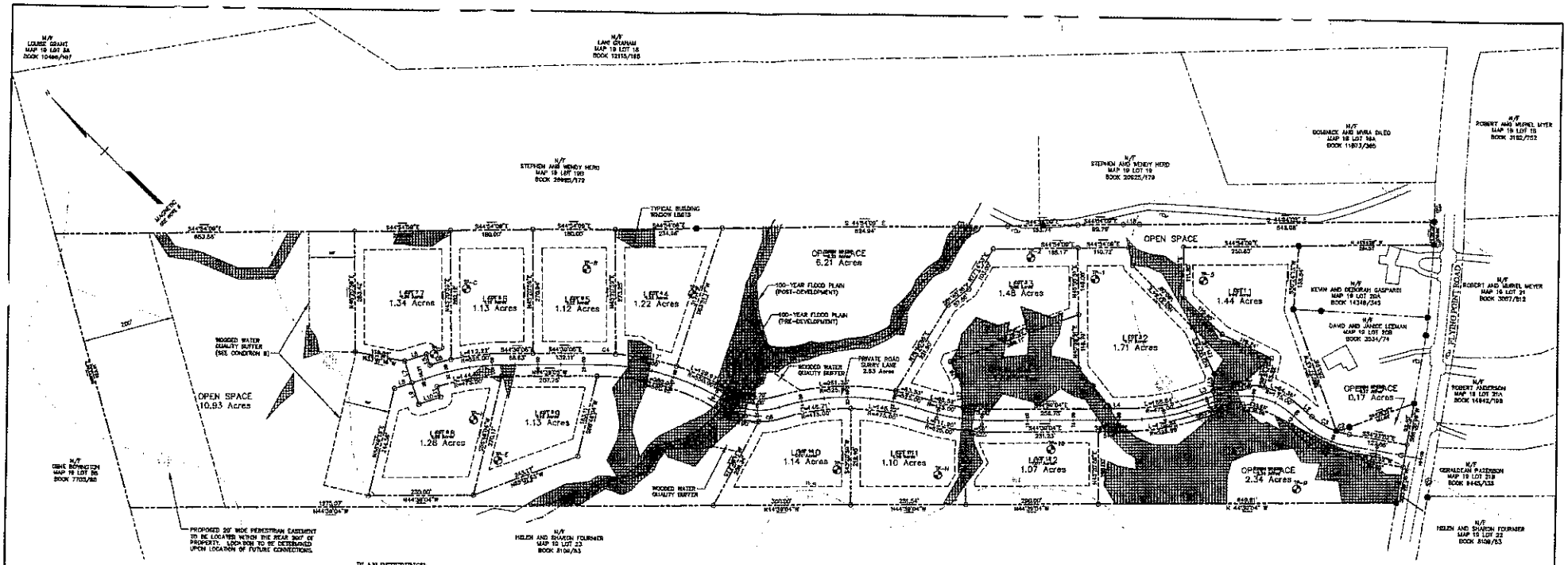

GRAPHIC SCALE

(50 FEET)
1 inch = 100 ft.

LEGEND:

EXISTING		PROPOSED
● OR ⊠	IRON PIPE OR MONUMENT	○ OR ⊡
⊕	BENCH MARK (SEE NOTES)	
△	TRAVERSE STATION	
TP	TEST PIT	
⊗	WELL	⊗
-O-	UTILITY POLE	-O-
	PROPERTY LINE	
	EASEMENTS	
	SETBACK/BUFFER	
	SOILS BOUNDARY	
	WETLAND BOUNDARY	
	STREAM	
	CULVERT	
	CURB	
	EDGE OF PAVEMENT	
	ROAD CENTERLINE	
	BUILDING	
12"SD	STORM DRAIN(SEE PLAN FOR SIZE)	12"SD
U	UTILITIES LINE(SEE PLAN FOR SIZE)	U
,100.00	SPOT ELEVATION	,100.00
	SLOPE ARROW	3.5%
100	CONTOURS	100
	STONE WALL	
SF	SILT FENCE	SF
	CHAIN LINK FENCE	
	WOOD GUARD RAIL	
	RIPRAP	
	CONSTRUCTION ENTRANCE	
	PROPOSED PAVEMENT	

PLAN REFERENCE:

1. "TOPOGRAPHIC SURVEY OF LAND OF ROBERT MEYER ON FLYING POINT ROAD FREEPORT MAINE" DATED JULY, 2004 PREPARED BY BROOD LAND SERVICES OF BATH, MAINE.

2. "STANDARD BOUNDARY SURVEY, FLYING POINT ROAD, FREEPORT, MAINE, FOR ROBERT H. MEYER, BY DELTA ENGINEERING, INC., YARMOUTH, MAINE, DATED 09-23-1992, JOB# 8305

GENERAL NOTES:

1. THE SITE IS OWNED BY SHORELAND FARM, LLC (ROBERT H. & MURIEL MEYER, MEMBERS) BOOK 20378, PAGE 177. TAX MAP 19, LOT 20.

2. AREA OF EXISTING LOT = 38.41 ACRES.

3. ORDINANCE STANDARDS: ZONE: RR-1 (RURAL RESIDENTIAL ZONE)

		SPACE STANDARDS	OPEN SPACE STANDARDS
1.	MINIMUM LOT SIZE:	2.5 ACRES (NET)	1 ACRES
2.	MINIMUM ROAD FRONTAGE:	200'	
3.	MAXIMUM BUILDING HEIGHT:	35'	
4.	MINIMUM SETBACKS:		
	A) FRONT:	50'	25'
	B) REAR:	75'	40'
	C) SIDE:	50'	15'
	D) SHORE:	75'	75'
	E) COMBINED SIDES	40'	40'
5.	MINIMUM LAND AREA PER DWELLING UNIT:	1.5 ACRES (NET)	
6.	MINIMUM SHORE FRONTAGE:	SEE SECTION 607	
7.	MINIMUM LOT WIDTH:	150'	

4. THE SURFICIAL SOILS ARE CLASSIFIED BY THE SOIL SURVEY FOR CUMBERLAND COUNTY, MAINE, SHEET 30, PREPARED BY THE SOIL CONSERVATION SERVICE.

BkB – BIDDEFORD SILT LOAM, 0 TO 8% SLOPES
BuC2 –BUXTON SILT LOAM, 8 TO 15% SLOPES
PrB – HOLLIS FINE SANDY LOAM, 3 TO 8% SLOPES
NeC2 –NEWFIELD SILT LOAM, 25 TO 45% SLOPES, ERODED
Sh – SCARTON SILT LOAM.

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

6. 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.

7. ALL PRINCIPAL STRUCTURES IN THE SUBDIVISION WILL BE CONSTRUCTED WITH THEIR LOWEST FLOOR INCLUDING THE BASEMENT, AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

SURVEYOR'S CERTIFICATION:

THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE FOLLOWING CONDITIONS:
1.) NO SURVEYOR'S REPORT WRITTEN
2.) NO DEED DESCRIPTIONS WRITTEN
3.) NO MONUMENTATION SET AS OF THIS DATE

STATE OF MAINE CHARLES R. NEWCOMB 3704 REGISTERED PROFESSIONAL ENGINEER

STATE OF MAINE KEVIN P. CLARK #2245 PROFESSIONAL LAND SURVEYOR

DATE

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE

SITE TABULATIONS:

TOTAL AREA OF PARCEL	38.41 ACRES
AREA OF WETLANDS & 100 YEAR FLOOD PLAIN	5.48 ACRES
AREA OF PROPOSED R/W	2.84 ACRES
WETLANDS IN R/W	0.37 ACRES
TOTAL WETLAND IMPACT	10,889 S.F.
TOTAL IMPERVIOUS AREA OF ROAD	50,831 S.F. 1.17 ACRES

DENSITY CALCULATION:

TOTAL AREA	38.41 ACRES
WETLANDS & 100 YEAR FLOOD PLAIN	-5.48 ACRES
PRIVATE R/W	-2.83 ACRES
NET SITE AREA	30.12 ACRES
TOTAL ALLOWED UNITS:	12.12 UNITS
TOTAL OPEN SPACE REQUIRED:	20.82 ACRES
TOTAL LOTS PROPOSED	12 LOTS
TOTAL OPEN SPACE	20.89 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S 55°30'00" W
L2	37.01	S 86°30'46" E
L3	39.90	S 83°18'22" E
L4	52.19	S 42°28'04" E
L5	21.10	N 27°51'30" E
L6	61.11	S 83°03'00" E
L7	25.10	S 27°03'00" E
L8	41.50	S 62°03'00" E
L9	60.00	N 27°03'00" W
L10	53.50	S 27°03'00" E
L11	26.16	S 27°03'00" E
L12	39.40	N 62°03'00" W
L13	37.16	N 50°03'00" W
L14	7.92	S 12°16'45" W
L15	25.08	S 26°17'34" W
L16	46.81	S 00°38'46" W
L17	52.13	N 43°26'46" E
L18	26.11	S 12°07'31" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	
C1	29.88	383.00	
C2	30.07	297.00	
C3	21.93	185.00	
C4	43.61	185.00	
C5	47.54	202.00	
C6	25.61	108.00	

APPROVAL
TOWN OF FREEPORT PROJECT REVIEW BOARD

DATE:

CHAIRMAN:

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED

AT ___ HRS ___ MIN ___ M. AND

FILED IN PLAN BOOK ___ PAGE ___

ATTESTED: ___ REGISTER

LOCATION MAP
N.T.S.

CONDITIONS OF APPROVAL:

1. NO BUILDINGS TO BE BUILT IN THE WETLANDS.

2. ALL HOUSES ARE REQUIRED TO HAVE INDIVIDUAL SPRINKLER SYSTEMS.

3. DURING THE REVIEW AND APPROVAL OF THE CONCEPTUAL PLAN, THE PROJECT REVIEW BOARD APPROVED A REQUEST FOR A WAIVER FOR ARTICLE 11.5.C.2.L.B. TO ALLOW WIDTH OF A DEAD-END STREET GREATER THAN 1,320 FEET.

4. 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 THREE HUNDRED AND FIFTY (350) GALLONS/DAY, OR THE PURCHASE PRICE WILL BE REFUNDED.

5. THE SEPTIC SYSTEM FOR LOT 10 CAN BE DESIGNED FOR THE MAXIMUM OF A THREE BEDROOM HOME.

6. LOTS 10 AND 11 WILL REQUIRE ADVANCE PRE-TREATMENT SEPTIC SYSTEMS.

7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY 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 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 THE ORDINANCE GOVERNING REVISIONS TO APPROVED PLANS.

8. WOODED WATER QUALITY BUFFERS SHALL REMAIN IN A NATURAL VEGETATED CONDITION. TREE CUTTING SHALL BE LIMITED TO DEAD AND DISEASED TREES OR TO MAINTAIN A HEALTHY GROWTH.

9. REFERENCE IS MADE TO A PLAN ENTITLED "RESOURCE IMPACT AND CONSERVATION PLAN, SHORELAND FARM SUBDIVISION, FREEPORT, MAINE" DATED MARCH 23, 2005, PREPARED BY SITELINES, P.A. TO BE REVISED TO INCLUDE ACCEPTABLE WELL LOCATIONS FOR LOTS 4, 7 & 8.

2. 06-08-05	SUBMITTED MYLARS FOR SIGNATURE ADDED CONDITIONS OF APPROVAL 8 & 9	KPC
1. 06-01-05	SUBMITTED FOR FINAL APPROVAL ADDED STANDARD CONDITIONS OF APPROVAL & NOTES	RSH

FINAL SUBDIVISION PLAN
SHORELAND FARM

FLYING POINT ROAD
FREEPORT, MAINE

SHORELAND FARM, LLC
FREEPORT, MAINE

SITELINES P.A.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
Phone (207) 725-1200 Fax: (207) 725-1114

FIELD WK. DIRCO	SCALE: 1" = 100'	SHEET: 1
DRN BY: REH	JOB #: 1061	
CHD BY: KPC	SS:	
DATE: 03-18-05	FILE: 1061FINAL	

X:\land projects\1061\dwg\Shoreland-Farm-Final-Approved-Plan.dwg, Subdivision, 10/10/2007 9:13:14 AM, KevinC