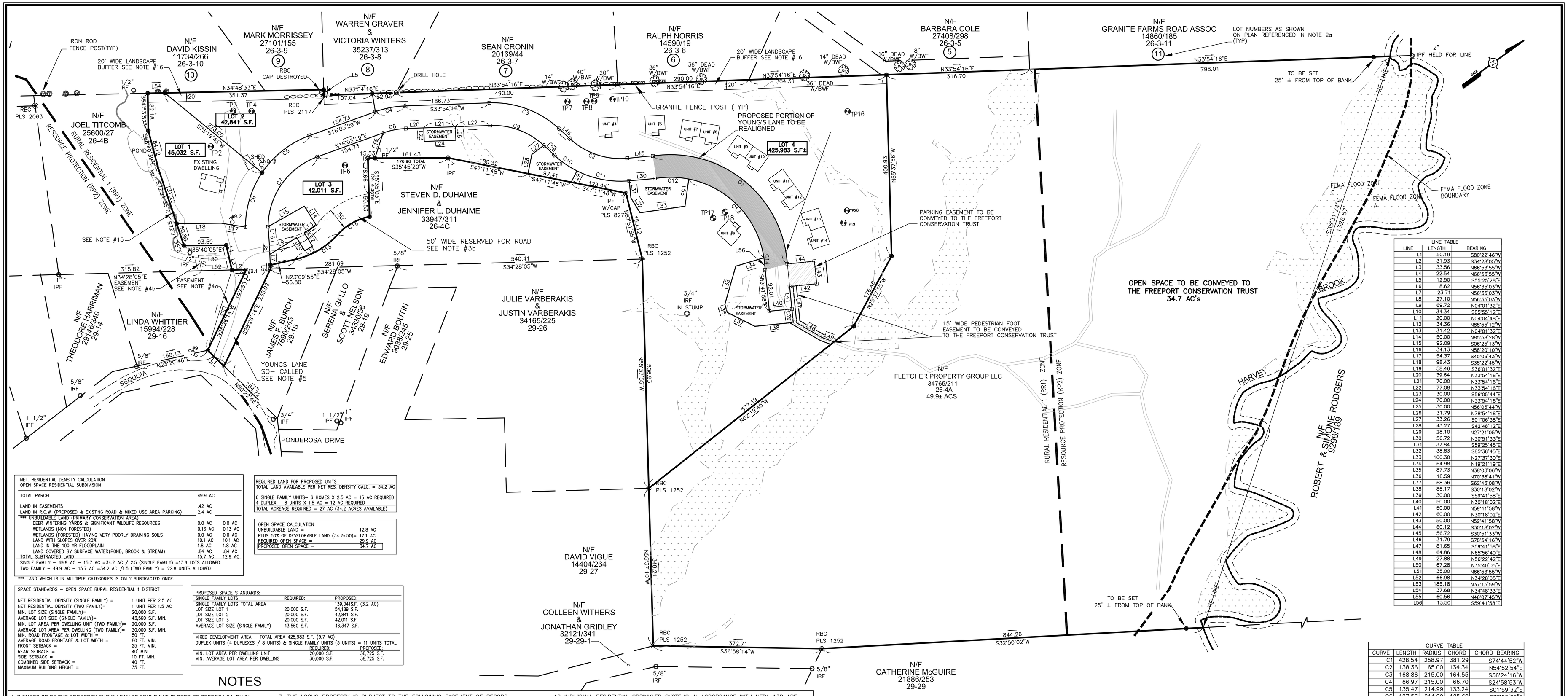

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.19	S80°22'46"W
L2	31.93	S34°28'05"W
L3	33.56	N66°53'55"W
L4	22.54	N66°53'55"W
L5	12.50	S55°25'28"E
L6	8.62	N56°35'03"W
L7	23.71	N56°35'03"W
L8	27.10	N56°35'03"W
L9	69.72	N04°01'32"E
L10	34.34	S85°55'12"E
L11	20.00	N04°04'48"E
L12	34.36	N85°55'12"W
L13	31.42	N04°01'32"E
L14	50.00	N85°58'28"W
L15	92.09	S06°25'13"W
L16	34.13	N58°20'10"W
L17	54.37	S45°06'43"W
L18	98.43	S35°22'45"W
L19	58.46	S36°01'32"E
L20	39.64	N33°54'16"E
L21	70.00	N33°54'16"E
L22	77.08	N33°54'16"E
L23	30.00	S56°05'44"E
L24	70.00	N33°54'16"E
L25	30.00	N56°05'44"W
L26	31.79	N78°54'16"E
L27	33.26	S01°06'38"E
L28	43.27	S42°48'12"E
L29	28.10	N27°21'05"W
L30	56.72	N30°51'33"E
L31	37.84	S59°25'45"E
L32	38.83	S85°38'45"E
L33	100.30	N27°37'30"E
L34	64.98	N19°21'19"E
L35	87.73	N38°03'06"W
L36	18.59	N70°38'41"W
L37	68.36	S62°43'08"W
L38	85.17	S30°18'02"W
L39	30.00	S59°41'58"E
L40	50.00	N30°18'02"E
L41	50.00	N59°41'58"W
L42	60.00	N30°18'02"E
L43	50.00	N59°41'58"W
L44	60.12	S30°18'02"W
L45	56.72	S30°51'33"E
L46	31.79	S78°54'16"W
L47	81.65	S59°41'58"E
L48	64.86	N65°56'40"E
L49	27.88	N56°22'42"E
L50	67.28	N35°40'05"E
L51	35.00	N66°53'55"W
L52	66.98	N34°28'05"E
L53	185.18	N37°15'59"W
L54	37.68	N34°48'33"E
L55	60.56	N46°07'45"W
L56	13.50	S59°41'58"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	428.54	258.97	381.29	S74°44'52"W
C2	138.36	165.00	134.34	N54°52'54"E
C3	168.86	215.00	164.55	S56°24'16"W
C4	66.97	215.00	66.70	S24°58'53"W
C5	135.47	214.99	133.24	S01°59'32"E
C6	127.56	214.99	125.69	S37°02'25"E
C7	201.01	164.99	188.81	S18°50'33"E
C8	51.39	165.00	51.19	S24°58'53"W
C9	129.59	165.00	126.29	S56°24'16"W
C10	61.00	215.00	60.79	N70°46'35"E
C11	119.29	215.00	117.76	N46°45'14"E
C12	72.31	208.97	71.95	S37°15'15"W
C13	256.33	208.97	240.56	S82°18'29"W
C14	26.56	225.00	26.55	N63°04'54"W
C15	109.66	180.00	107.97	N05°42'45"E
C16	82.62	130.00	81.24	S06°28'00"W

NET. RESIDENTIAL DENSITY CALCULATION OPEN SPACE RESIDENTIAL SUBDIVISION		
TOTAL PARCEL	49.9 AC	
LAND IN EASEMENTS	.42 AC	
LAND IN R.O.W. (PROPOSED & EXISTING ROAD & MIXED USE AREA PARKING)	2.4 AC	
*** UNBUILDABLE LAND (PRIMARY CONSERVATION AREA)		
DEER WINTERING YARDS & SIGNIFICANT WILDLIFE RESOURCES	0.0 AC	0.0 AC
WETLANDS (NON FORESTED)	0.13 AC	0.13 AC
WETLANDS (FORESTED) HAVING VERY POORLY DRAINING SOILS	0.0 AC	0.0 AC
LAND WITH SLOPES OVER 20%	10.1 AC	10.1 AC
LAND IN THE 100 YR FLOODPLAIN	1.8 AC	1.8 AC
LAND COVERED BY SURFACE WATER(POND, BROOK & STREAM)	.84 AC	.84 AC
TOTAL SUBTRACTED LAND	15.7 AC	12.9 AC
SINGLE FAMILY – 49.9 AC – 15.7 AC =34.2 AC / 2.5 (SINGLE FAMILY) =13.6 LOTS ALLOWED		
TWO FAMILY – 49.9 AC – 15.7 AC =34.2 AC /1.5 (TWO FAMILY) = 22.8 UNITS ALLOWED		

*** LAND WHICH IS IN MULTIPLE CATEGORIES IS ONLY SUBTRACTED ONCE.

SPACE STANDARDS – OPEN SPACE RURAL RESIDENTIAL 1 DISTRICT	
NET RESIDENTIAL DENSITY (SINGLE FAMILY) =	1 UNIT PER 2.5 AC
NET RESIDENTIAL DENSITY (TWO FAMILY)=	1 UNIT PER 1.5 AC
MIN. LOT SIZE (SINGLE FAMILY)=	20,000 S.F.
AVERAGE LOT SIZE (SINGLE FAMILY)=	43,560 S.F. MIN.
MIN. LOT AREA PER DWELLING UNIT (TWO FAMILY)=	20,000 S.F.
AVERAGE LOT AREA PER DWELLING (TWO FAMILY)=	30,000 S.F. MIN.
MIN. ROAD FRONTAGE & LOT WIDTH =	50 FT.
AVERAGE ROAD FRONTAGE & LOT WIDTH =	80 FT. MIN.
FRONT SETBACK =	25 FT. MIN.
REAR SETBACK =	40' MIN.
SIDE SETBACK =	10 FT. MIN.
COMBINED SIDE SETBACK =	40 FT.
MAXIMUM BUILDING HEIGHT =	35 FT.

REQUIRED LAND FOR PROPOSED UNITS TOTAL LAND AVAILABLE PER NET RES. DENSITY CALC. = 34.2 AC	
6 SINGLE FAMILY UNITS– 6 HOMES X 2.5 AC = 15 AC REQUIRED	
4 DUPLEX – 8 UNITS X 1.5 AC = 12 AC REQUIRED	
TOTAL ACREAGE REQUIRED = 27 AC (34.2 ACRES AVAILABLE)	
OPEN SPACE CALCULATION	
UNBUILDABLE LAND =	12.8 AC
PLUS 50% OF DEVELOPABLE LAND (34.2x.50)=	17.1 AC
REQUIRED OPEN SPACE =	29.9 AC
PROPOSED OPEN SPACE =	34.7 AC

PROPOSED SPACE STANDARDS:		
SINGLE FAMILY LOTS	REQUIRED:	PROPOSED:
SINGLE FAMILY LOTS TOTAL AREA		139,041S.F. (3.2 AC)
LOT SIZE LOT 1	20,000 S.F.	54,189 S.F.
LOT SIZE LOT 2	20,000 S.F.	42,841 S.F.
LOT SIZE LOT 3	20,000 S.F.	42,011 S.F.
AVERAGE LOT SIZE (SINGLE FAMILY)	43,560 S.F.	46,347 S.F.
MIXED DEVELOPMENT AREA – TOTAL AREA 425,983 S.F. (9.7 AC)		
DUPLEX UNITS (4 DUPLEXES / 8 UNITS) & SINGLE FAMILY UNITS (3 UNITS) = 11 UNITS TOTAL		
	REQUIRED:	PROPOSED:
MIN. LOT AREA PER DWELLING UNIT	20,000 S.F.	38,725 S.F.
MIN. AVERAGE LOT AREA PER DWELLING	30,000 S.F.	38,725 S.F.

NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE DEED OF REBECCA BALDWIN PERSONAL REPRESENTATIVE OF THE ESTATE OF WALTER YOUNG TO FLETCHER PROPERTY GROUP, LLC DATED APRIL 6, 2018, RECORDED IN DEED BOOK 34765, PAGE 211 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. PLAN REFERENCES:

a. PLAN ENTITLED GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED MAY 1, 1991, PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 192, PAGE 115

b. . PLAN ENTITLED AMENDED RECORDING PLAT OF GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED MAY 1, 1991. PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 193, PAGE 118 CCRD.

c. , PLAN ENTITLED SECOND AMENDED RECORDING PLAT GRANITE FARM SUBDIVISION GRANITE STREET, FREEPORT, CUMBERLAND COUNTY, PREPARED FOR THE WINDWARD CORPORATION, DATED APRIL 8, 1994, PREPARED BY LAND USE CONSULTANTS AND RECORDED IN PLAN BOOK 194, PAGE 228,

d. PLAN ENTITLED PLAN OF PROPERTY IN FREEPORT , MAINE FOR WILLIAM B. LUNT, DATED JULY 1975. PREPARED BY ROBERT FARTHING RLS #576 UNRECORDED,

e. PLAN ENTITLED STANDARD BOUNDARY SURVEY OF ROLAND C, O'BREIN INC. PROPERTY SEQUOIA DRIVE FREEPORT FOR ANNE V. AND GARY R. LOOMIS DATED OCTOBER 20. 1986. PREPARED BY LAND USE CONSULTANTS, UNRECORDED,

f. PLAN ENTITLED STANDARD BOUNDARY SURVEY OFF SEQUOIA DRIVE FREEPORT, AMINE FOR ANN V. & GARY R. LOOMIS, DATED NOVEMBER 3, 1988, PREPARED BY OWEN HASKELL, INC. UNRECORDED.

g. PLAN ENTITLED PLAN OF SUBDIVISION #1 FOR ROLAND O'BRIEN SEQUOIA DRIVE FREEPORT AND YARMOUTH DATED MAY 20, 1969, PREPARED BY C,R. STORER AND RECORDED IN PLAN BOOK 79, PAGE 22 CCRD.

h. PLAN ENTITLED PLAN OF SUBDIVISION #2 FOR ROLAND O'BRIEN SEQUOIA DRIVE FREEPORT, DATED AUGUST 6, 1969. PREPARED BY C,R. STORER AND RECORDED IN PLAN BOOK 80, PAGE 28 CCRD.

i. PLAN ENTITLED PROPOSED LOT DIVISION ON SEQUOIA DRIVE FREEPORT, MAINE FOR BAUER GILMAN CONSTRUCTION, DATED JUNE 2004, PREPARED BY WAYNE T. WOOD & CO, UNRECORDED.

j. PLAN ENTITLED STANDARD BOUNDARY SURVEY FOR THOMAS YOUNG IN THE TOWN OF FREEPORT, CUMBERLAND COUNTY, MAINE, DATED MARCH 14, 1992, PREPARED BY GARY B, RANDALL PLS 827 AND RECORDED IN PLAN BOOK 192, PAGE 157 CCRD.

k. PLAN ENTITLED BOUNDARY SURVEY OF FREEPORT CONSERVATION TRUST CONSERVATION EASEMENT AT LANDS OF ROBERT & SIMONE RODGERS, DATED NOVEMBER 18, 2014, PREPARED BY MANN ASSOCIATES INC. AND RECORDED IN PLAN BOOK 216, PAGE 286 CCRD.

3. THE LOCUS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENT OF RECORD.

a. A RIGHT OF WAY GRANTED TO SCOTT YOUNG BY DEED OF WALTER AND PEGGY YOUNG DATED MARCH 9, 1998 AND RECORDED IN DEED BOOK 8243, PAGE 123 CCRD.

b. TWO CERTAIN RIGHT OF WAYS GRANTED TO THOMAS YOUNG BY DEED OF WALTER AND PEGGY YOUNG DATED JULY 1, 1992 AND RECORDED IN DEED BOOK 10158, PAGE 198 CCRD.

c. 2 30' RIGHT OF WAYS GRANTED TO JOEL TITCOMB BY DEED OF THE BANK OF NEW YORK DATED NOVEMBER 1, 2007 AND RECORDED IN DEED BOOK 25600, PAGE 27 CCRD

4. THE PROPERTY HAS THE BENEFIT OF THE FOLLOWING EASEMENTS;

a AN ACCESS AND UTILITY EASEMENT GRANTED TO FLETCHER PROPERTY GROUP. LLC DATED APRIL 3, 2019 AND RECORDED IN DEED BOOK 35592, PAGE 244 CCRD.

b. A TEMPORARY GRADING EASEMENT GRANTED TO FLETCHER PROPERTY GROUP. LLC BY JOEL TITCOMB TO BE RECORDED WITH A CERTAIN BOUNDARY LINE AGREEMENT.

5. WE WERE UNABLE TO DETERMINE THE STATUS OR LOCATION OF YOUNGS LANE SO–CALLED OUR RESEARCH INDICATES THAT THIS IS A PRIVATE ROAD. IT APPEARS TO BE PARTIALLY LOCATED WITHIN THE STRIP OF LAND IDENTIFIED AS RESERVED FOR ROAD AS SHOWN ON PLAN REFERENCED IN NOTE 2h. NO ADDITIONAL DESCRIPTION OR LOCATION HAS BEEN FOUND. THE TOWN OF FREEPORT HAS INDICATED THAT THE NAME YOUNGS LANE WAS CREATED FOR 911 EMERGENCY PURPOSES.

6 IT APPEARS THAT A PORTION OF THE GRAVEL TRAVEL WAY OF YOUNGS LANE SO–CALLED IS LOCATED ON THE PROPERTY OF LINDA WHITTIER AS SHOWN.

7. SOIL TEST PITS AND LOCATIONS WERE PERFORMED BY MARK HAMPTON ASSOCIATES, INC.

8. WETLAND DELINEATION AND LOCATIONS WERE PROVIDED BY MARK HAMPTON ASSOCIATES, INC.

9. THE TOWN OF FREEPORT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE ROADS SHOWN ON THIS PLAN.

10. 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 INCLUDED IN CHAPTER 26, STREET ACCEPTANCE ORDINANCE OF THE FREEPORT MUNICIPAL CODE.

11. BEARINGS BASED UPON GRID NORTH MAINE STATE COORDINATES WEST ZONE NAD 83 AS ESTABLISHED BY STATIC GPS OBSERVATIONS.

12 INDIVIDUAL RESIDENTIAL SPRINKLER SYSTEMS IN ACCORDANCE WITH NFPA 13D ARE REQUIRED .

13. THE WASTEWATER DISPOSAL SYSTEM FOR LOT #3 WILL REQUIRE A DE–NITRIFICATION SYSTEM.

14. WITHIN ONE (1) TEAR OF THE DATE OF PURCHASE, EACH LOT OWNER SHALL BE GUARANTEED BY THE SUB DIVIDER ACCESS TO A SUPPLY OF POTABLE WATER OF AT LEAST 350 (350) GALLONS/DAY, OR THE PURCHASE PRICE SHALL BE REFUNDED.

15. THE COMMON PROPERTY LINE OF JOEL TITCOMB AND FLETCHER PROPERTY GROUP, LLC IS BASED UPON AN AGREED BOUNDARY LINE THAT AS OF THE DATE OF THIS PLAN HAS NOT BEEN FULLY EXECUTED. IT IS OUR UNDERSTANDING THAT THIS DOCUMENT SHALL BE COMPLETED AND RECORDED.

16. THE 20' WIDE PROPOSED LIMITED LANDSCAPE BUFFER LAND IS TO BE LEFT UNDISTURBED WITH THE EXCEPTION OF THE REMOVAL OF DEAD AND DISEASED TREES AND LIMBS, THE REMOVAL OF INVASIVE SPECIES, CONSTRUCTION OF THE PROPOSED DEVELOPMENT FOR ROAD GRADING AND DRAINAGE PURPOSES AND THE INSTALLATION OF TREES, SHRUBS AND HERBACEOUS PLANT MATERIAL BY THE LAND OWNERS TO ENHANCE THE BUFFER.

17. SEPTIC SYSTEMS MUST BE INSTALLED WHERE SHOWN ON THE PLAN AND CANNOT BE RELOCATED WITHOUT REVIEW AND APPROVAL BY THE PROJECT REVIEW BOARD AND A UPDATED HYDROLOGIC ASSESSMENT BEING COMPLETED.

NOTES REGARDING 1ST AMENDED PLAN

18. THE PURPOSE OF THIS PLAN IS REALIGN THAT PORTION OF YOUNGS LANE AS HIGHLIGHTED TO CORRECT THE CONSTRUCTION LOCATION OF UNIT #6. THE REALIGNMENT WILL RESULT IN UNIT #6 BEING IN COMPLIANCE WITH THE TOWN OF FREEPORT'S ZONING ORDINANCE IN RESPECT TO THE 25' FRONT STRUCTURAL SETBACK.

19. THE UNIT NUMBERS AND FOOTPRINTS AS SHOWN HAVE BEEN UPDATED TO REFLECT THE IDENTIFICATION OF UNITS AS SHOWN ON THE PLAN ENTITLED YOUNGS LANE CONDOMINIUM, YOUNGS LANE FREEPORT CUMBERLAND COUNTY MAINE TAX MAP 26, PARCEL 4A AND RECORDED IN PLAN BOOK 222, PAGE 567 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

20. NO ADDITIONAL CHANGES BEYOND NOTES #18 AND #19 HAVE BEEN MADE TO THIS PLAN.

CONDITIONS OF APPROVAL

THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED AS DEPICTED ON THIS 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 BOAD 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.

TOWN OF FREEPORT PROJECT REVIEW BOAD

DATE
DATE
DATE
DATE
DATE
DATE
DATE

CERTIFICATION

THIS SURVEY COMPLIES WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES AS OUTLINED IN CHAPTER 90, PART 2 (TECHNICAL STANDARDS) WITH THE FOLLOWING EXCEPTIONS:
1- NO WRITTEN REPORT PREPARED.

STATE OF MAINE
RICHARD W. HAMILTON
NO. 2336
PROFESSIONAL LAND SURVEYOR

LEGEND

- PROPOSED #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2336"
- PROPOSED 4" X 4" GRANITE MONUMENT
- FOUND #5 REBAR (STAMPING AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- TREE, DECIDUOUS W/ BARB WIRE FENCE (BWF)
- TREE, CONIFEROUS W/ BARB WIRE FENCE (BWF)
- (123.45) PARENTHESES DENOTE RECORD DATA
- STONE WALL
- x — — x — BARB WIRE FENCE (BWF)
- ABUTTER OR RIGHT–OF–WAY LINE
- BOUNDARY LINE
- N/F NOW OR FORMERLY OWNED BY

FIRST AMENDED SUBDIVISION PLAN
OF YOUNGS LANE
IN
FREEPORT
CUMBERLAND COUNTY
MAINE
TAX MAP 26 PARCEL 4A
RECORDED IN PLAN BOOK 219, PAGE 463

SCALE: 1"=100' DATE MARCH 29, 2023

OWNER:
FLETCHER PROPERTY GROUP LLC
215 FALMOUTH ROAD
FALMOUTH, MAINE 04105

PREPARED FOR:
FLETCHER PROPERTY GROUP LLC
215 FALMOUTH ROAD
FALMOUTH, MAINE 04105

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBBS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 925-2379

JOB: 018-012 FLETCHER | DRAWING FILE: 1ST AMENDED SUBDIVISION 3_29_2023

0 100' 200' 400'