

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

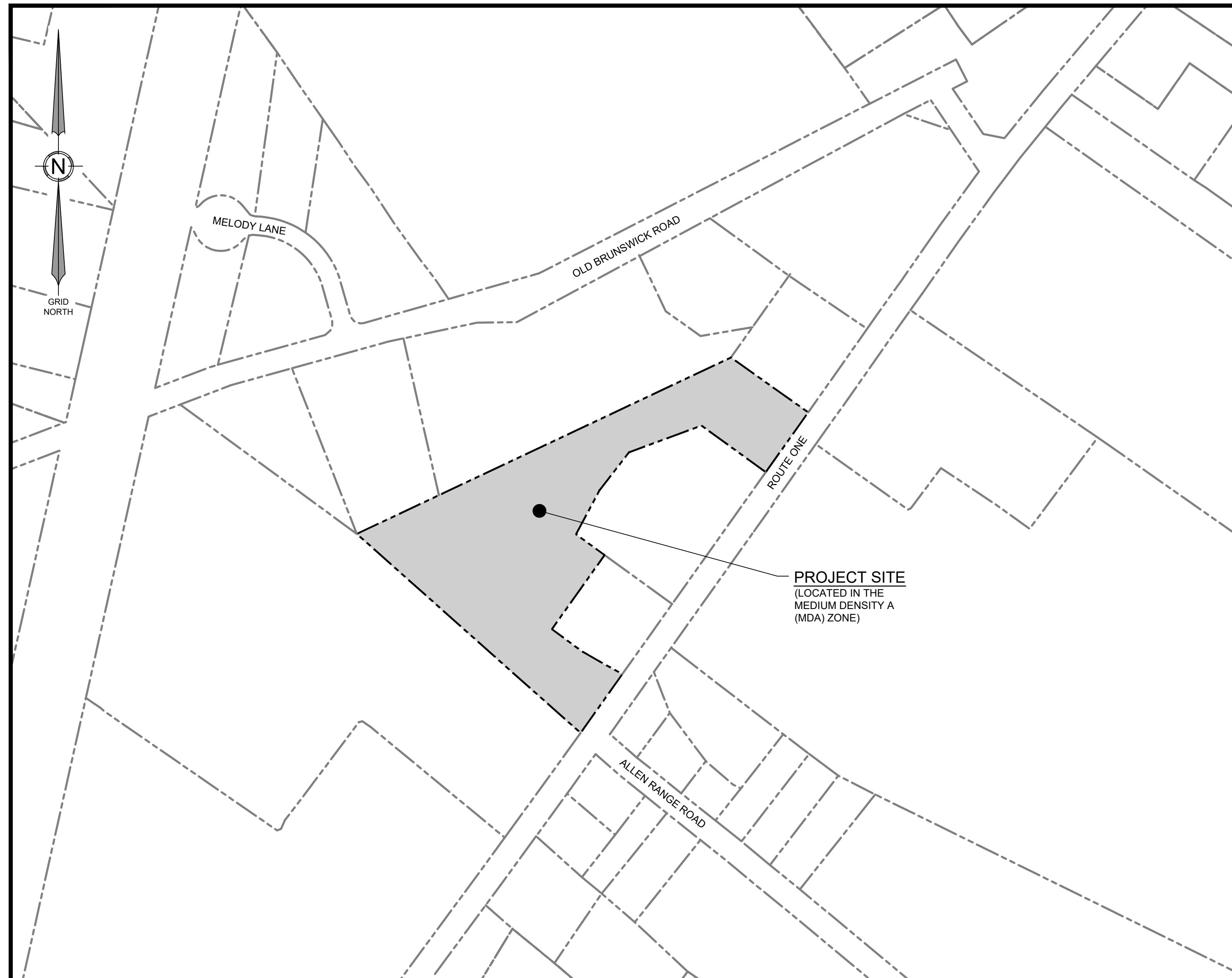
PROJECT PARCEL SITE

TOWN OF FREEPORT TAX ASSESSOR'S MAP & LOT NUMBERS

MAP 18 LOT 17

**APPROVAL: TOWN OF FREEPORT
PROJECT REVIEW BOARD**

_____	DATE
_____	CHAIRPERSON



LOCATION MAP

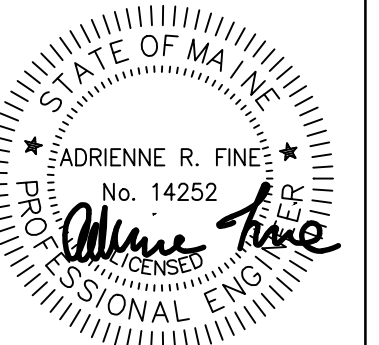
SCALE: 1" = 200'

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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: 09-26-2023

NO.	DATE	REVISIONS
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2	03-21-2023	REVISED CLIENT NAME
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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

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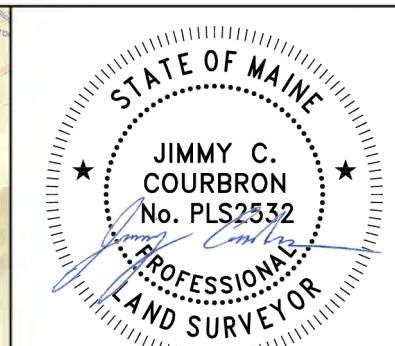
PROJECT: WHITETAIL DRIVE SUBDIVISION
1473 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: COVER SHEET / LOCATION MAP

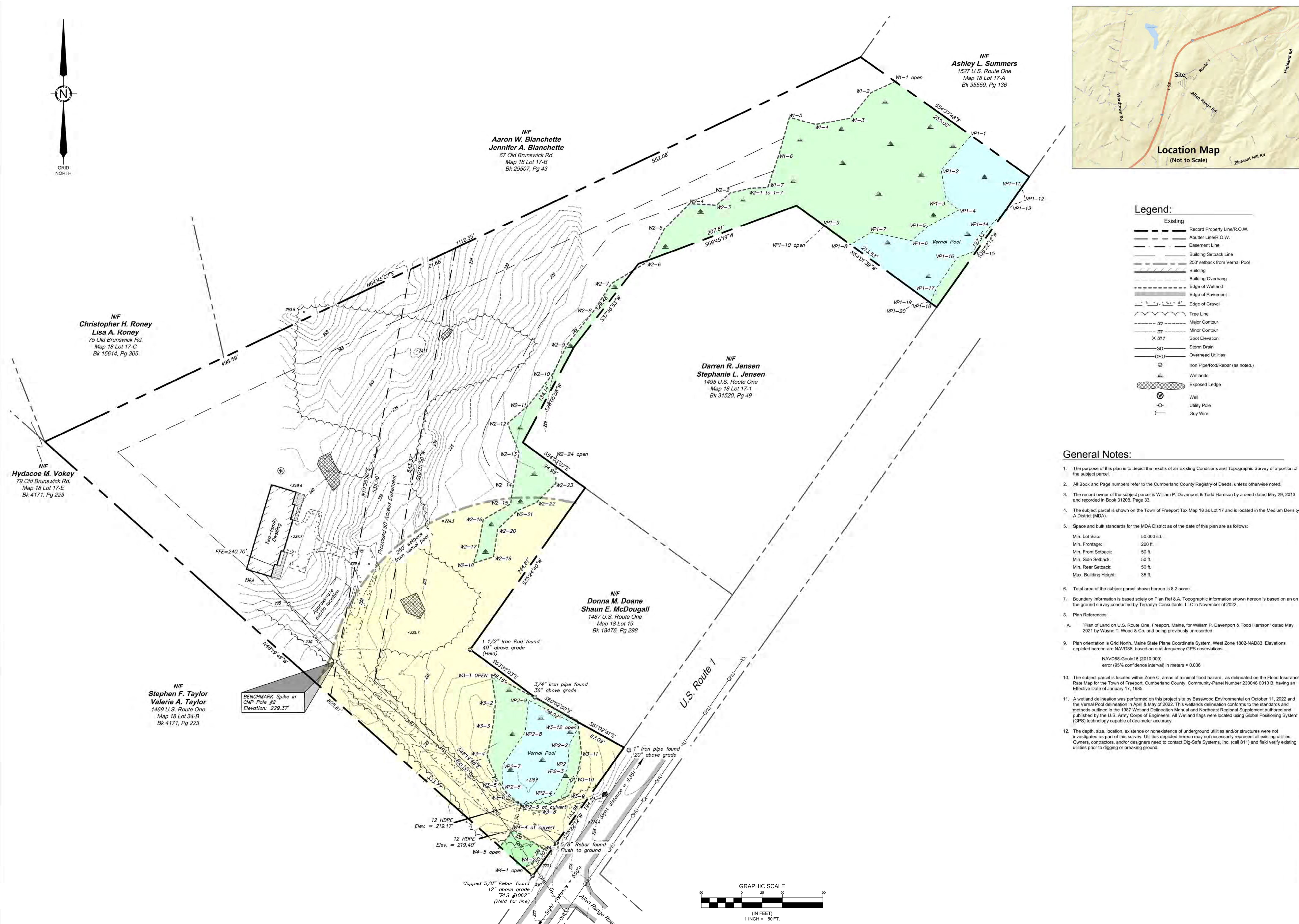
CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 AUBURN POWNAL ROAD
DURHAM, MAINE 04222

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

C:\01TerraDyn\Consultants\Project\Folders - Documents\2022 Jobs\22-57 Route One Subdivision - Freeport\CAD\Permitting\22-57 C.dwg



DATE: 11/14/22 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.

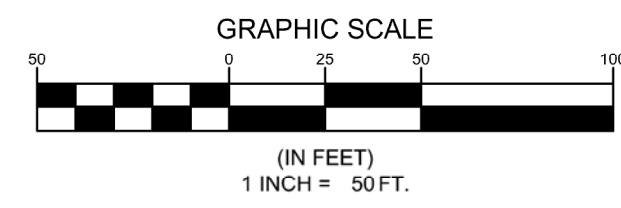
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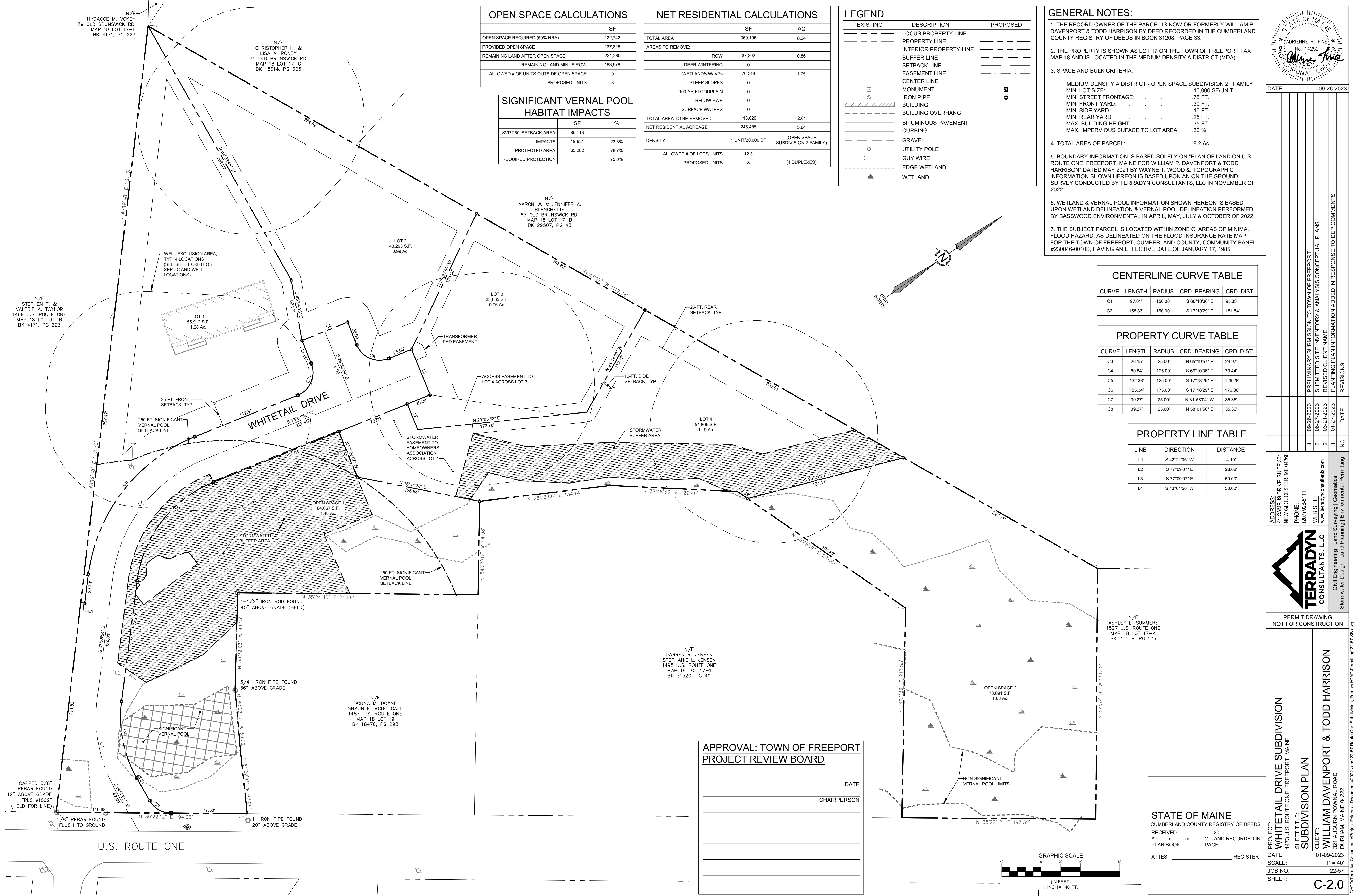
TERRADYN
CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

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





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 H/W	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)

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%

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	---

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: 09-26-2023

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	97.01'	150.00'	S 66°10'36" E	95.33'
C2	158.86'	150.00'	S 17°18'29" E	151.54'

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°10'36" 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'

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'

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

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

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

N/F STEPHEN F. & VALERIE A. TAYLOR
1469 U.S. ROUTE ONE
MAP 18 LOT 34-B
BK 4171, PG 223

N/F CHRISTOPHER H. & LISA A. RONEY
75 OLD BRUNSWICK RD.
MAP 18 LOT 17-C
BK 15614, PG 305

N/F AARON W. & JENNIFER A. BLANCHETTE
67 OLD BRUNSWICK RD.
MAP 18 LOT 17-B
BK 29507, PG 43

LOT 2
43,293 S.F.
0.99 Ac.

LOT 3
33,035 S.F.
0.76 Ac.

LOT 4
51,805 S.F.
1.19 Ac.

OPEN SPACE 1
64,667 S.F.
1.48 Ac.

N/F ASHLEY L. SUMMERS
1527 U.S. ROUTE ONE
MAP 18 LOT 17-A
BK 35559, PG 136

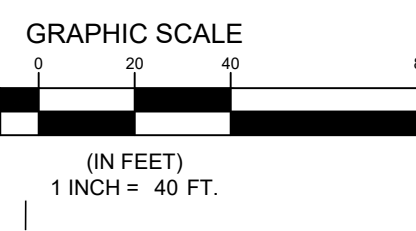
N/F DARREN R. JENSEN
STEPHANIE L. JENSEN
1495 U.S. ROUTE ONE
MAP 18 LOT 17-1
BK 31520, PG 49

N/F DONNA M. DOANE
SHAUN E. MCDUGALL
1487 U.S. ROUTE ONE
MAP 18 LOT 19
BK 18476, PG 298

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

U.S. ROUTE ONE

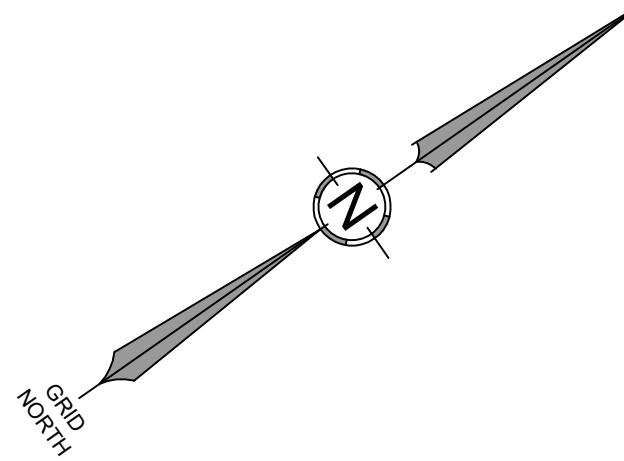
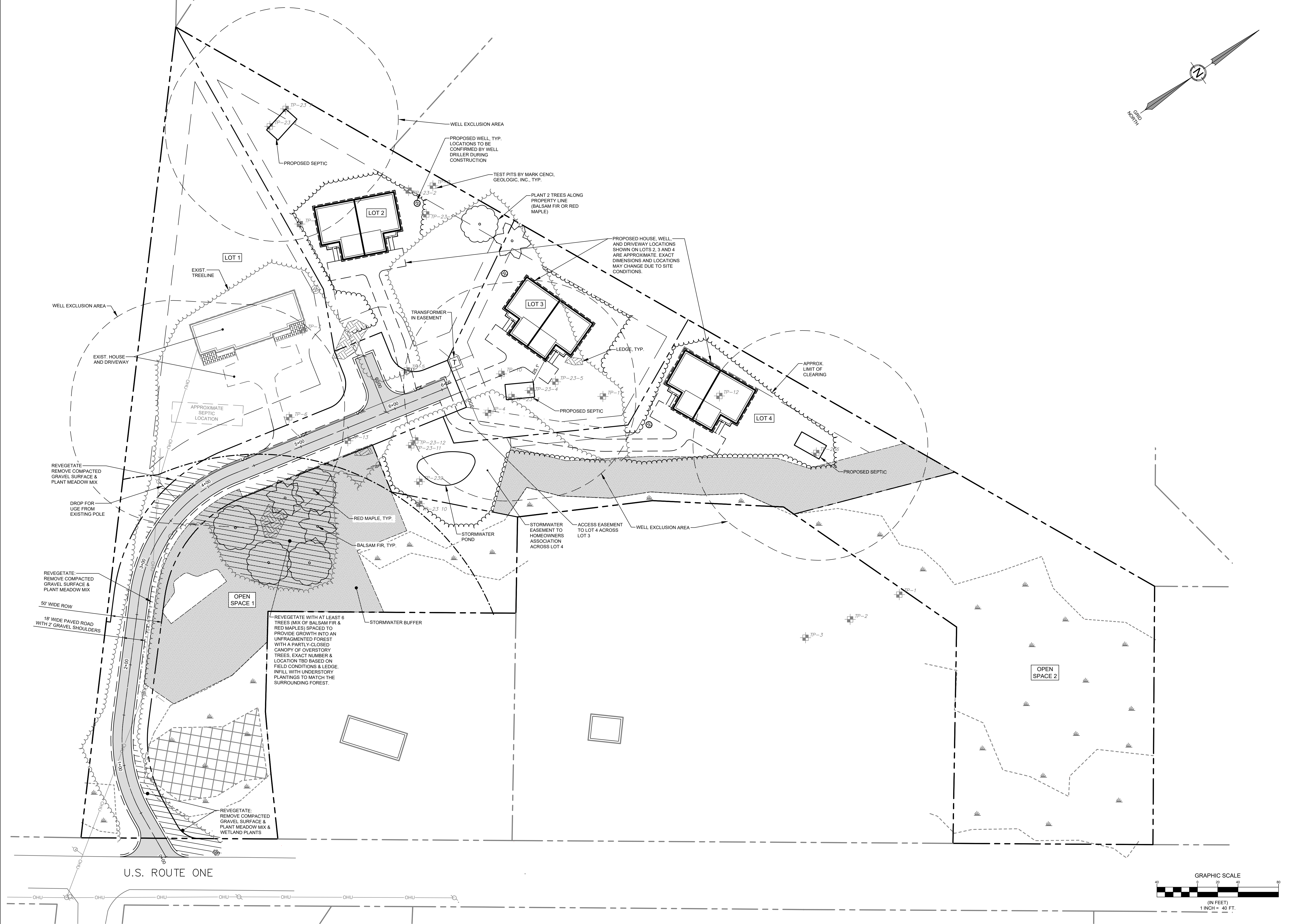
CAPPED 5/8" REBAR FOUND 12" ABOVE GRADE "PLS #1062" (HELD FOR LINE)

5/8" REBAR FOUND FLUSH TO GROUND

1" IRON PIPE FOUND 20" ABOVE GRADE

3/4" IRON PIPE FOUND 36" ABOVE GRADE

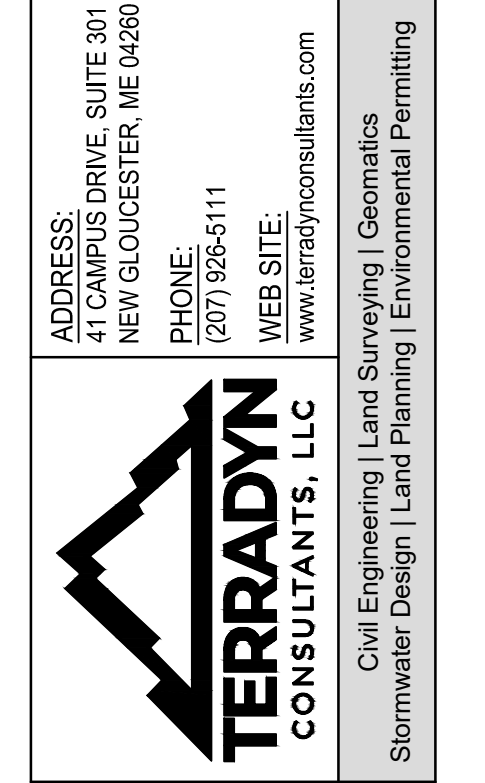
1-1/2" IRON ROD FOUND 40" ABOVE GRADE (HELD)



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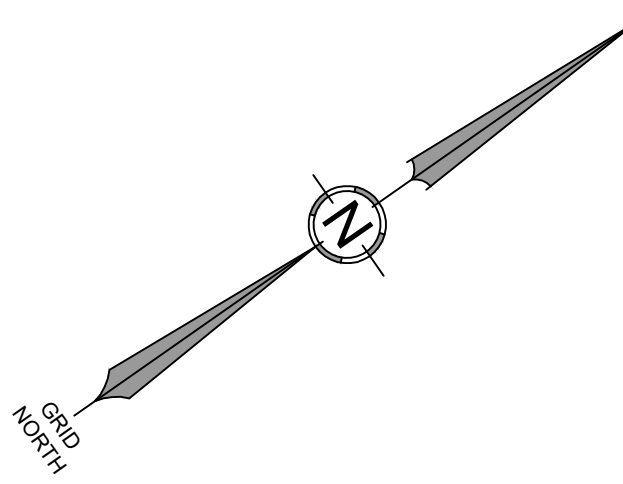
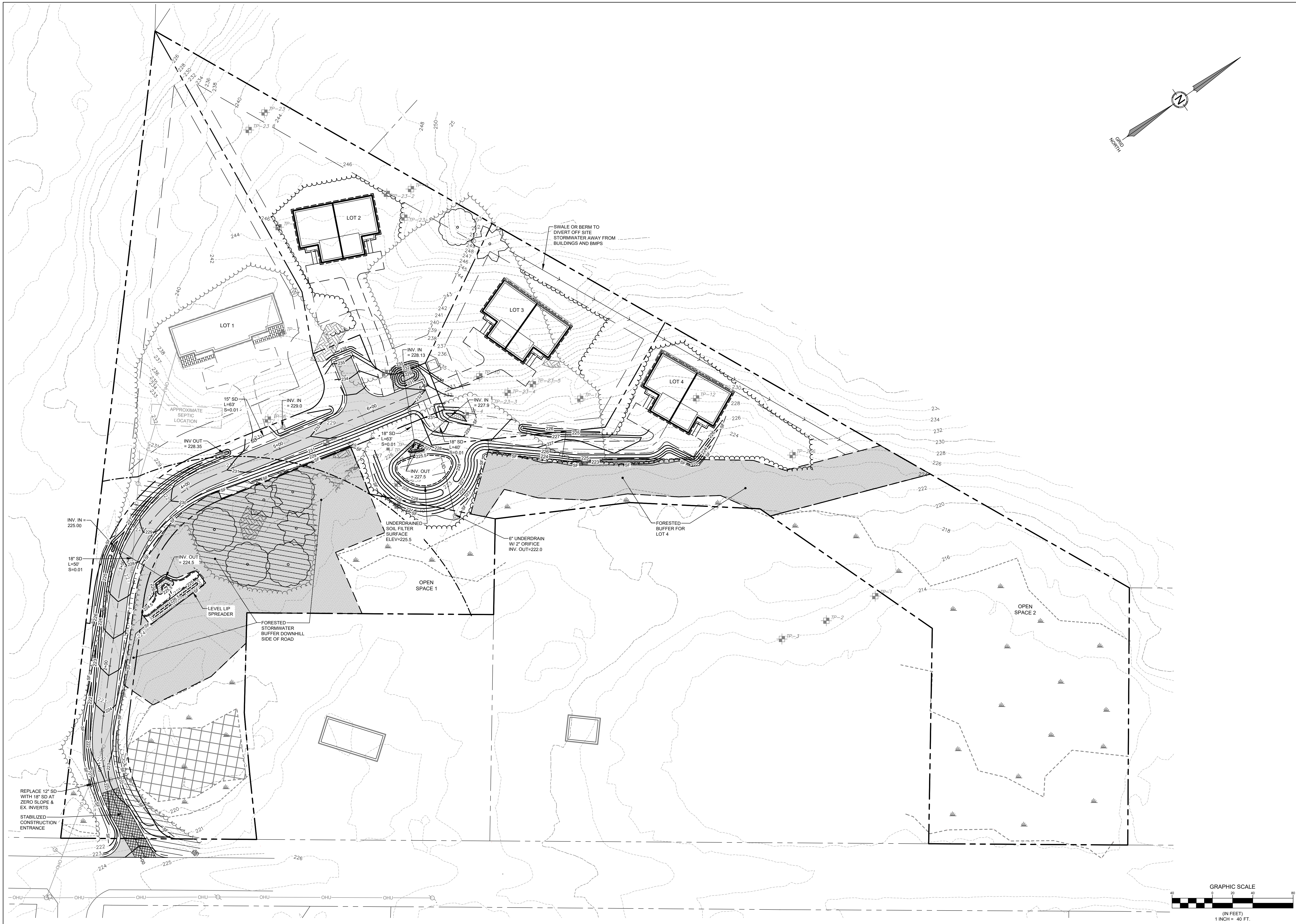
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1473 U.S. ROUTE ONE, FREEPORT, MAINE

SHEET TITLE: SITE AND UTILITY PLAN

CLIENT: WILLIAM DAVENPORT & TODD HARRISON
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DURHAM, MAINE 04222

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SHEET: C-3.0

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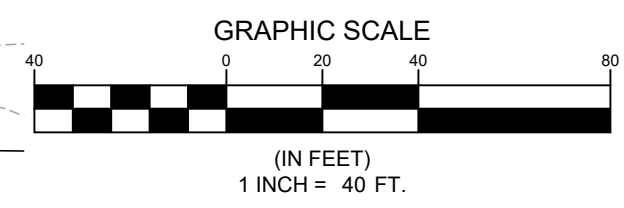
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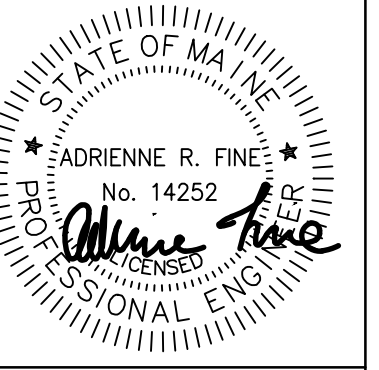
SHEET TITLE: GRADING AND DRAINAGE PLAN

CLIENT: WILLIAM DAVENPORT & TODD HARRISON
321 ALBURN POWANAL ROAD
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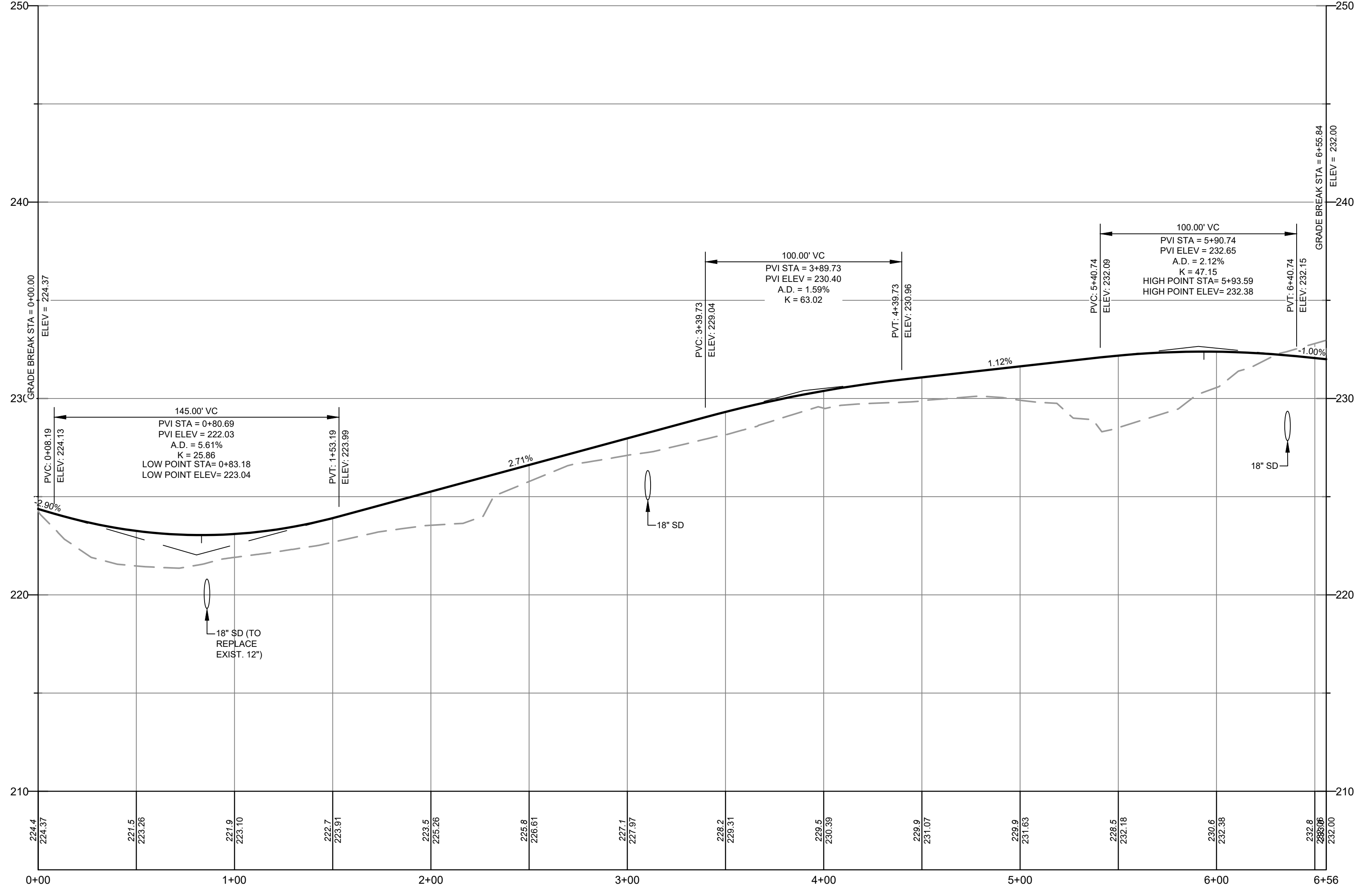
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SHEET: C-4.0



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DATE: 09-26-2023



PROFILE: WHITETAIL DRIVE
 SCALE: 1" = 40' HORIZ.
 1" = 4' VERT.

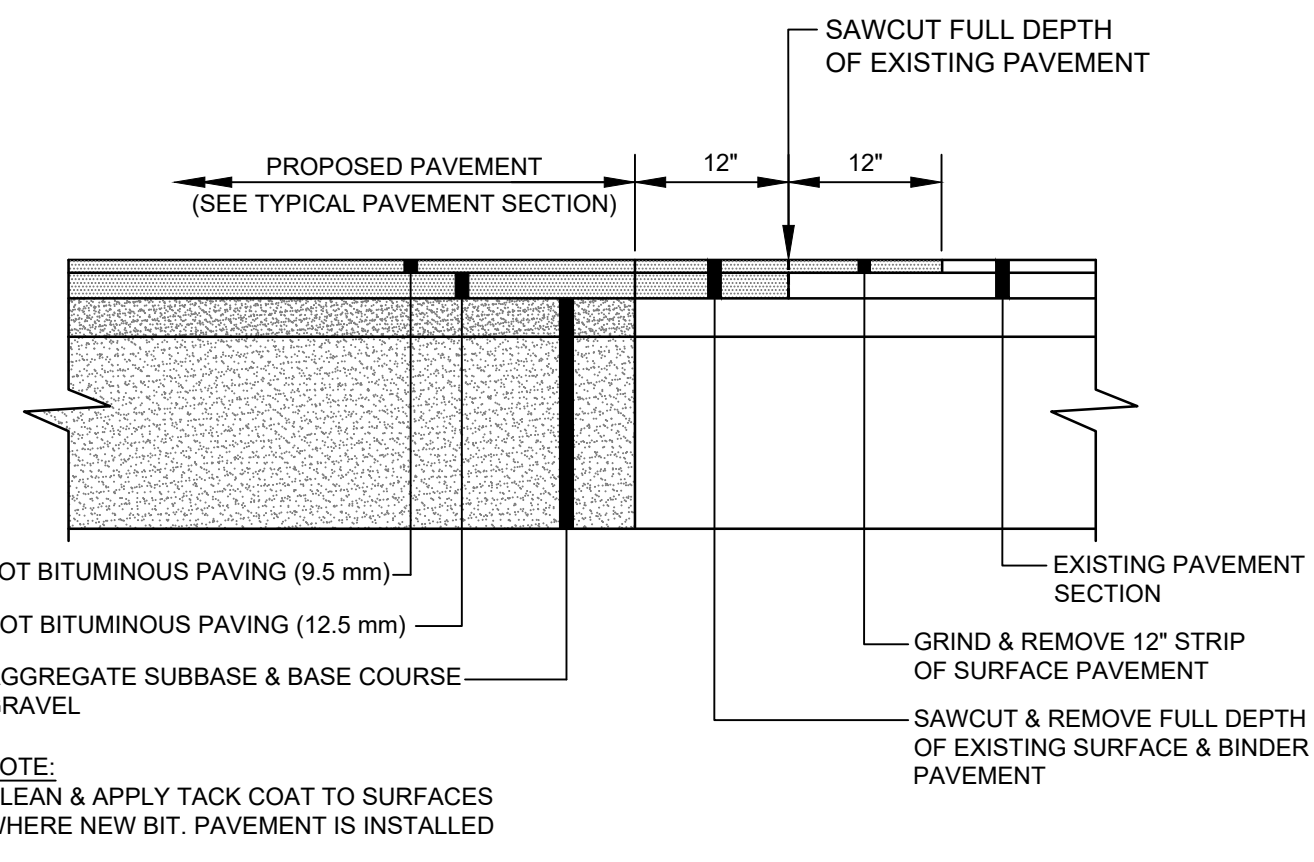
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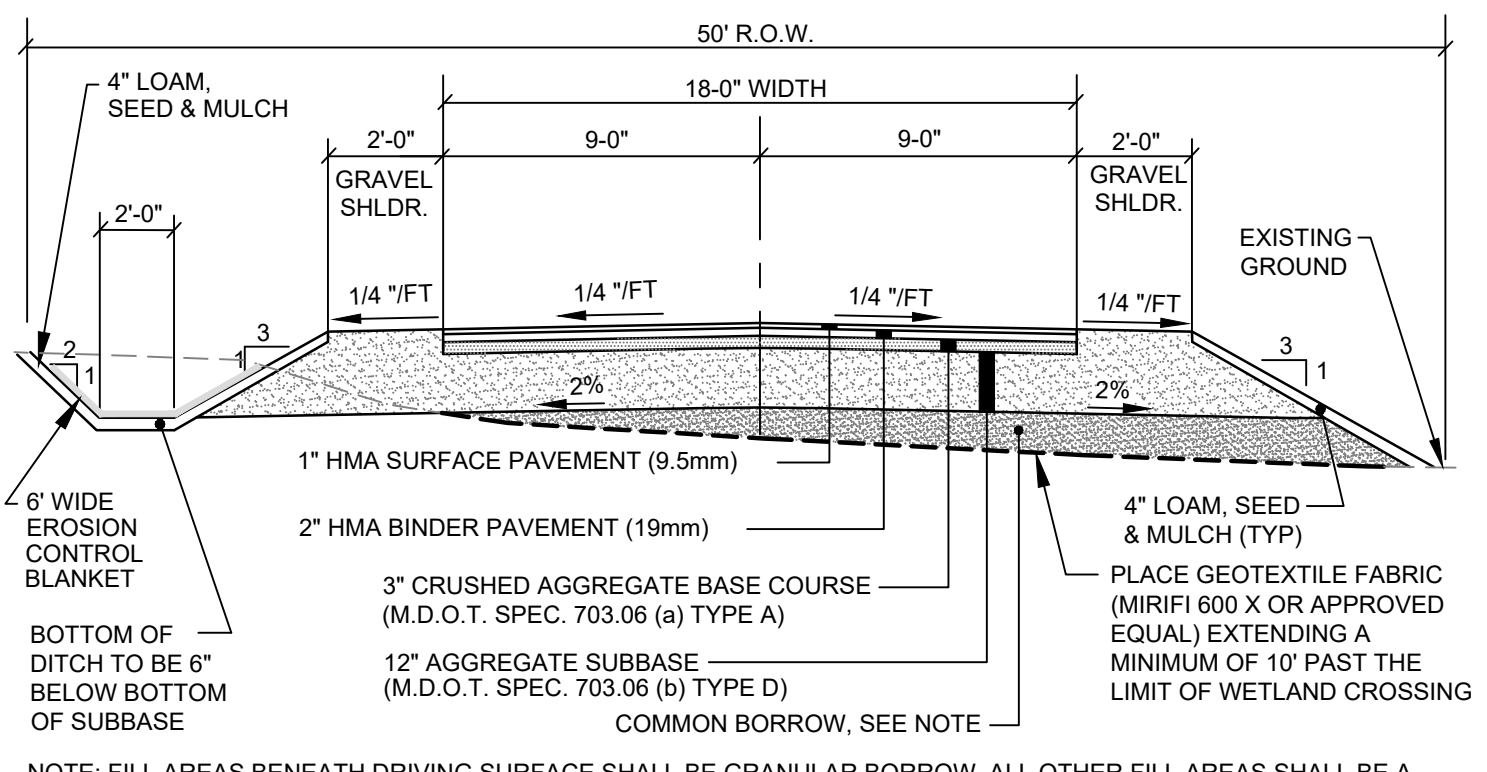
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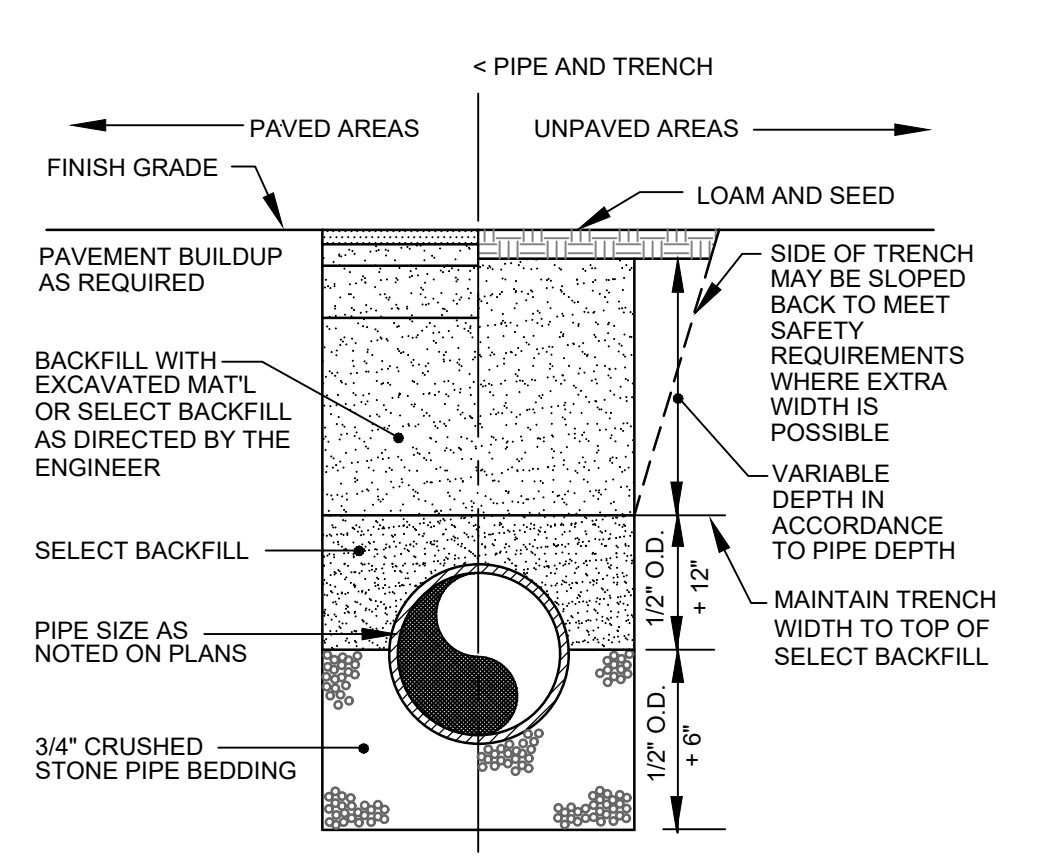
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CLIENT:	WILLIAM DAVENPORT & TODD HARRISON 321 ALBURN POWINAL ROAD DURHAM, MAINE 04222
DATE:	01-09-2023
SCALE:	AS SHOWN
JOB NO:	22-57
SHEET:	C-5.0



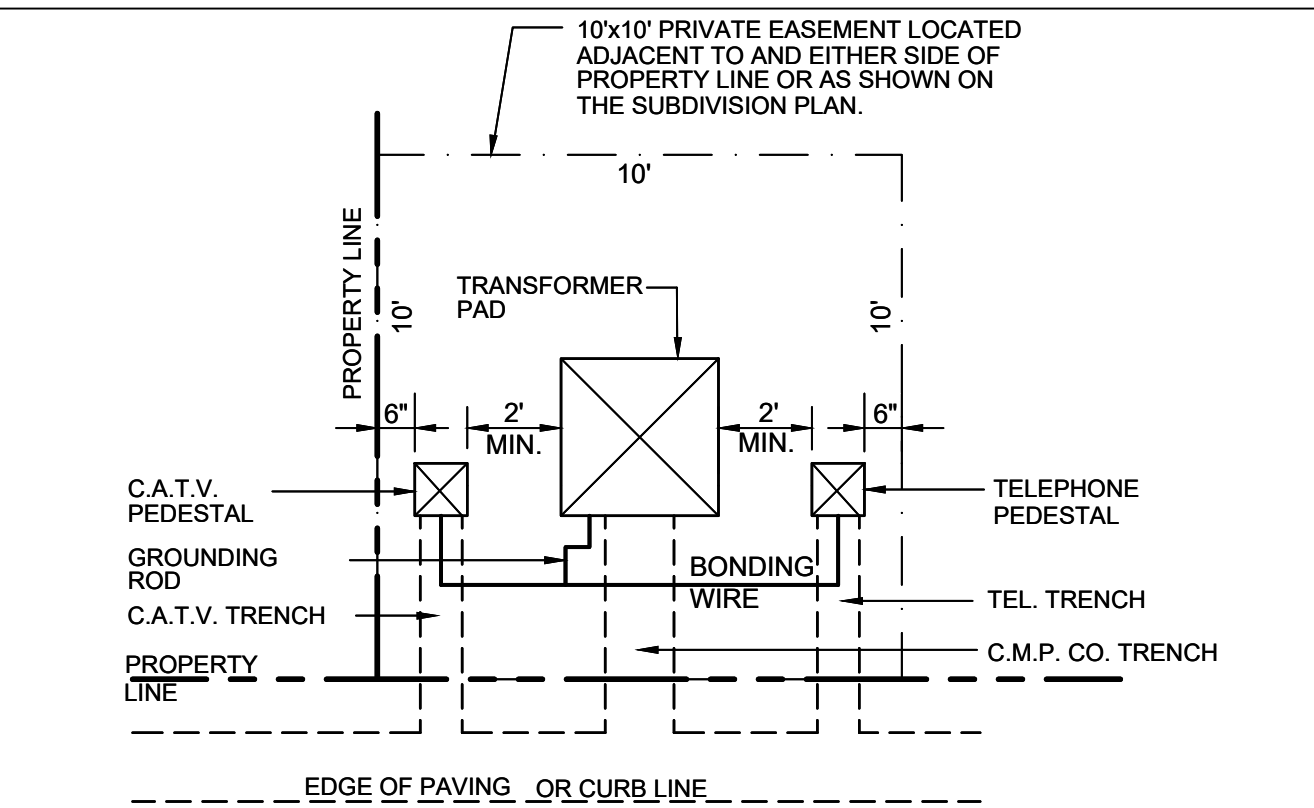
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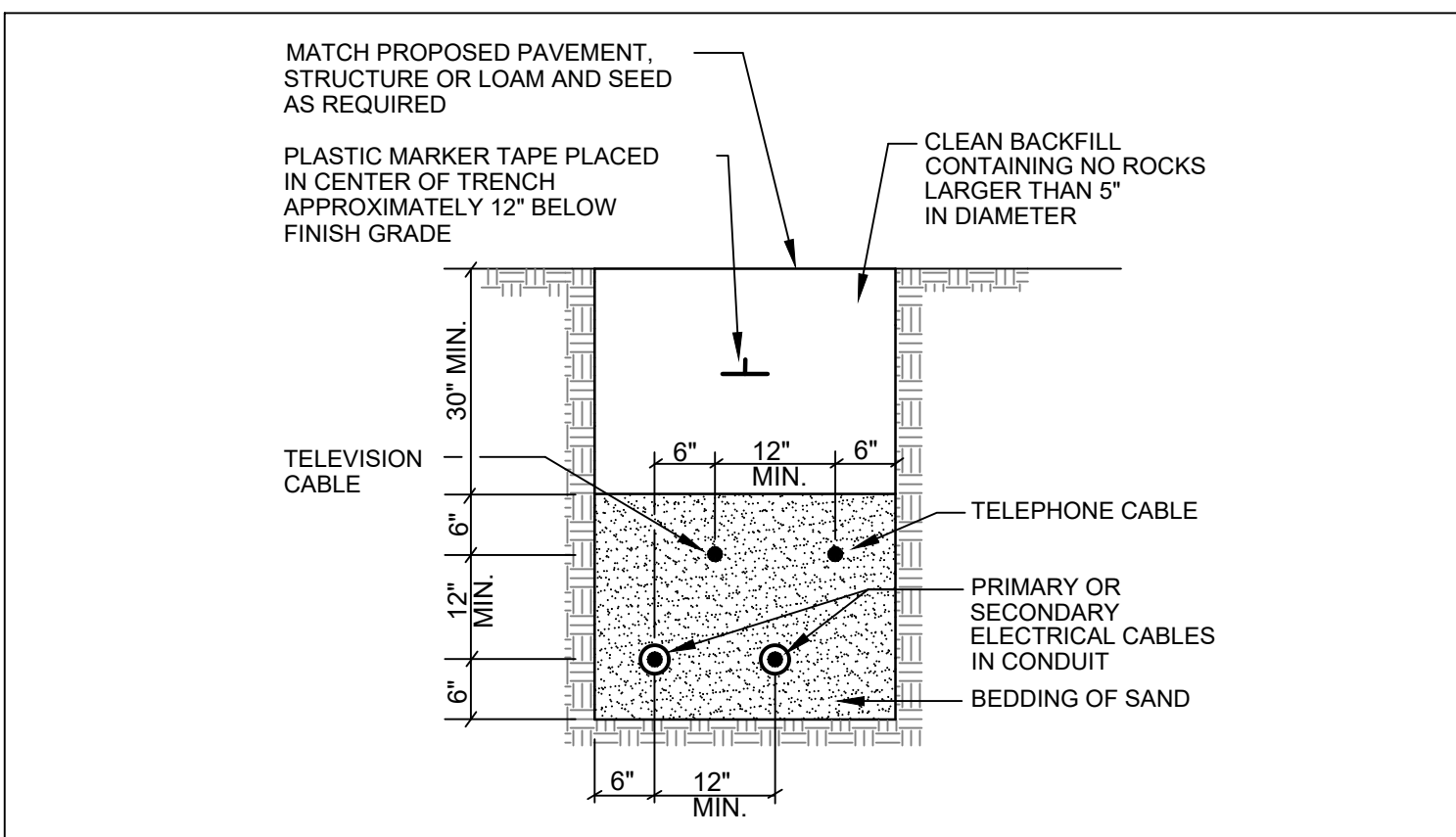
PRIVATE ROAD DEAD-END SECTION
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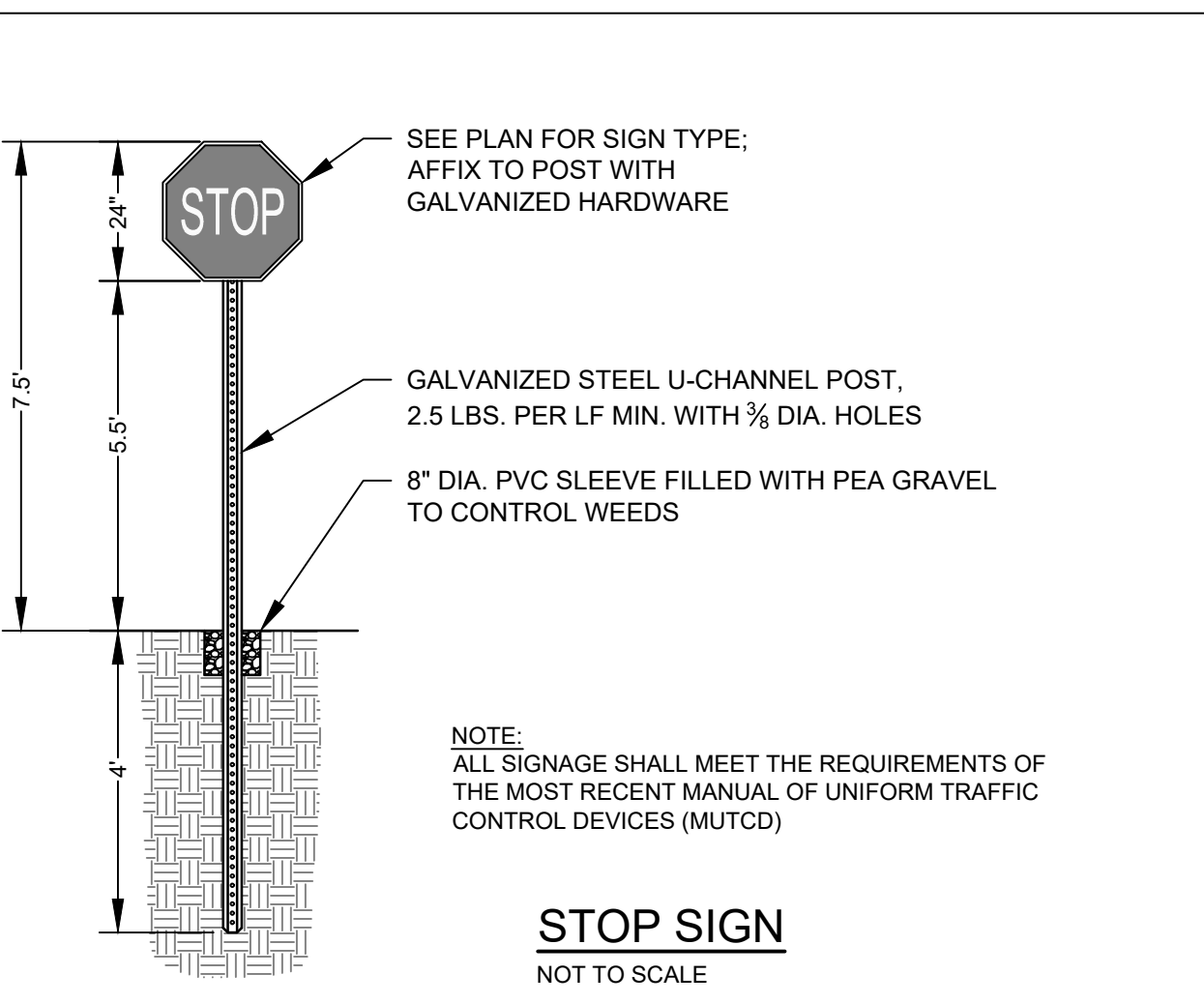
TYPICAL TRENCH SECTION
NOT TO SCALE



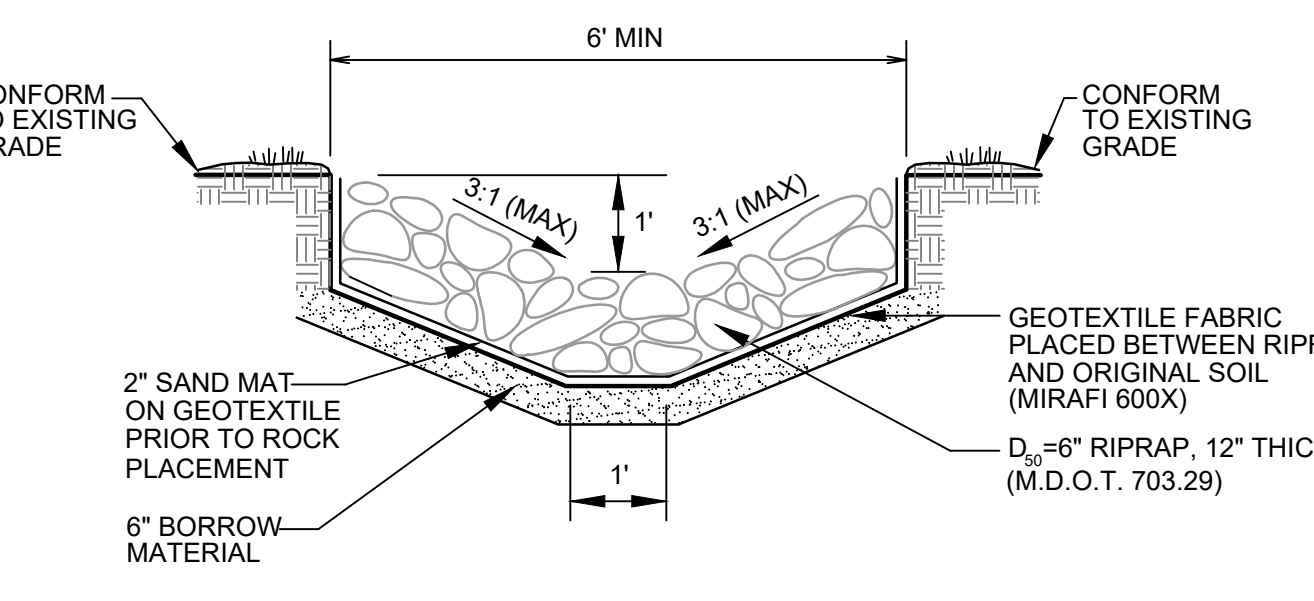
TRANSFORMER DETAIL
NOT TO SCALE



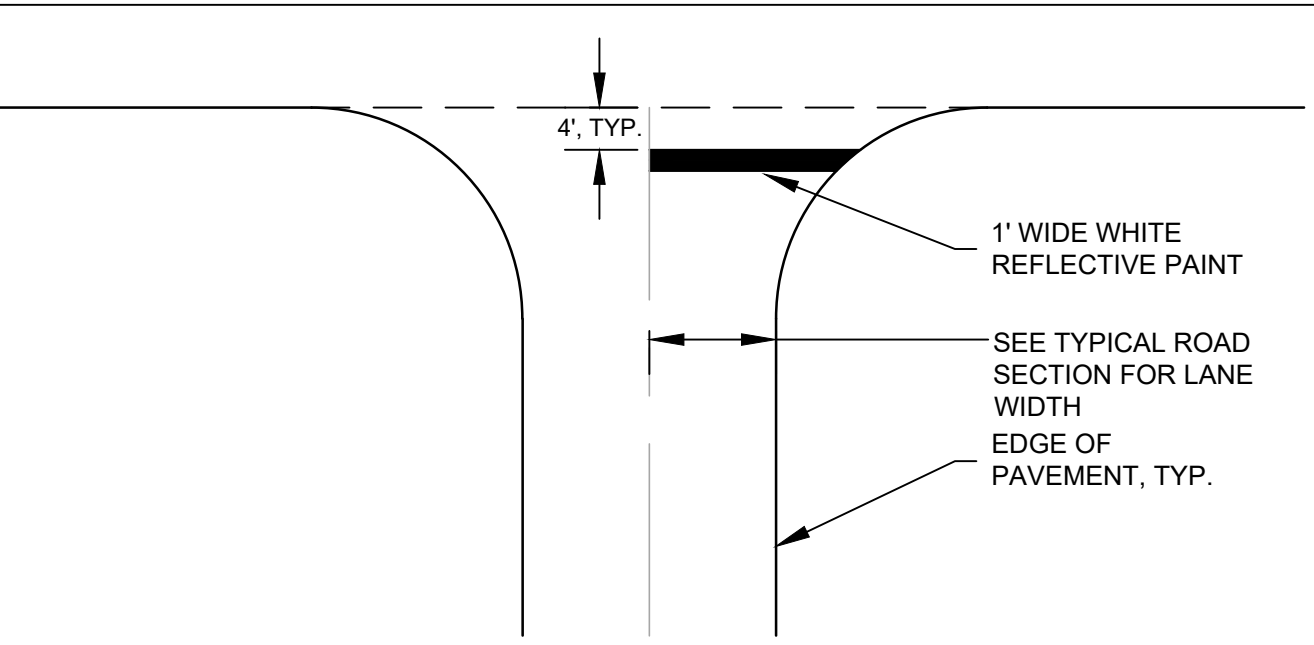
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



STOP SIGN
NOT TO SCALE



RIPRAP SWALE
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- 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.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- 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.
- 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.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- 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.
- SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- 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.
- 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.
- IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- 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.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- 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.
- 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.



DATE: 09-26-2023

NO.	REVISIONS	DATE
1	NO	
2		01-27-2023
3		03-21-2023
4		06-27-2023
5		09-26-2023

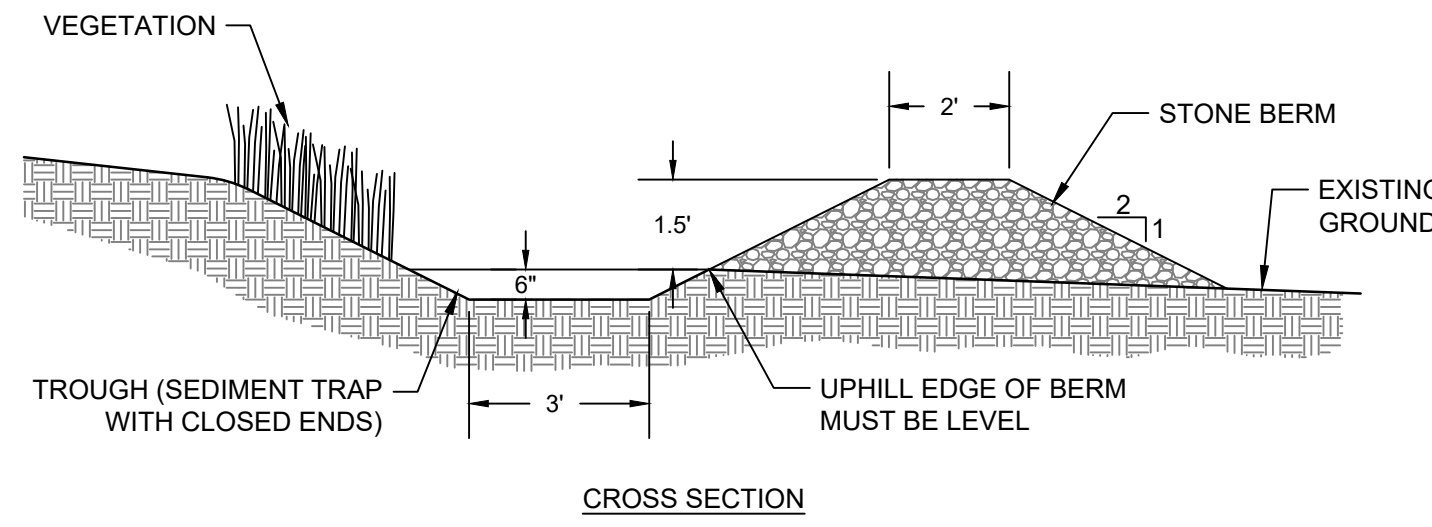
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NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terraDyn.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

TERRADYN
CONSULTANTS, LLC

PERMIT DRAWING
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



- 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.

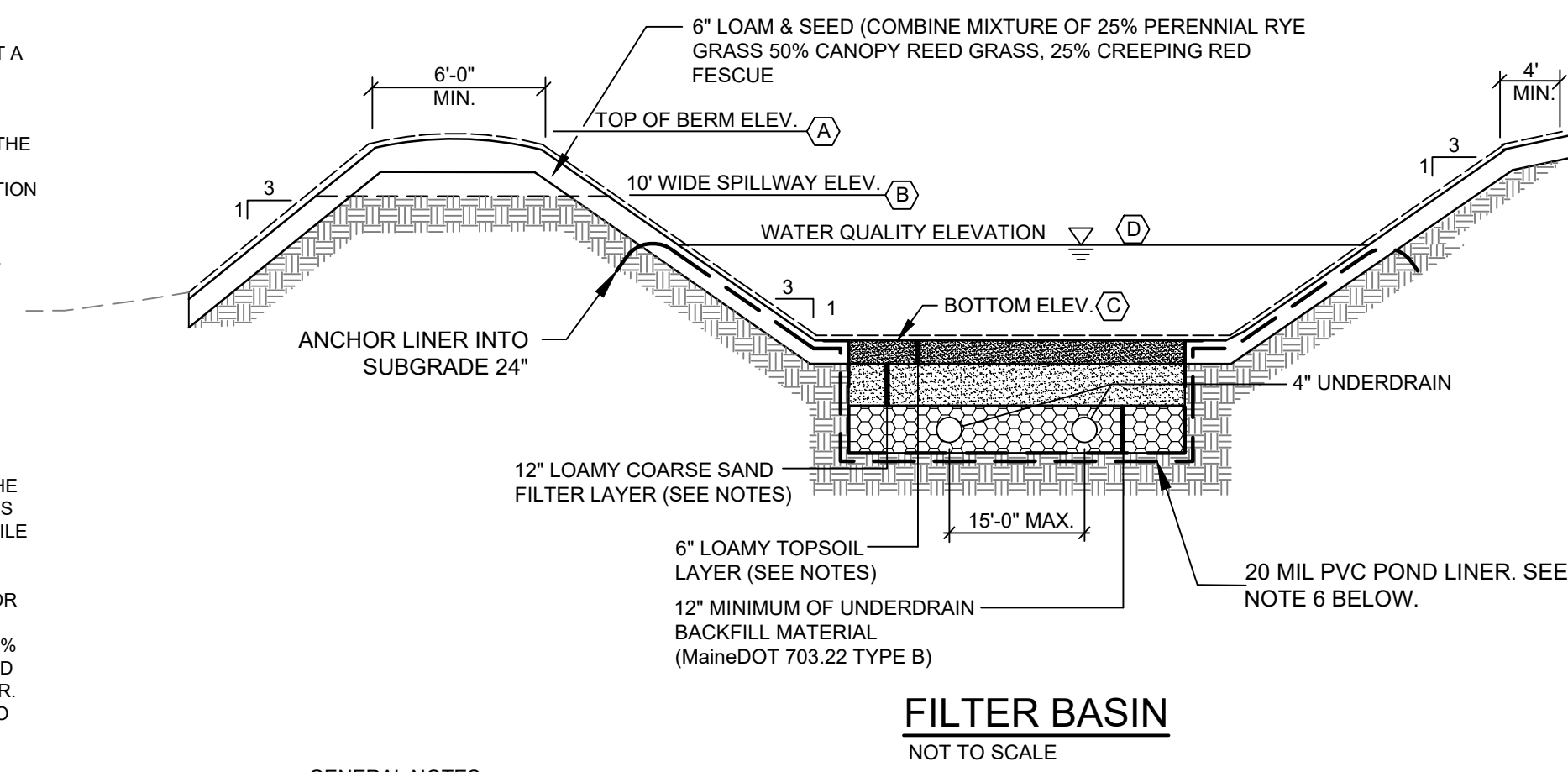
- CONSTRUCTION PHASE NOTES:**
- CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 60% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE 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

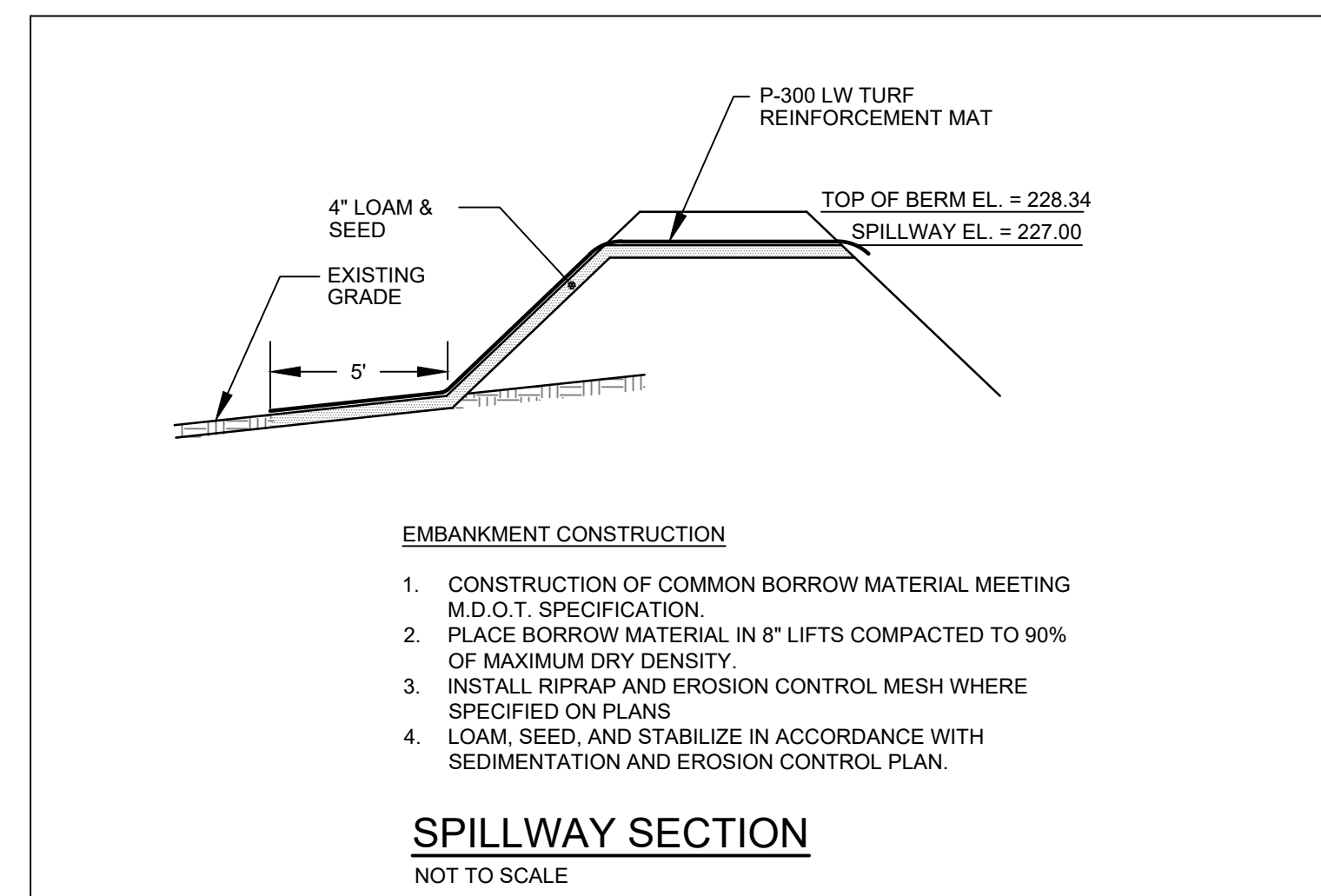
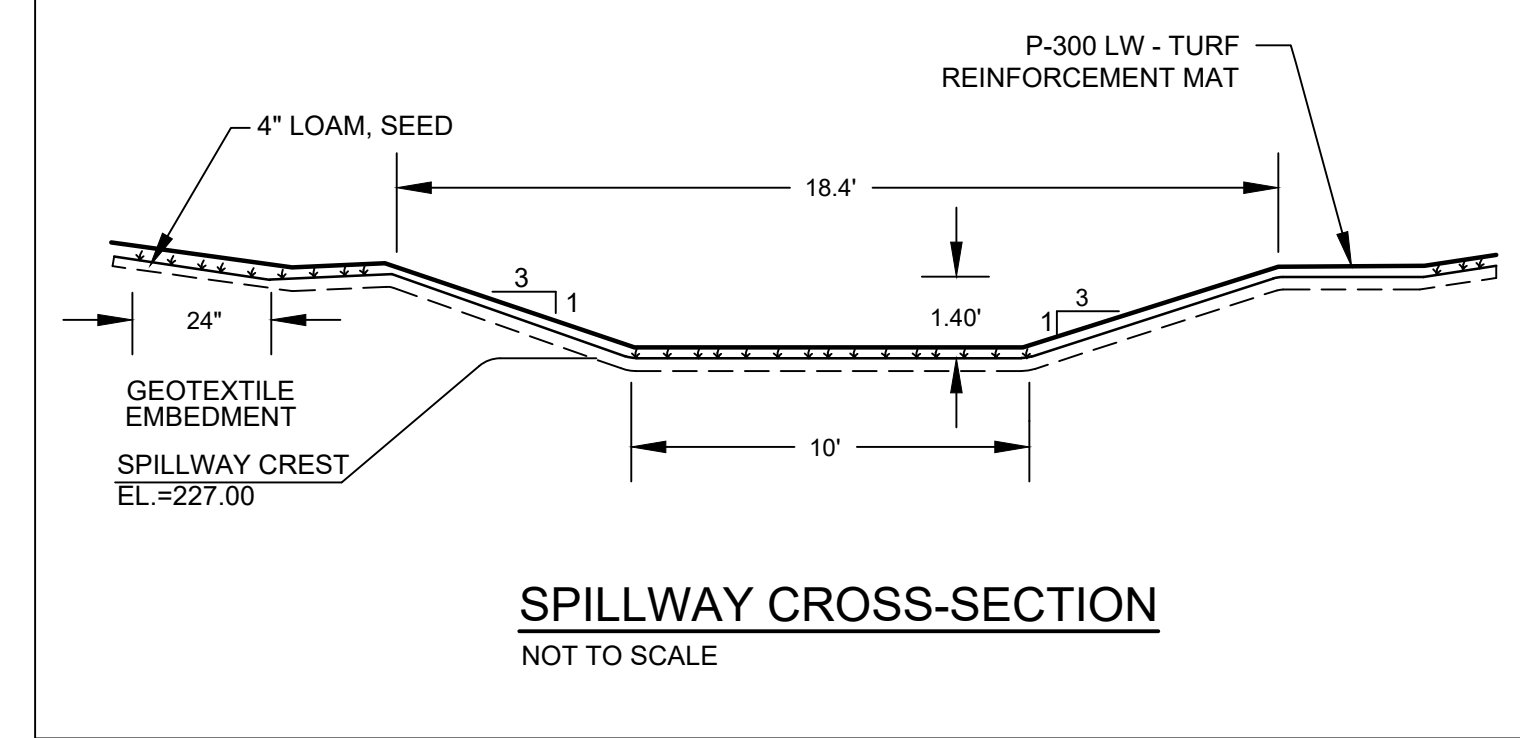
FILTER BASIN DETAILS
NOT TO SCALE



- 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.

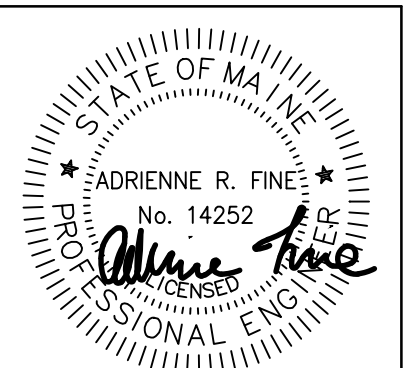
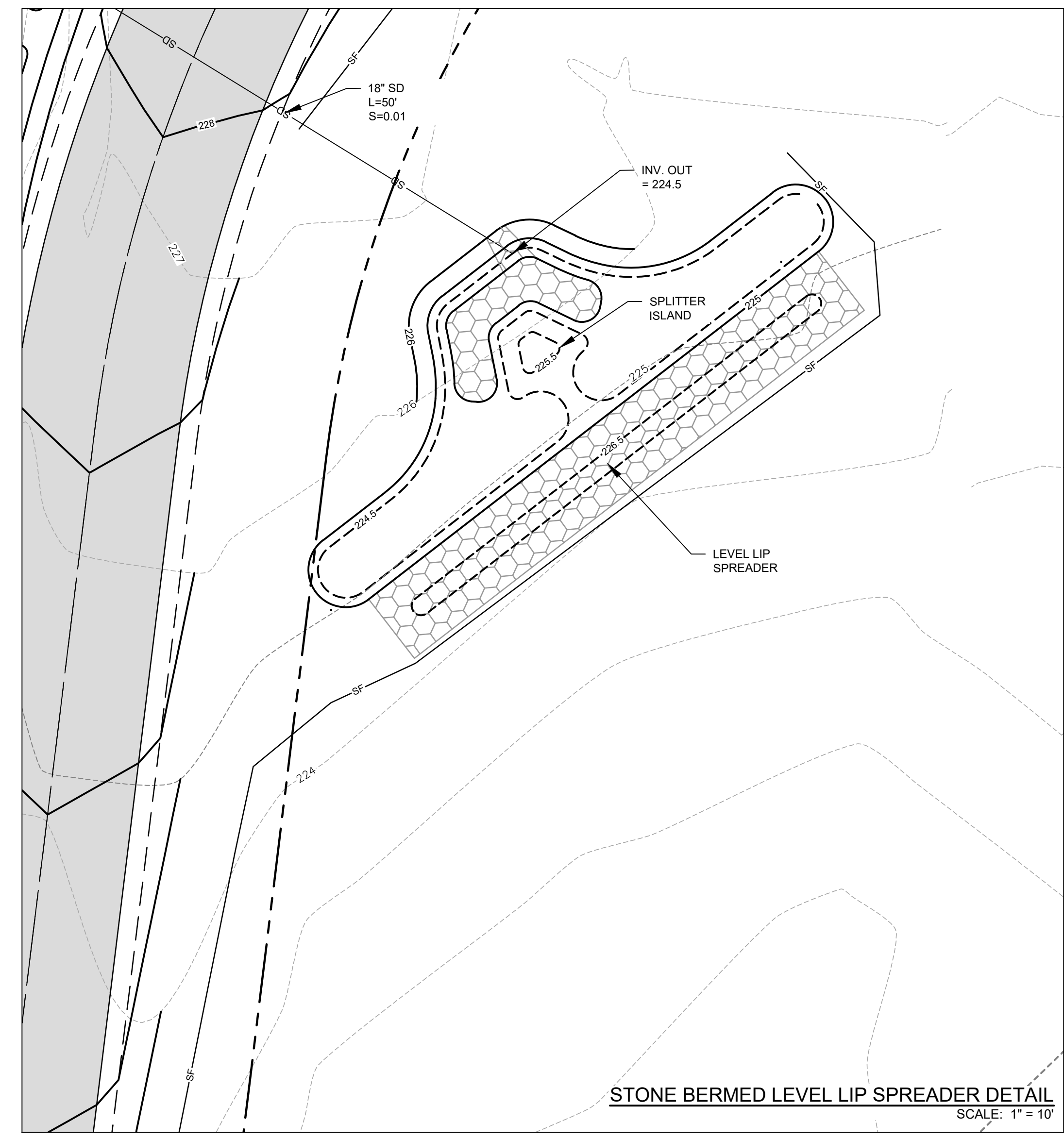
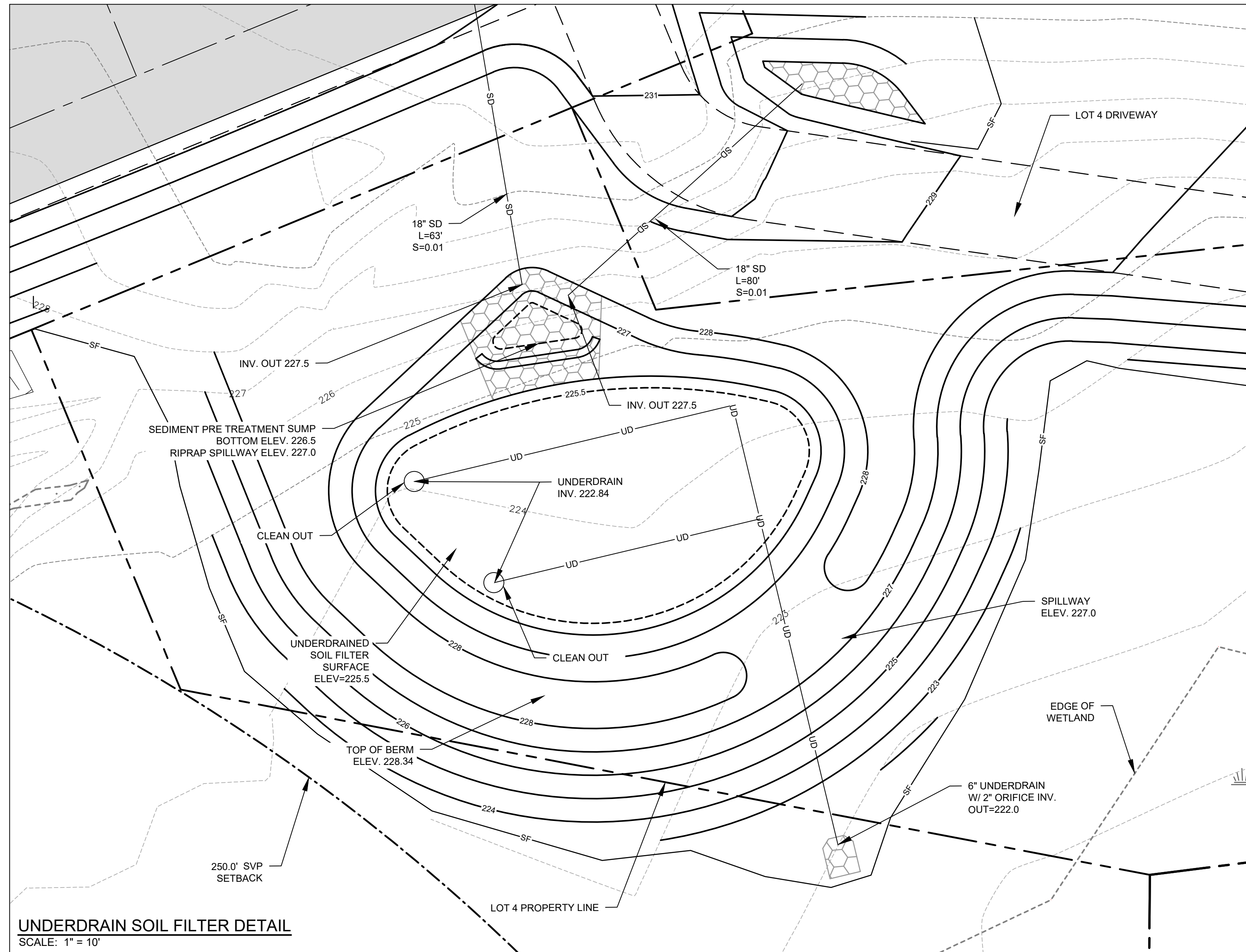
LOAMY COARSE SAND (12" FILTER LAYER)	
SIEVE #	% PASSING BY WEIGHT
10	85-100
20	70-100
60	15-40
200	8-15

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



- 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



DATE: 09-26-2023

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 INVENTORY & ANALYSIS CONCEPTUAL PLANS
4	09-26-2023	PRELIMINARY SUBMISSION TO TOWN OF FREEPORT

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WEB SITE: www.terradynconsultants.com
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: 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