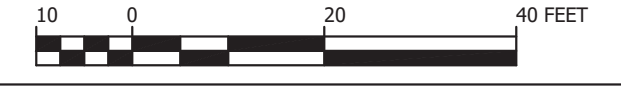


NOTE:
 1. SEE DRAWING C-100 FOR GENERAL SITE NOTES AND PLAN REFERENCES.



REV.	BY	DATE	STATUS
DPD	9/2022		REVISED PER TOWN COMMENTS
DPD	8/2022		REVISED PER TOWN COMMENTS
DPD	8/2022		REVISED PER TOWN COMMENTS
DPD	7/2022		ISSUED FOR TOWN REVIEW



DANIEL PIFFIN
 11841
 LICENSED PROFESSIONAL ENGINEER

10 DEPOT STREET, LLC
FREPORT STATION APARTMENTS
10 DEPOT STREET
FREPORT, MAINE

SITE LAYOUT PLAN



SME
SEVEE & MAHER
ENGINEERS

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

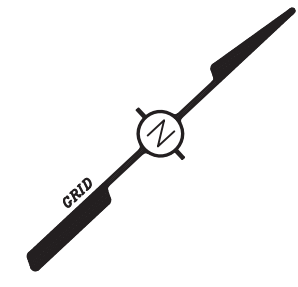
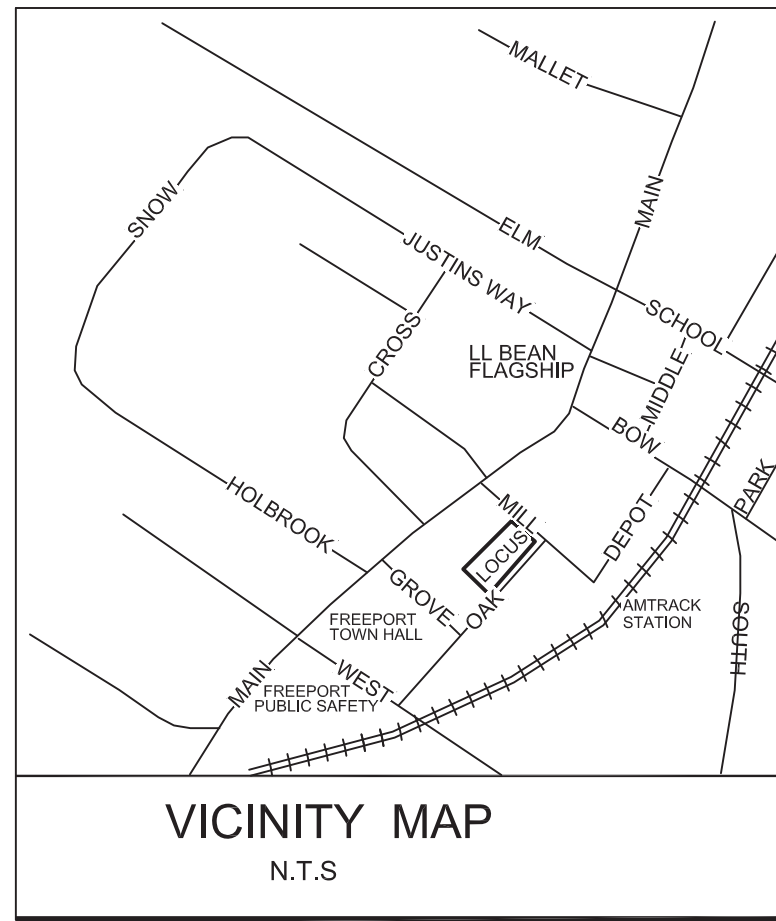
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
 Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

DESIGN BY: AML
 DRAWN BY: SJM
 DATE: 7/2022
 CHECKED BY: DPD
 LMN: SITE
 CTB: SME-STD

JOB NO. 21514.00 DWG FILE BASE

C-103

10 Depot Street, LLC Development, LLC Project, 10 Depot Street, Freport, Maine 04021, 7/2022, 11:34:28 AM, 01

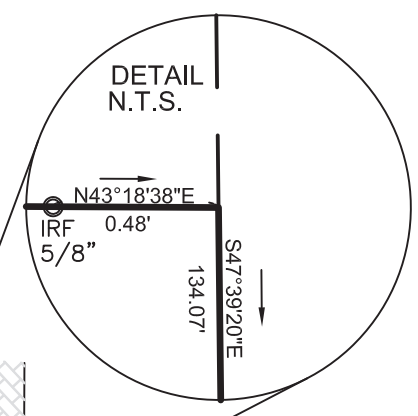
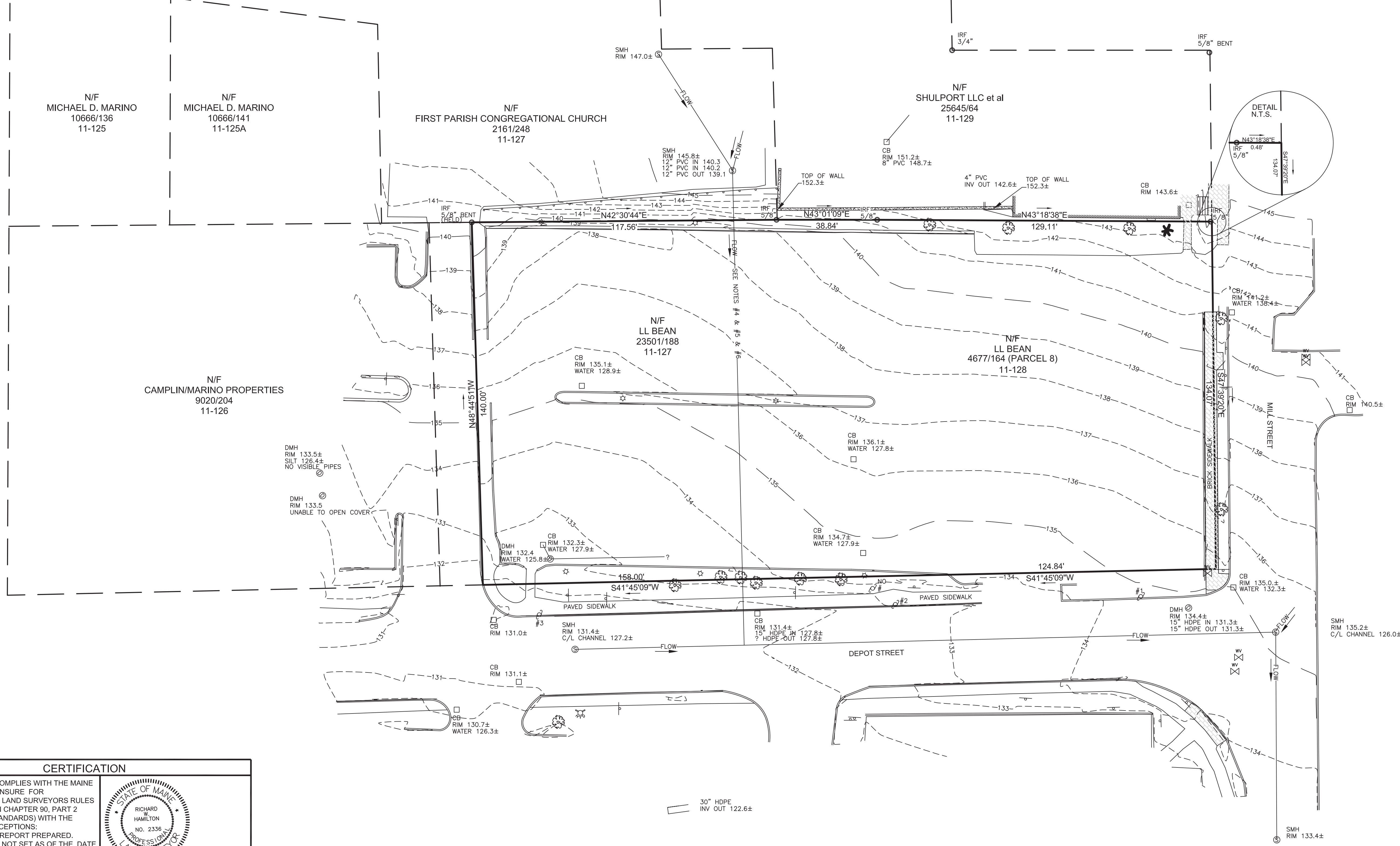


LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2.336"
- 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
- — — — — TRAVELLED WAY
- — — — — OVERHEAD UTILITY LINE
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 45-6-78 TAX MAP-BLOCK-LOT

NOTES

1. DATUMS:
HORIZONTAL - BASED UPON GRID NORTH MAINE STATE COORDINATE SYSTEM WEST ZONE AS ESTABLISHED BY STATIC GPS AND POST PROCESSING.
VERTICAL - NAVD 88 AS ESTABLISHED BY STATIC GPS AND POST PROCESSING.
2. OWNERSHIP OF THE PROPERTIES SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
a. DEED OF LOREE FOOTWEAR TO LL BEAN INC., DATED OCTOBER 2, 1980 AND RECORDED IN DEED BOOK 4677, PAGE 164 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD). THIS DEED CONTAINS NUMEROUS PARCELS IN WHICH PARCEL #8 REFERS TO THE PARCEL SHOWN.
b. DEED OF 57 MAIN STREET LLC AND CABO REALTY LLC TO LL BEAN INC. DATED DECEMBER 15, 2005 AND RECORDED IN DEED BOOK 23501, PAGE 188 CCRD.
3. PLAN REFERENCES:
a. PLAN ENTITLED PLAN OF E.B. MALLET JR.'S HARRINGTON LOTS FREEPORT SEC B, DATED 1890 AND RECORDED IN PLAN BOOK 6, PAGE 56 CCRD.
b. PLAN ENTITLED PLAN OF LAND IN FREEPORT, MAINE FOR HAROLD R. DYER, DATED OCTOBER 16, 1969, PREPARED BY OWEN HASKELL AND RECORDED IN PLAN BOOK 81, PAGE 10 CCRD.
c. PLAN ENTITLED ALTA / ASCM LAND TITLE SURVEY ON OAK STREET & WEST STREET AND MAIN STREET & MILL STREET, FREEPORT, MAINE FOR GPT - FREEPORT LLC 598 ASYLUM ST. HARTFORD, CT. 06103, DATED FEBRUARY 6, 1998, PREPARED BY OWEN HASKELL AND RECORDED IN PLAN BOOK 198, PAGES 96 & 9 CCRD.
3. THE PARCEL HAS THE BENEFIT OF AN EASEMENT FOR ACCESS AS RESERVED BY HAROLD TRAINOR IN DEED BOOK 2983, PAGE 834 CCRD. WE WERE UNABLE TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
4. THE PARCEL (23501/188) IS SUBJECT TO A SEWER EASEMENT AS DESCRIBED IN DEED OF LEVI & NETTIE PATTERSON TO FREEPORT SEWER DISTRICT DATED JULY 22, 1948 AND RECORDED IN DEED BOOK 1932, PAGE 88 CCRD.
5. THE LOCATION OF THIS SEWER LINE IS APPROXIMATE ONLY. INFORMATION PROVIDED BY THE TOWN OF FREEPORT PUBLIC WORKS INDICATES THIS APPROXIMATE LOCATION
6. WE STRONGLY RECOMMEND THAT PRIOR TO PLANNING AND DEVELOPMENT THAT DIG SAFE BE NOTIFIED TO DETERMINE THE ACTUAL LOCATION OF UTILITIES PRESENT ON SITE.
7. THIS PLAN IS A RESULT OF A BOUNDARY SURVEY PERFORMED BETWEEN JUNE AND SEPTEMBER 2020, NO ADDITIONAL FIELD WORK OR RESEARCH BEYOND THOSE DATES HAVE BEEN PERFORMED.



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.
 2- MONUMENTS NOT SET AS OF THE DATE OF THIS PLAN.
 3- NO LEGAL DESCRIPTION PREPARED

BOUNDARY SURVEY AND EXISTING CONDITIONS
 ON
MILL AND DEPOT STREET
 IN
FREEPORT
 CUMBERLAND COUNTY
 MAINE

SCALE: 1" = 20' DATE: MAY 26, 2022

PREPARED FOR:
 JHR DEVELOPMENT LLC
 40 SOUTH STREET
 SUITE 305
 MARBLEHEAD MA, 01945

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
 25 TUBROS LANE
 BUXTON, MAINE 04093
 TELEPHONE 929-BEST
 FAX 929-52-79

JOB NUMBER: 020-026 DRAWING FILE: BOUNDARY

