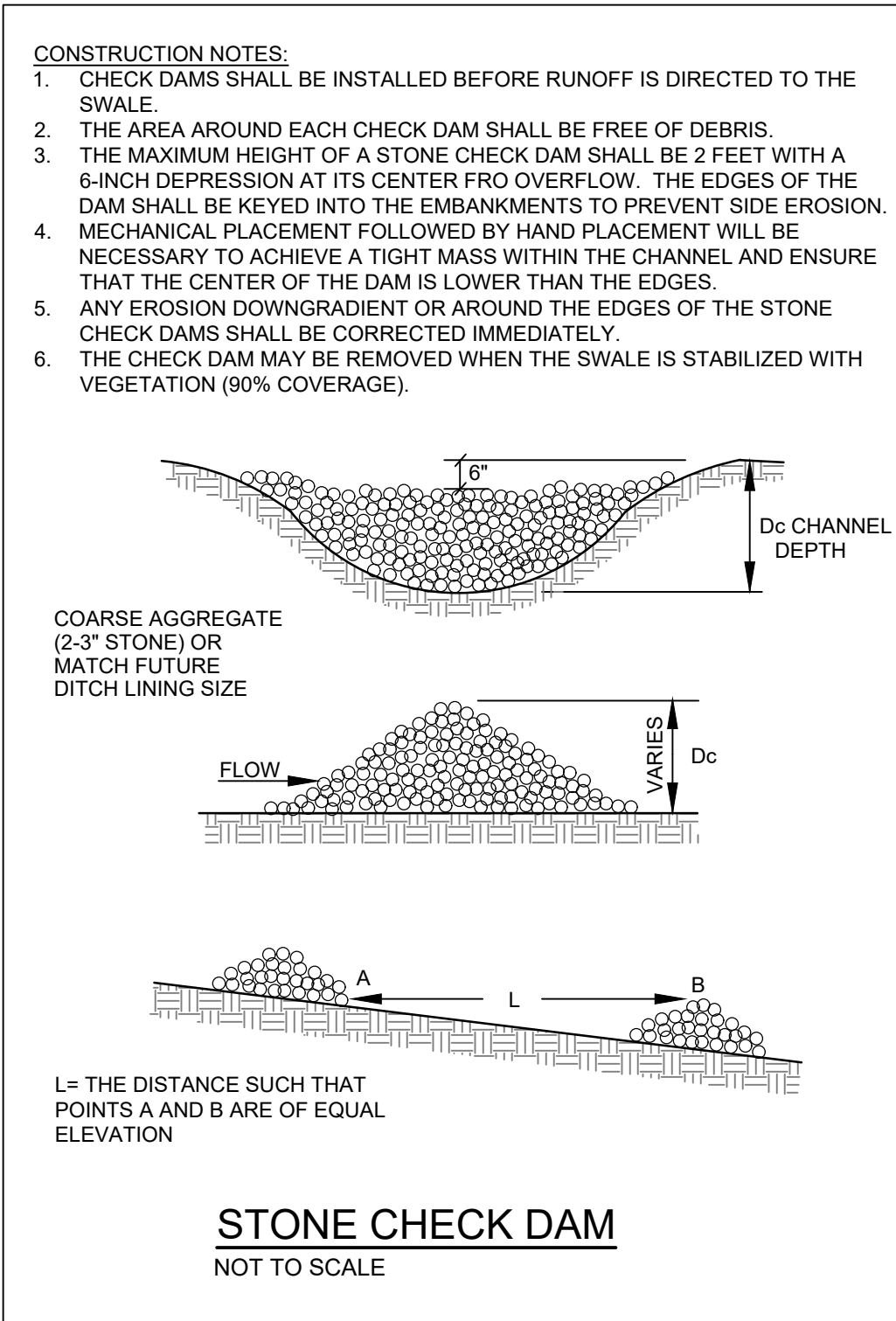


STOP BAR DETAIL
NOT TO SCALE



CONSTRUCTION INSPECTION NOTES:
Inspections by a professional engineer shall consist of weekly visits to the site to inspect each of the roof drip edge filter's underdrain construction, filter material placement, and overflow from initial ground disturbance to final stabilization of the filter.

ROOF DRIPLINE FILTER BED
NOT TO SCALE



STONE CHECK DAM
NOT TO SCALE

STATE OF MAINE
PROFESSIONAL ENGINEER
ADRIENNE R. FINE, No. 14252

DATE: 01-31-2024

FINAL SUBMISSION TO TOWN OF FREEPORT
SUBMITTED TO DOT
PRELIMINARY SUBMISSION TO TOWN OF FREEPORT
SUBMITTED SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradyndesign.com

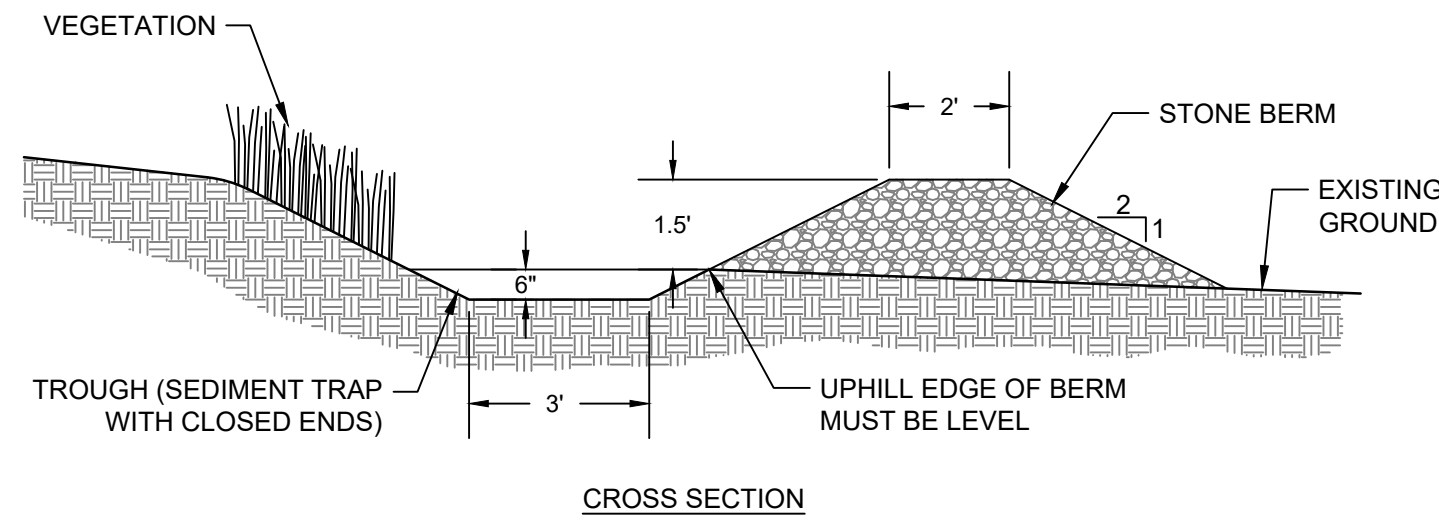
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE
SHEET TITLE: SITE DETAILS & NOTES
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
DURHAM, MAINE 04222

DATE: 01-09-2023
SCALE:
JOB NO.: 22-57
SHEET: C-6.1

C:\ODI\terradyndesign\Projects\Folders - Documents\2022 Jobs\22-57 Route One Subdivision - Freeport\CAD\Permitting\22-57 D.dwg



- BERM CONSTRUCTION**
1. THE BERM MUST BE WELL-GRADED AND CONTAIN SOME SMALL STONE AND GRAVEL SO THAT FLOW THROUGH THE BERM WILL BE RESTRICTED ENOUGH TO CAUSE IT TO SPREAD OUT BEHIND THE BERM.
 2. A 6 INCH DEEP TRAPEZOIDAL TROUGH WITH A MINIMUM BOTTOM WIDTH OF 3 FEET MUST BE CONSTRUCTED WITH A LEVEL DOWNHILL EDGE EXCAVATED ALONG THE CONTOUR ON THE UPHILL EDGE OF THE STONE BERM.
 3. THE STONE MUST BE COARSE ENOUGH THAT IT WILL NOT CLOG WITH SEDIMENT. STONE MUST CONSIST OF SOUND DURABLE ROCK THAT WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. FIELDSTONE, ROUGH QUARRIED STONE, BLASTED LEDGE ROCK OR TAILINGS MAY BE USED. THE ROCK MUST BE WELL GRADED WITH A MEDIAN SIZE OF APPROXIMATELY 3 INCHES AND A MAXIMUM SIZE OF 6 INCHES PER THE FOLLOWING TABLE.

BERM STONE SIZE	
SIEVE	% PASSING BY WEIGHT
12"	100%
6"	84% - 100%
3"	68% - 83%
1"	42% - 55%
NO. 4	8% - 12%

STONE BERMED LEVEL LIP SPREADER
NOT TO SCALE

- CONSTRUCTION OVERSIGHT NOTES:**
1. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM.
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED, PLANTED, AND MULCHED, BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.
 2. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
 3. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE. A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

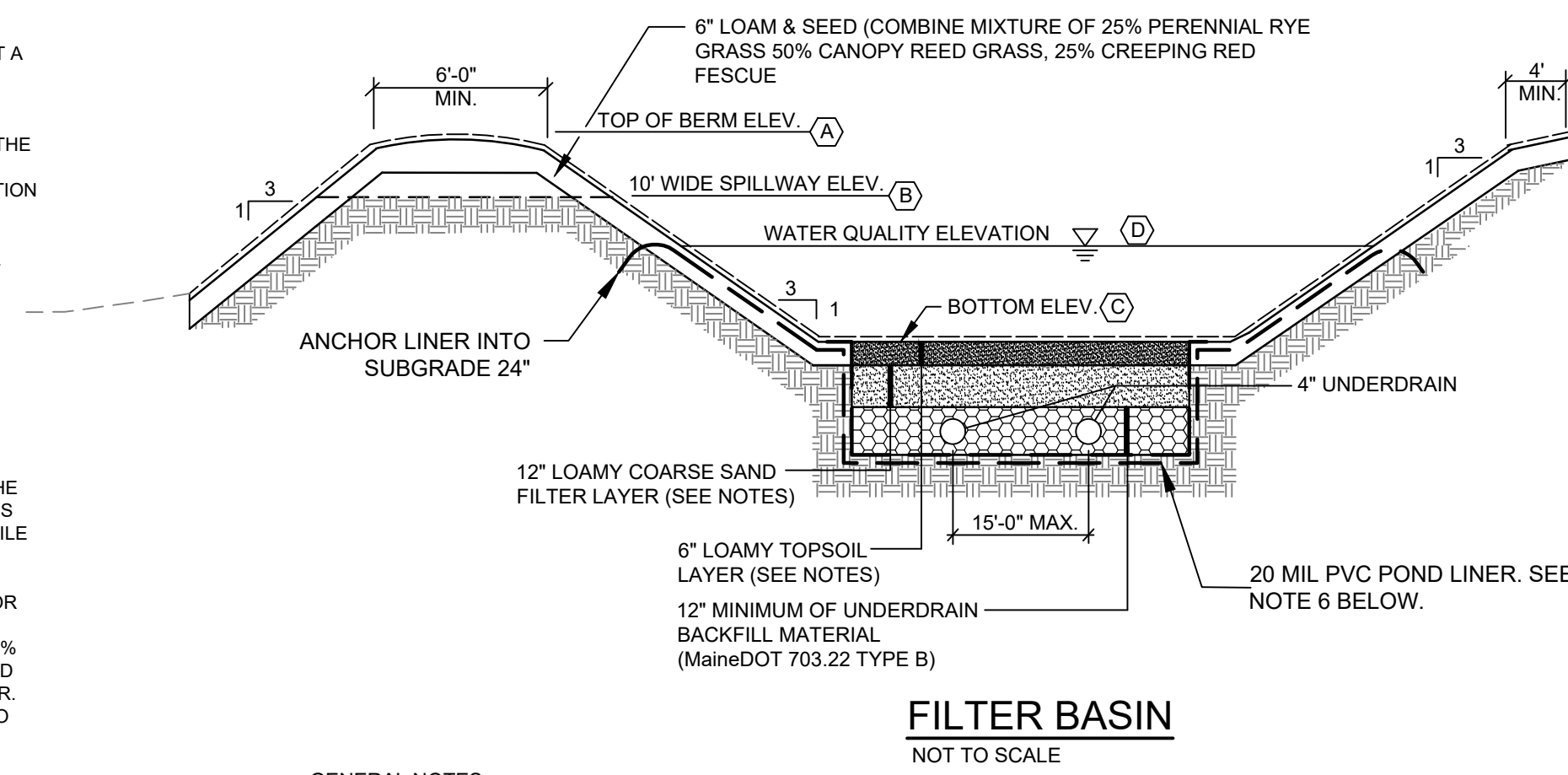
- CONSTRUCTION PHASE NOTES:**
- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

COMPACTION OF SOIL FILTER, FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA. OVERCOMPACTION SHOULD BE AVOIDED.

ADJUST DRAWDOWN TIME: AFTER THE FILTER BASIN IS STABILIZED, THE CONTRACTOR SHALL FILL THE BASIN UP TO THE ELEVATION OF THE WATER QUALITY VOLUME WITH CLEAN WATER AND ADJUST THE BALL VALVE TO ACHIEVE A 24-32 HR. RELEASE TIME.

UNDERDRAINED SOIL FILTER SCHEDULE		
(A)	TOP OF BERM ELEV.	228.34
(B)	SPILLWAY ELEV.	227
(C)	SURFACE ELEV.	225.5
(D)	WATER QUALITY ELEV.	227
	FILTER SURFACE AREA (SF)	1,227
	WATER QUALITY VOLUME (CF)	2,415

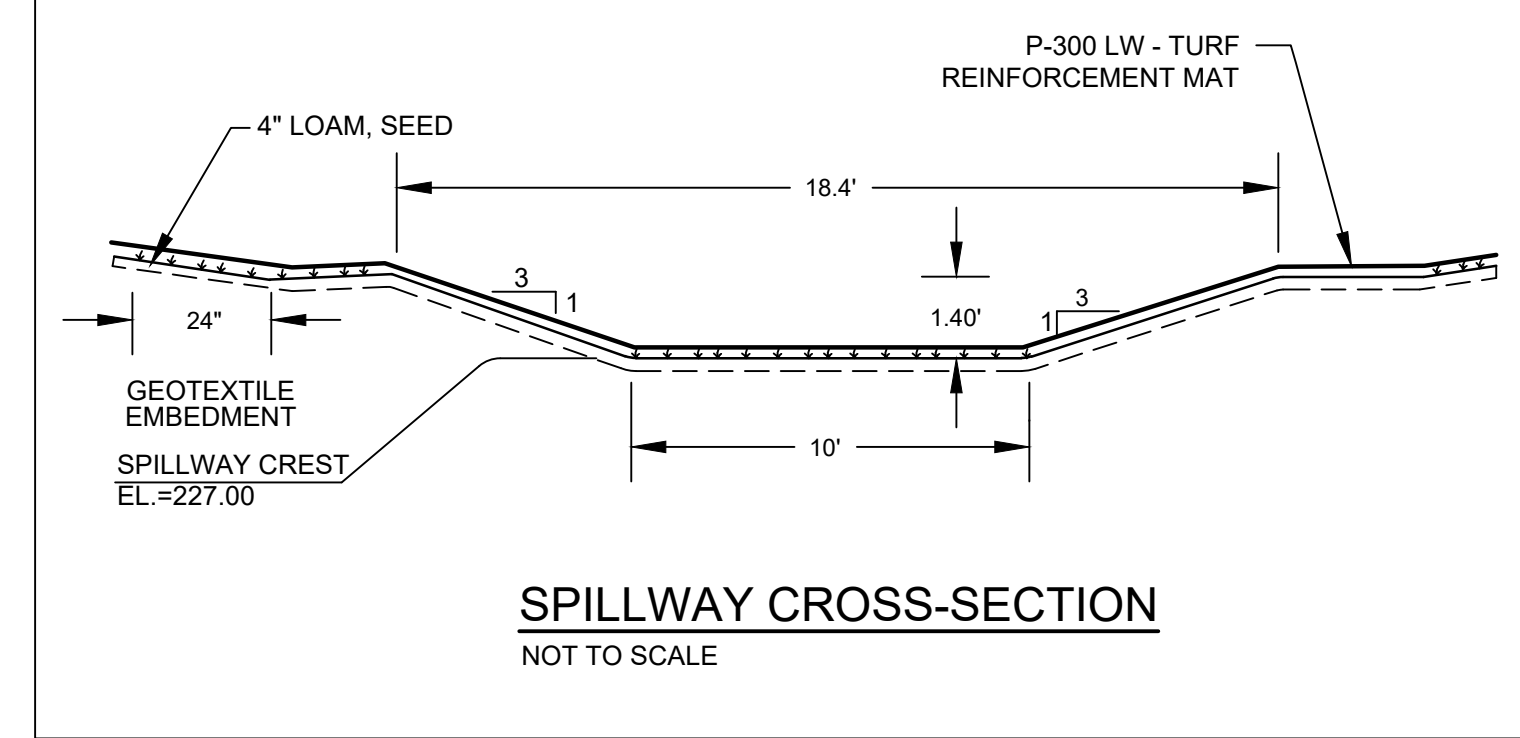
FILTER BASIN DETAILS
NOT TO SCALE



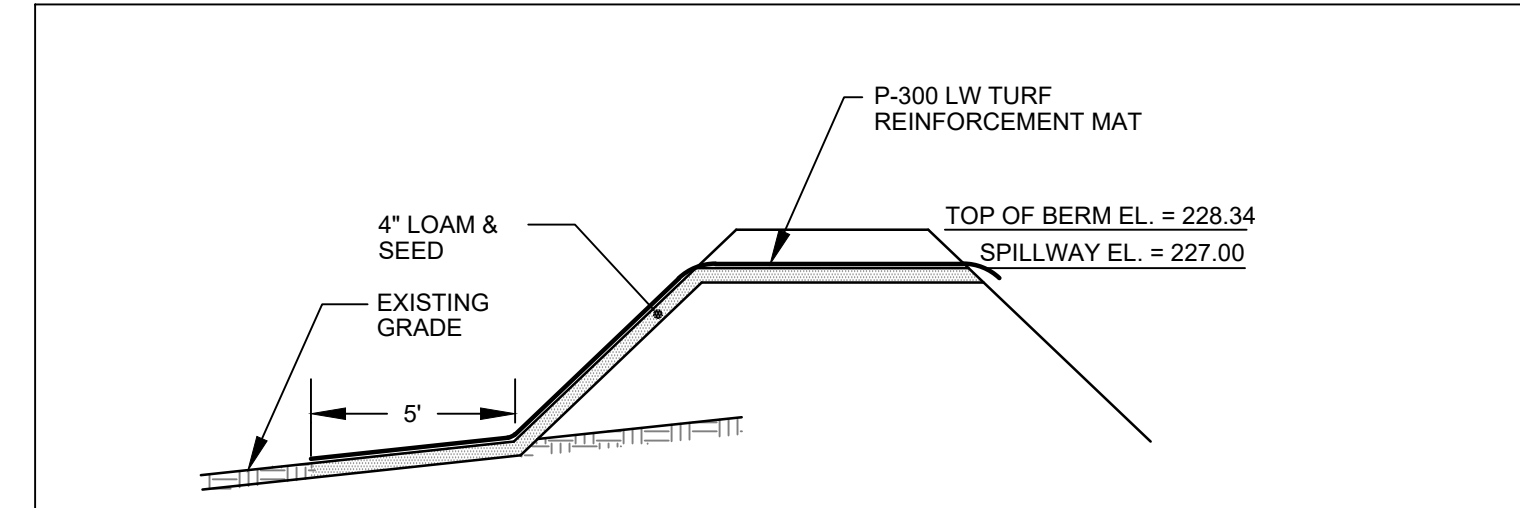
- GENERAL NOTES:**
1. THE FILTER LAYER AND TOPSOIL LAYER SHALL MEET THE GRADATION REQUIREMENTS IN THE TABLES BELOW AND SHALL CONTAIN LESS THAN 2% CLAY CONTENT, AS DETERMINED BY HYDROMETER TESTING.
 2. COMPACTION OF THE FILTER AND TOPSOIL LAYERS SHALL BE COMPLETED PRIOR TO SEEDING OR SODDING.
 3. A DENSE COVER OF GRASS OR SOD SHALL BE ESTABLISHED AND MAINTAINED ON THE SURFACE TO PREVENT CLOGGING.
 4. PLACE NON WOVEN GEOTEXTILE FABRIC (MIRIFIX 140N OR APPROVED EQUAL) ON ALL SIDES AND BOTTOM OF SOIL & GRAVEL FILTER AREA.
 5. THE BOTTOM OF THE FILTER BASIN SHALL BE PLANTED WITH THE FOLLOWING SEED MIXTURE OR APPROVED ALTERNATIVE:
 6. THE CONTRACTOR SHALL CONDUCT A TEST PIT IN THE FILTER AREA IN THE PRESENCE OF CERTIFIED SOIL SCIENTIST PRIOR TO CONSTRUCTION OF THE BASIN TO DETERMINE THE SEASONAL HIGH GROUNDWATER ELEVATION. A PVC LINER MUST BE INSTALLED AS SHOWN ON THE DETAIL AND MUST EXTEND UP THE SIDES OF THE BASIN TO AN ELEVATION 6" ABOVE THE SEASONAL HIGH GW ELEVATION. IF BEDROCK IS ENCOUNTERED BEFORE EVIDENCE OF GROUNDWATER, THE LINER MUST BE INSTALLED UP TO THE WATER QUALITY ELEVATION. THE RESULTS OF THE TEST PIT AND ANY NECESSARY CHANGES TO THE DESIGN SHALL BE SUBMITTED TO MDEP PRIOR TO CONSTRUCTION OF THE FILTER BASINS.

LOAMY COARSE SAND (12" FILTER LAYER)	
SIEVE #	% PASSING BY WEIGHT
10	85-100
20	70-100
60	15-40
200	8-15

LOAMY TOPSOIL (6" TOP LAYER)	
SIEVE #	% PASSING BY WEIGHT
4	75-95
10	60-90
40	38-85
200	20-70



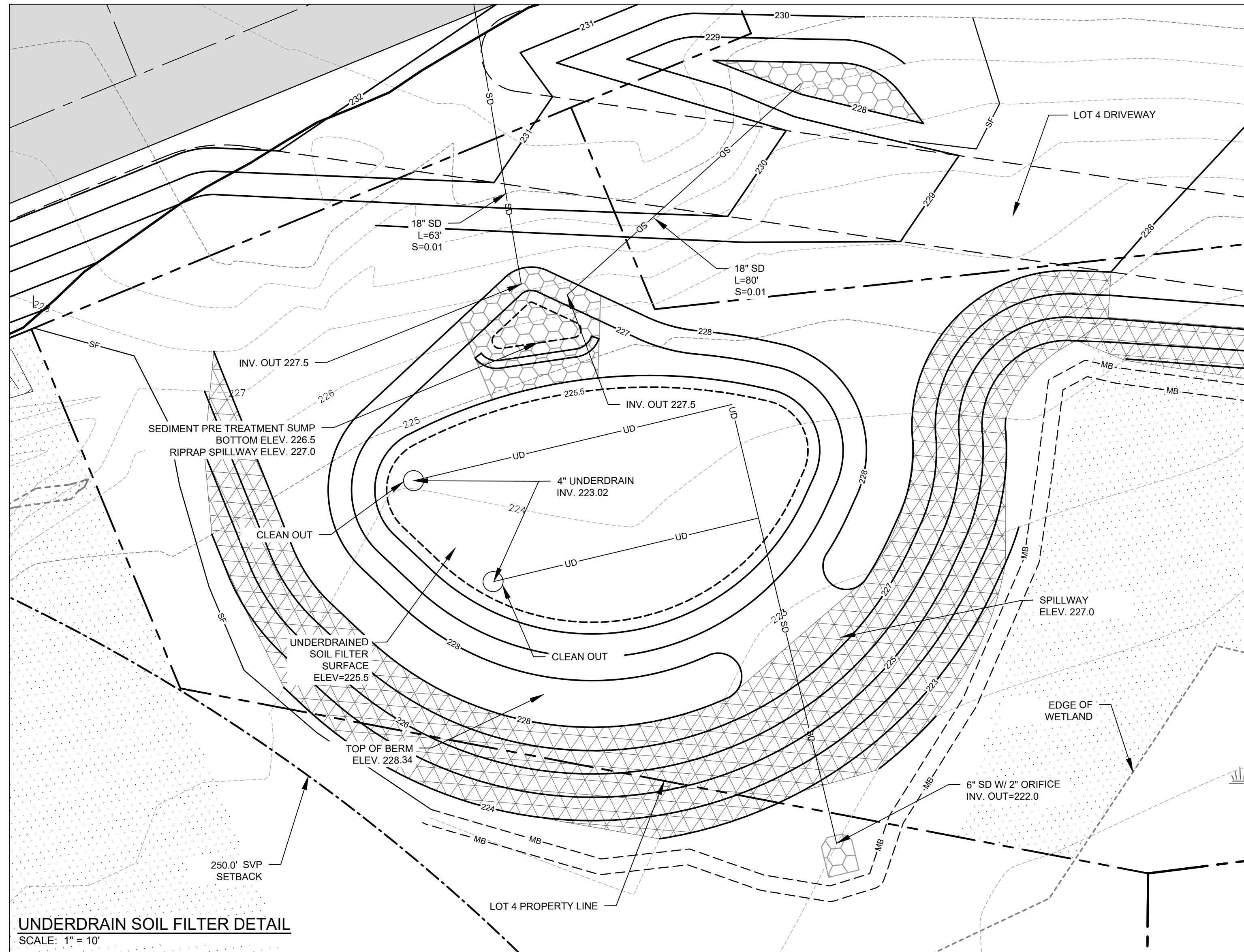
SPILLWAY CROSS-SECTION
NOT TO SCALE



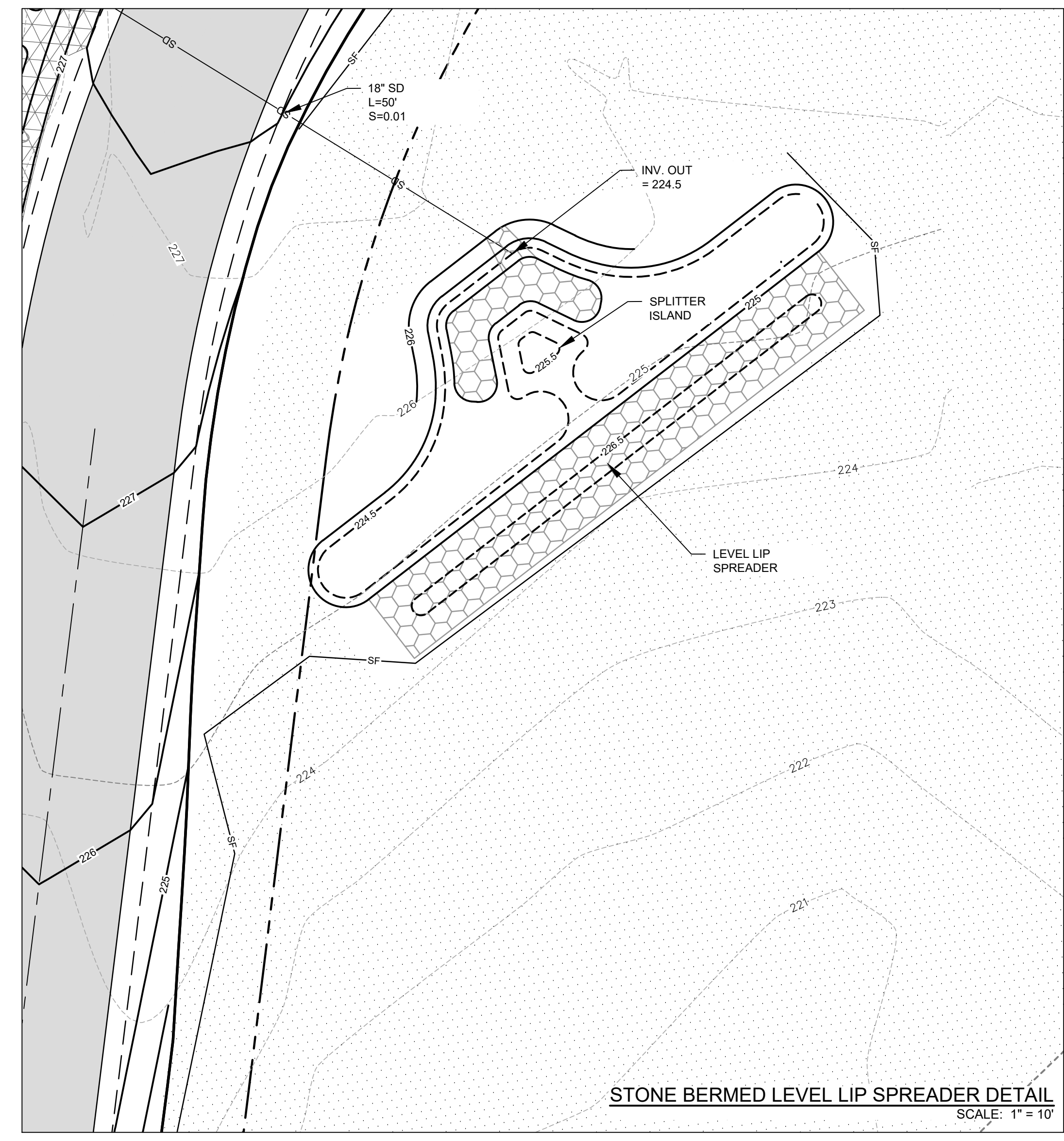
EMBANKMENT CONSTRUCTION

1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION.
2. PLACE BORROW MATERIAL IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DRY DENSITY.
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS.
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

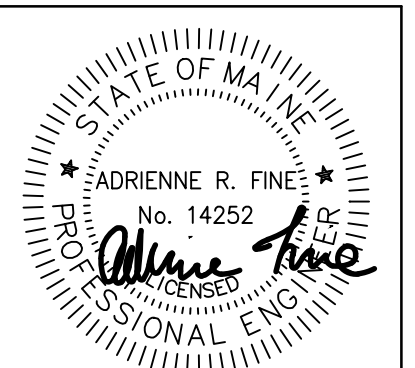
SPILLWAY SECTION
NOT TO SCALE



UNDERDRAIN SOIL FILTER DETAIL
SCALE: 1" = 10'



STONE BERMED LEVEL LIP SPREADER DETAIL
SCALE: 1" = 10'



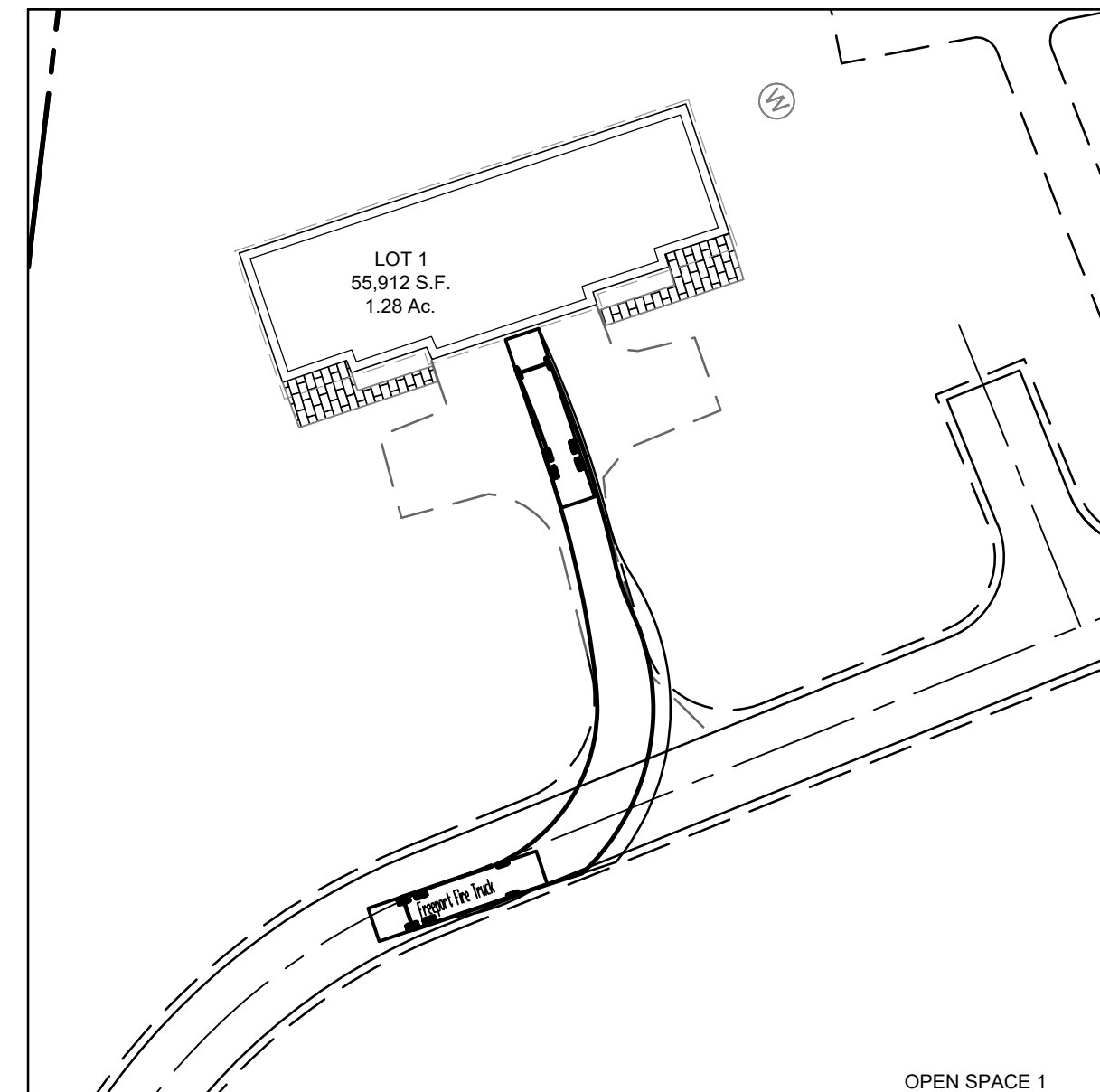
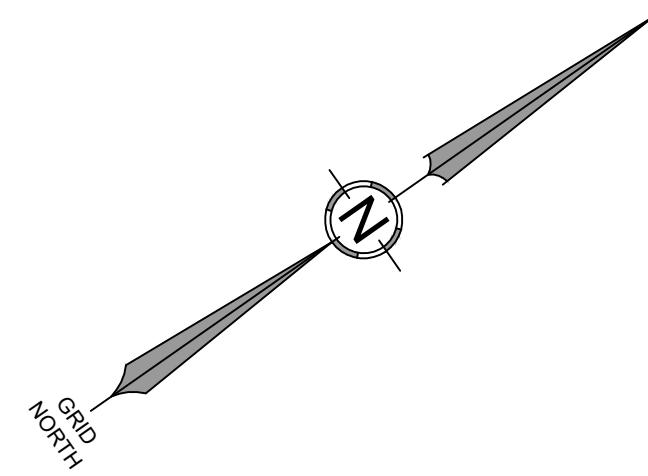
DATE: 01-31-2024

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	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT
4	09-26-2023	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT
5	11-06-2023	SUBMITTED TO DOT
6	01-31-2024	FINAL SUBMISSION TO TOWN OF FREEPORT

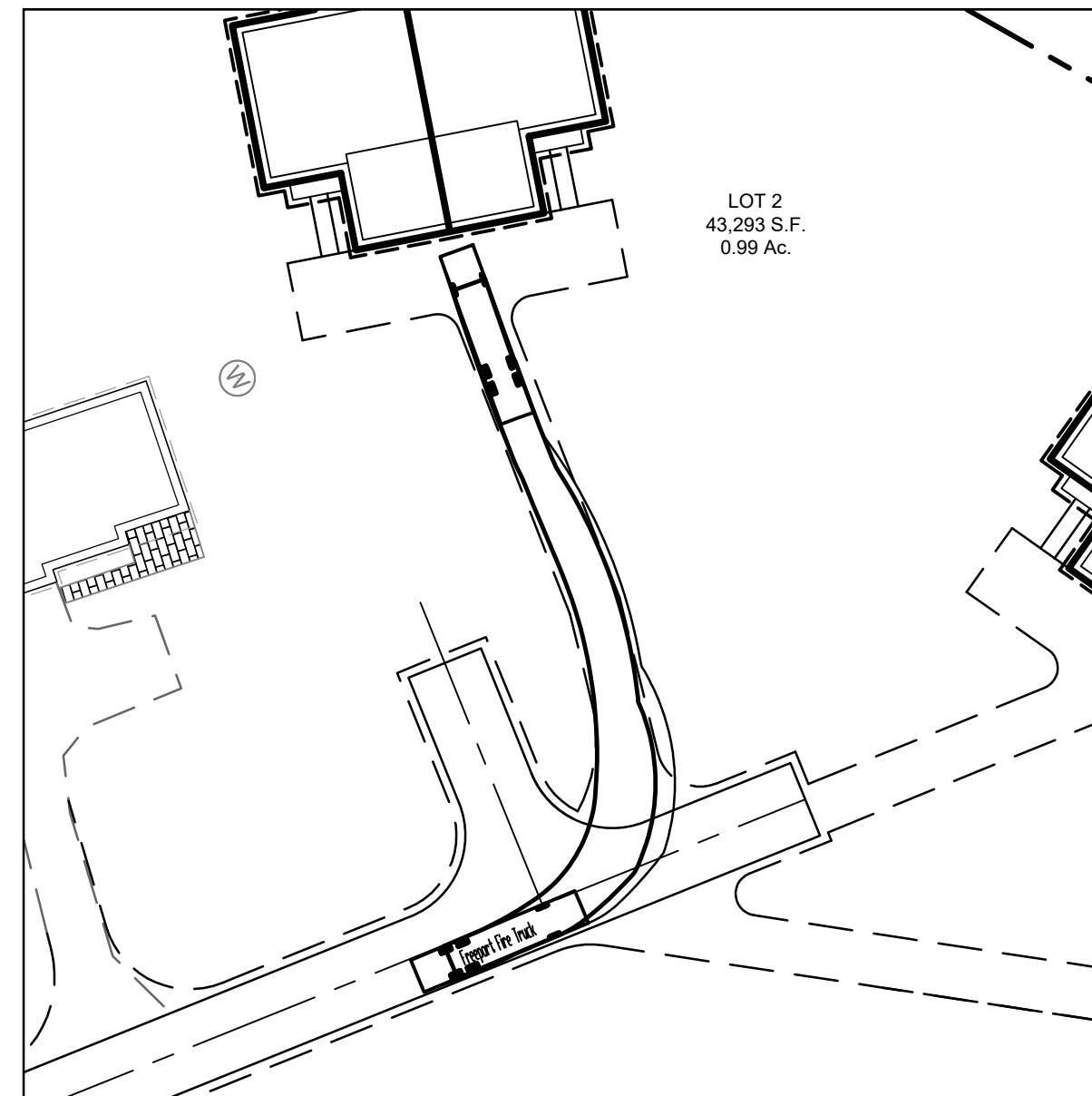
ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLoucester, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradyn.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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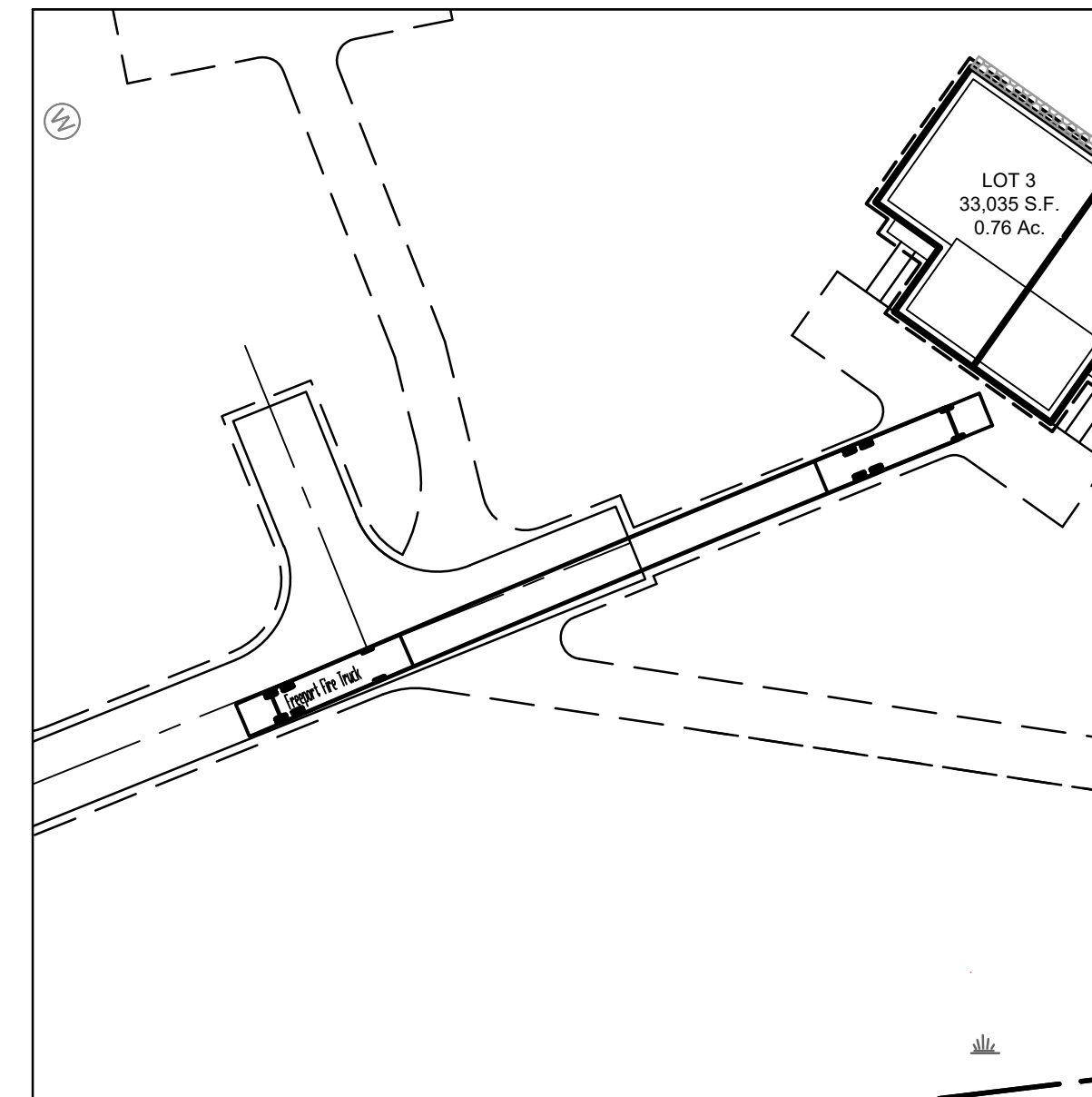
PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE
SHEET TITLE: STORMWATER BMP DETAILS
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
DURHAM, MAINE 04222
DATE: 01-09-2023
SCALE: 22-57
SHEET: C-6.2



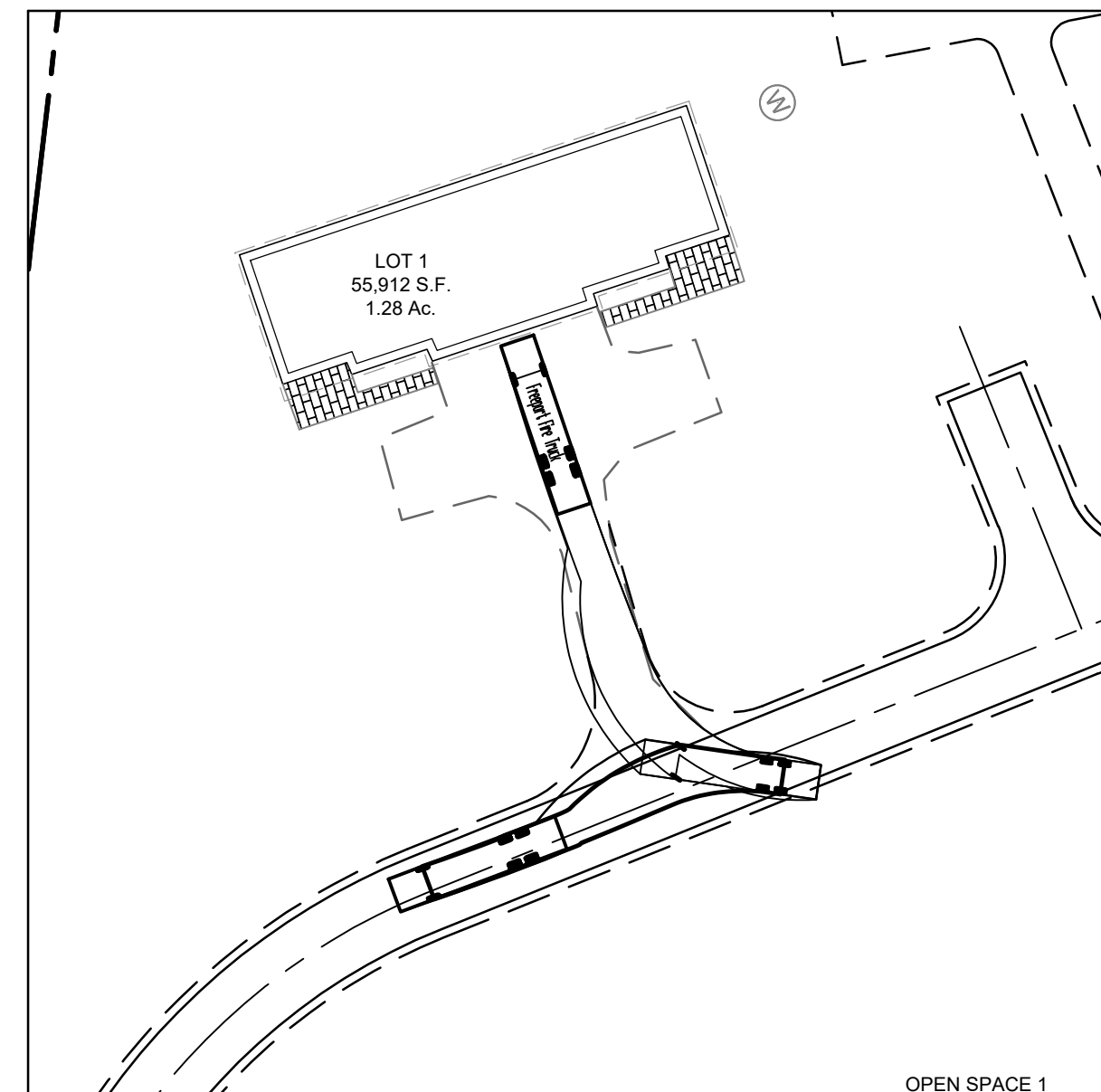
FIRE TRUCK ENTERING LOT 1



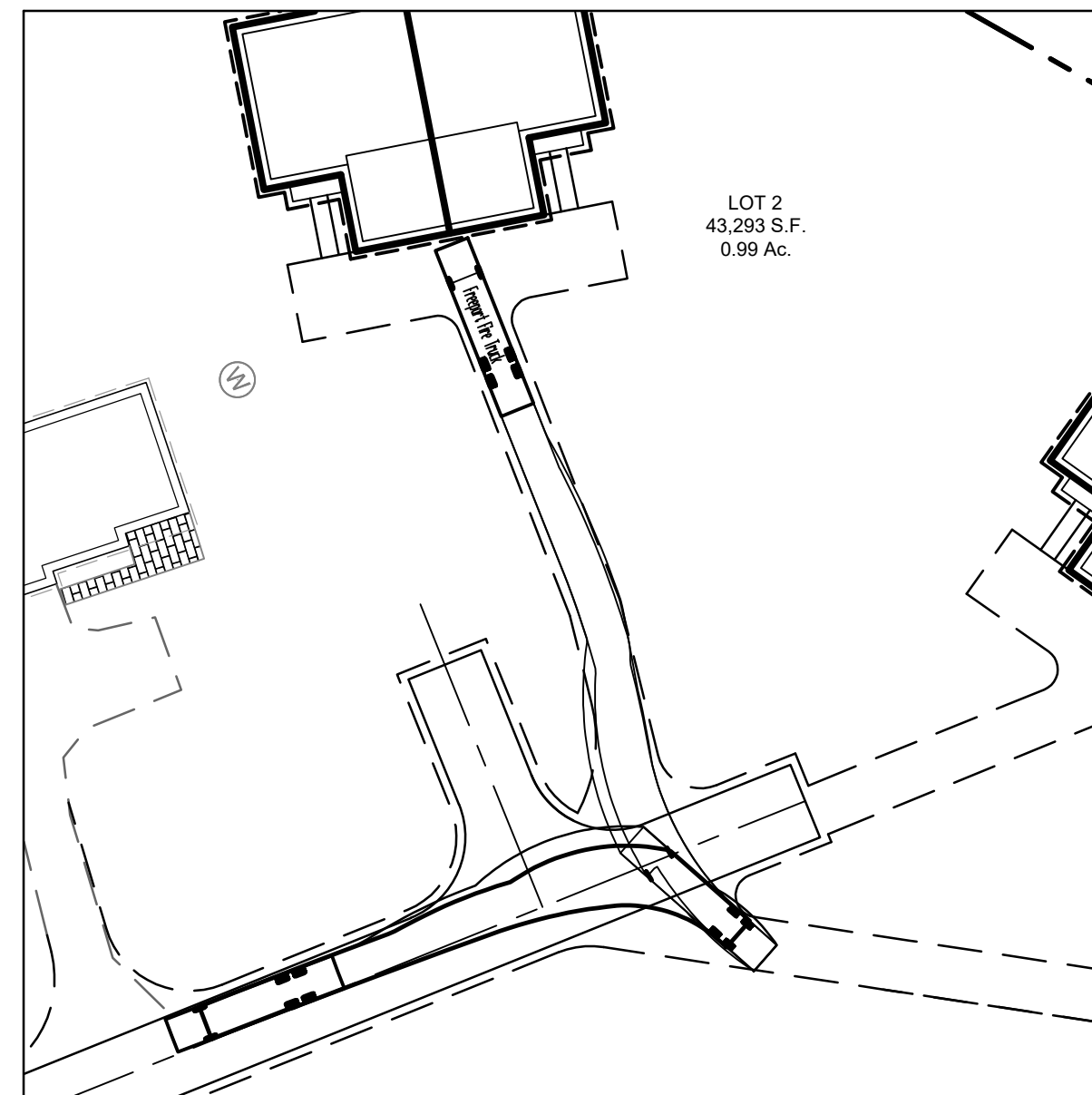
FIRE TRUCK ENTERING LOT 2



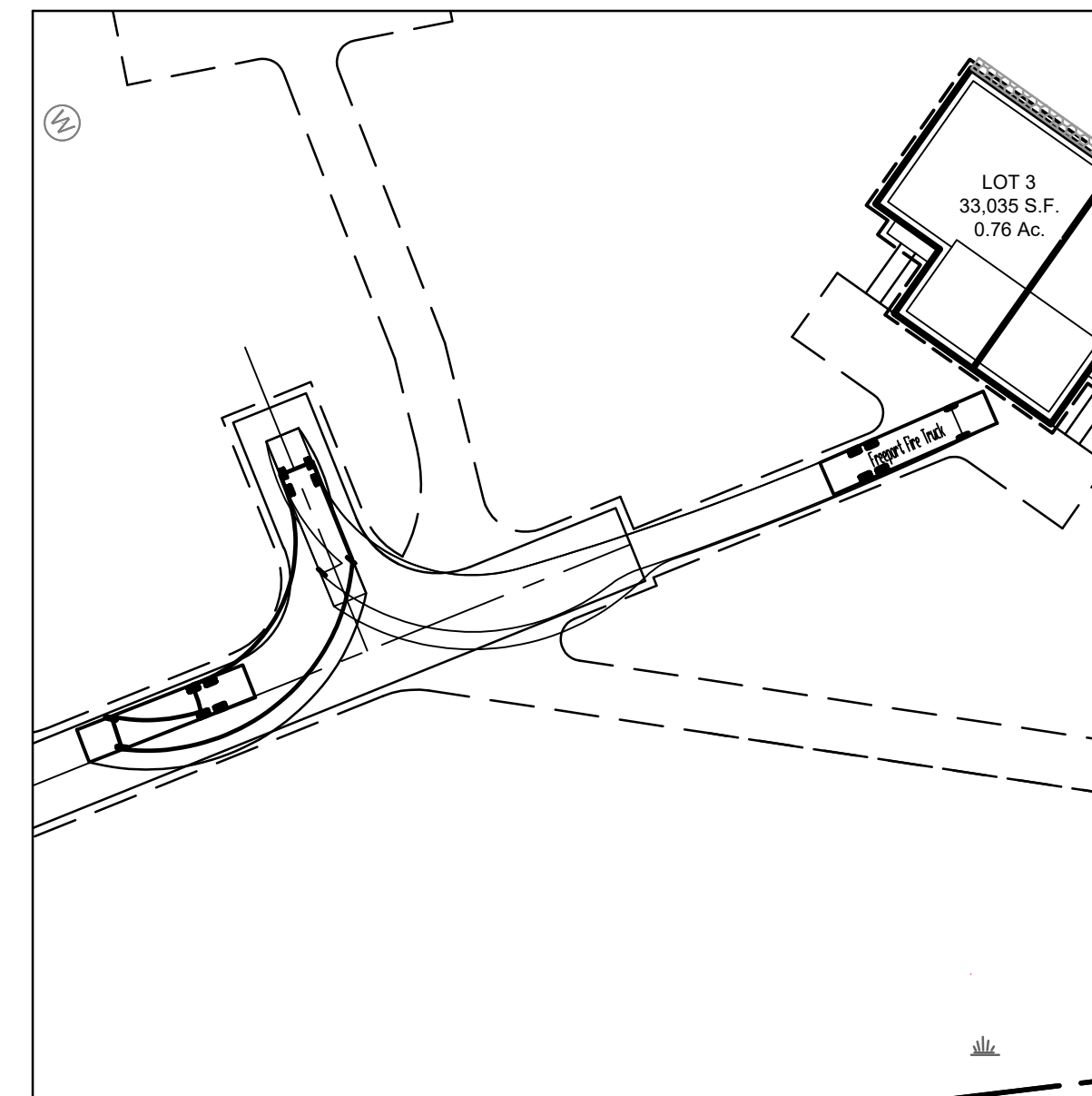
FIRE TRUCK ENTERING LOT 3



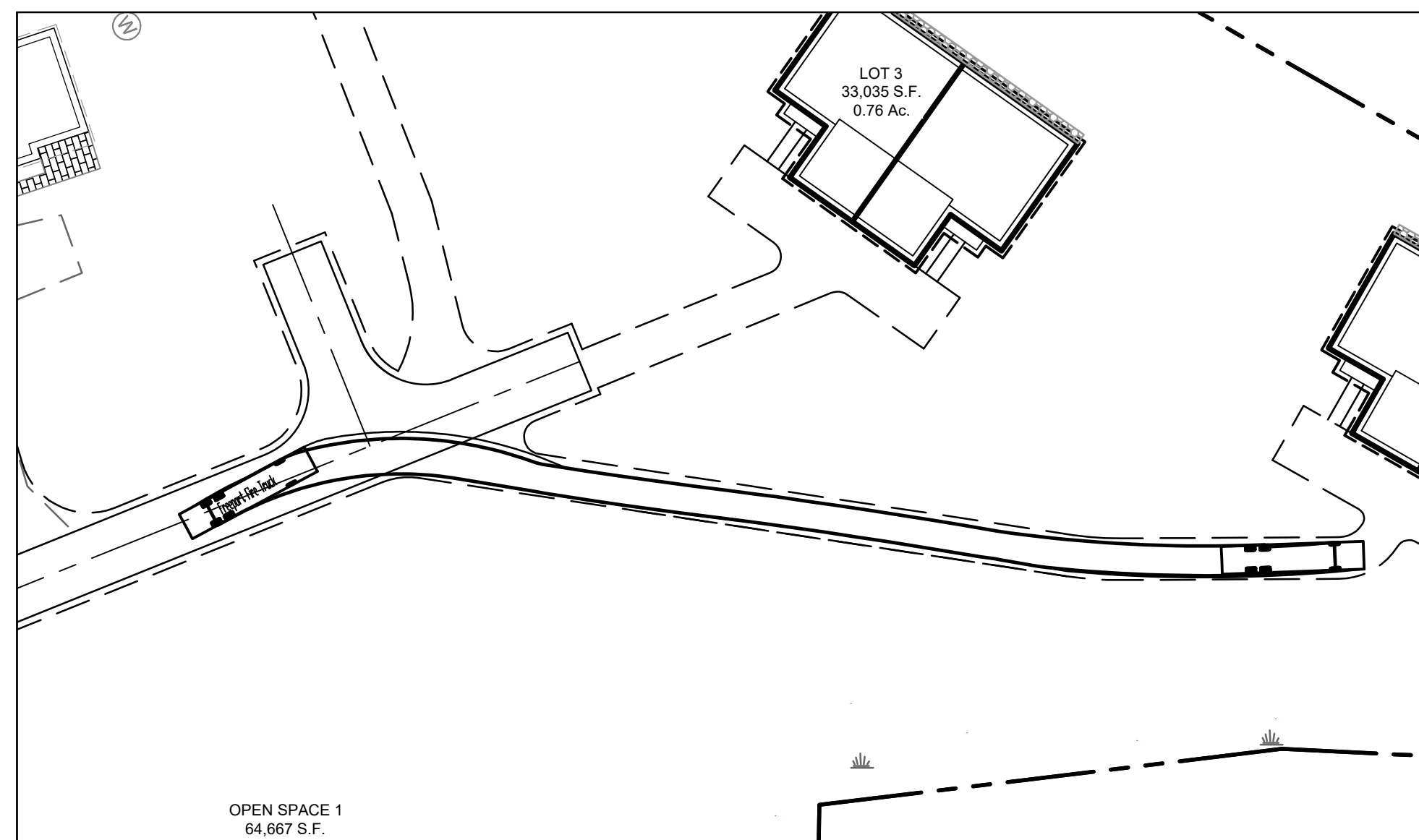
FIRE TRUCK LEAVING LOT 1



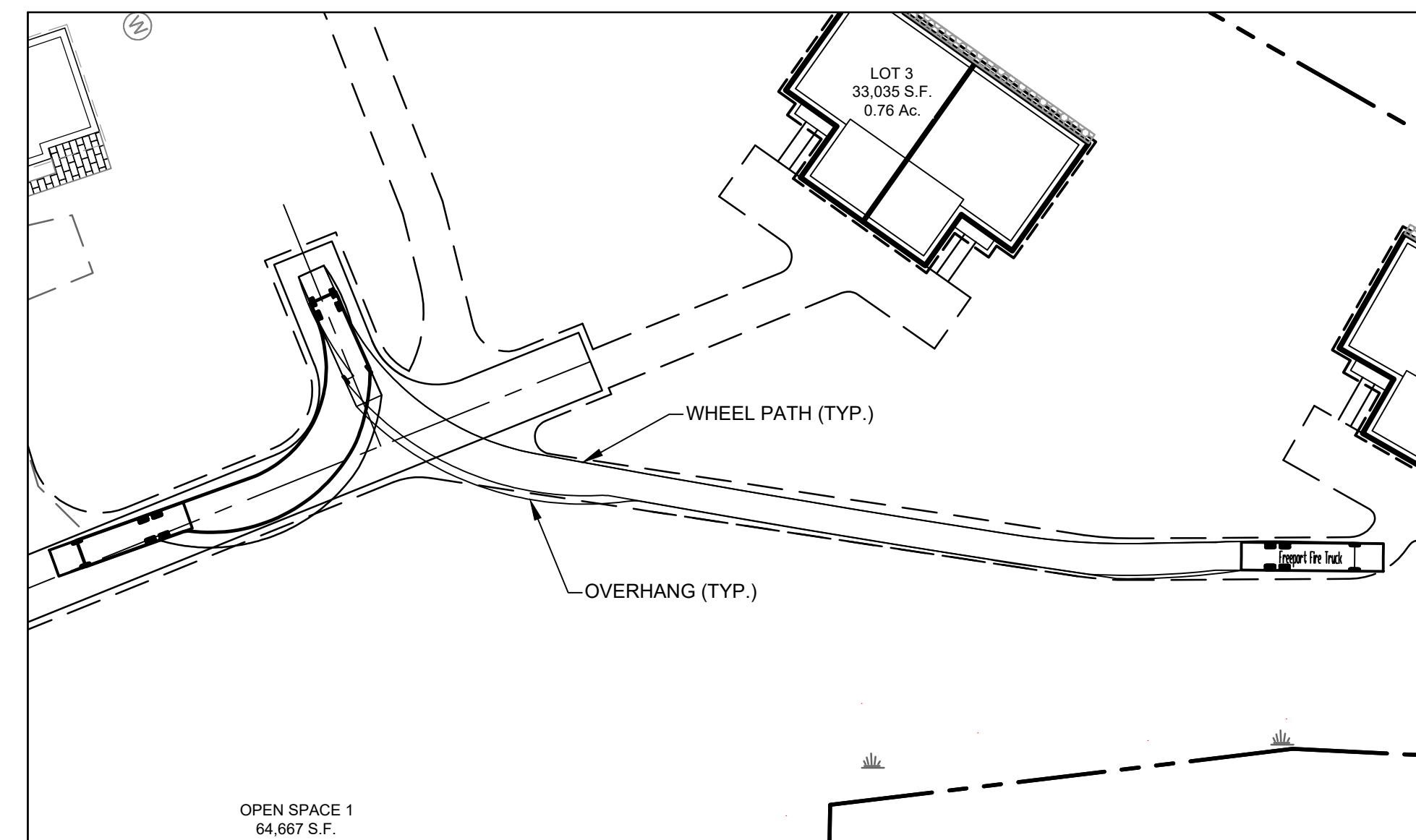
FIRE TRUCK LEAVING LOT 2



FIRE TRUCK LEAVING LOT 3

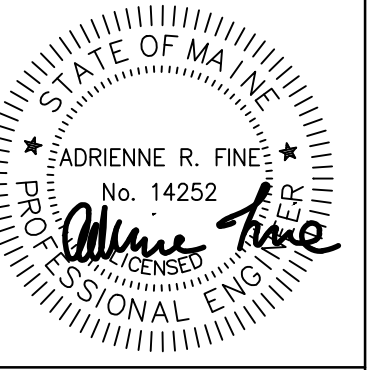
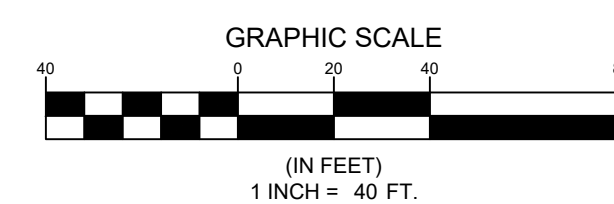


FIRE TRUCK ENTERING LOT 4



FIRE TRUCK LEAVING LOT 4

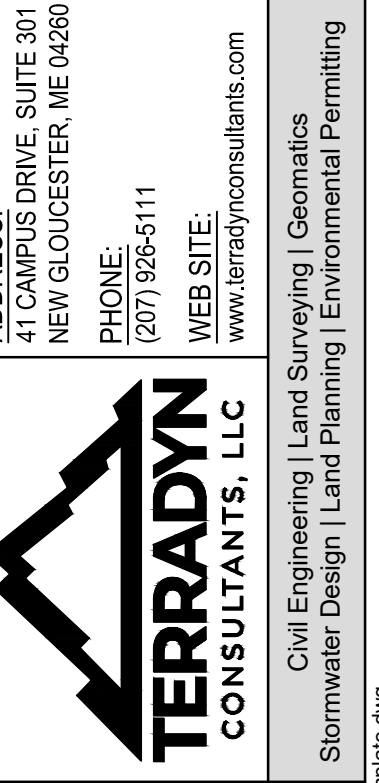
- VEHICLE MOVEMENT NOTES:**
- VEHICLE MOVEMENTS SHOW HOW A FIRE TRUCK MAY ENTER OR EXIT EACH LOT DRIVEWAY.
 - VEHICLE PATHS DEVELOPED USING AUTODESK VEHICLE TRACKING; SWEEP PATH ANALYSIS AND DESIGN SOFTWARE.
 - VEHICLE PARAMETERS:
 LENGTH: 40.85'
 TRACK WIDTH: 8.00'
 WHEEL BASE: 20.13'
 FRONT OVERHANG: 6.88'
 REAR OVERHANG: 12.5'
 STEERING LOCK ANGLE: 31.80°
 - ALL VEHICLE DIMENSIONS ARE APPROXIMATE BASED ON A LADDER FIRE TRUCK OF SIMILAR SIZE.



DATE: 09-26-2023

NO	DATE	REVISIONS
1	01-27-2023	PLANTING PLAN INFORMATION ADDED IN RESPONSE TO DEP COMMENTS
2	03-27-2023	REVISED CLIENT NAME
3	06-27-2023	SUBMITTED SITE INVENTORY & ANALYSIS CONCEPTUAL PLANS
4	09-26-2023	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
 NEW GLOUCESTER, ME 04260
 PHONE: (207) 926-5111
 WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
 NOT FOR CONSTRUCTION

PROJECT: WHITETAIL DRIVE SUBDIVISION
 1473 U.S. ROUTE ONE, FREEPORT, MAINE
 SHEET TITLE: TURNING MOVEMENT TEMPLATES
 CLIENT: WILLIAM DAVENPORT & TODD HARRISON
 321 ALBURN POWINAL ROAD
 DURHAM, MAINE 04222
 DATE: 01-09-2023
 SCALE: 1" = 40'
 JOB NO: 22-57
 SHEET: C-6.3

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