

Table with columns: REV, DATE, DESCRIPTION, DEPT, BY, CHG, APPD, REV, DATE, STATUS. Includes revision history for sketch plan review.

LICENSED LANDSCAPE ARCHITECT seal for Peter B. Biegel, State of Maine, No. 81331/2.

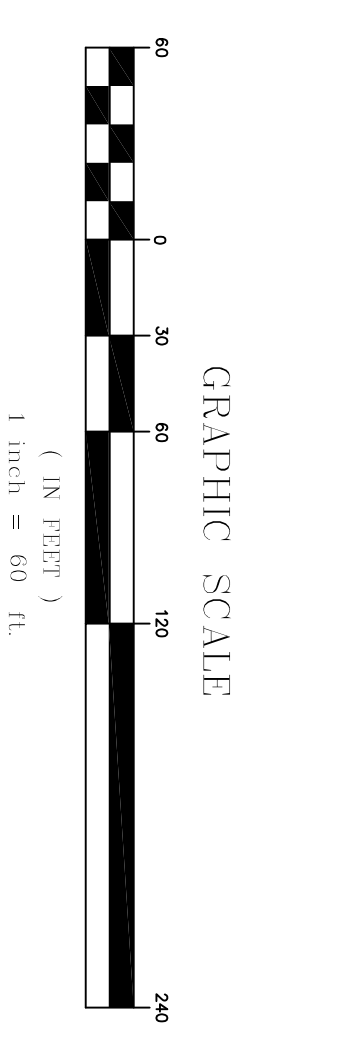
LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
CLIENT: TPO PROPERTIES, LLC
30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: MAY 2012
SCALE: 1"=60'

PROJ. NO. SKETCH PLAN
1082 OCEAN AVENUE, PORTLAND, MAINE
REV. B

- OWNER OF RECORD
TPO PROPERTIES, LLC
2873/1/218
29002/153

Proposed Legend table with columns: SURVEY LEGEND, PROPOSED LEGEND, and symbols for various features like iron pins, monuments, and wetland areas.



- SURVEY NOTES
1.) BEARINGS ARE REFERENCED TO GRID NORTH.
2.) ELEVATIONS ARE NAVD88 COMPUTED USING GED0003.

- SURVEY REFERENCES
1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (COBB ROAD) DATED SEPT. 21, 1955 MADE BY H.I. & E.C. JORDAN AS RECORDED IN THE CUMBERLAND COUNTY COMMISSIONERS' OFFICE IN PLAN BOOK 7, PAGE 19.

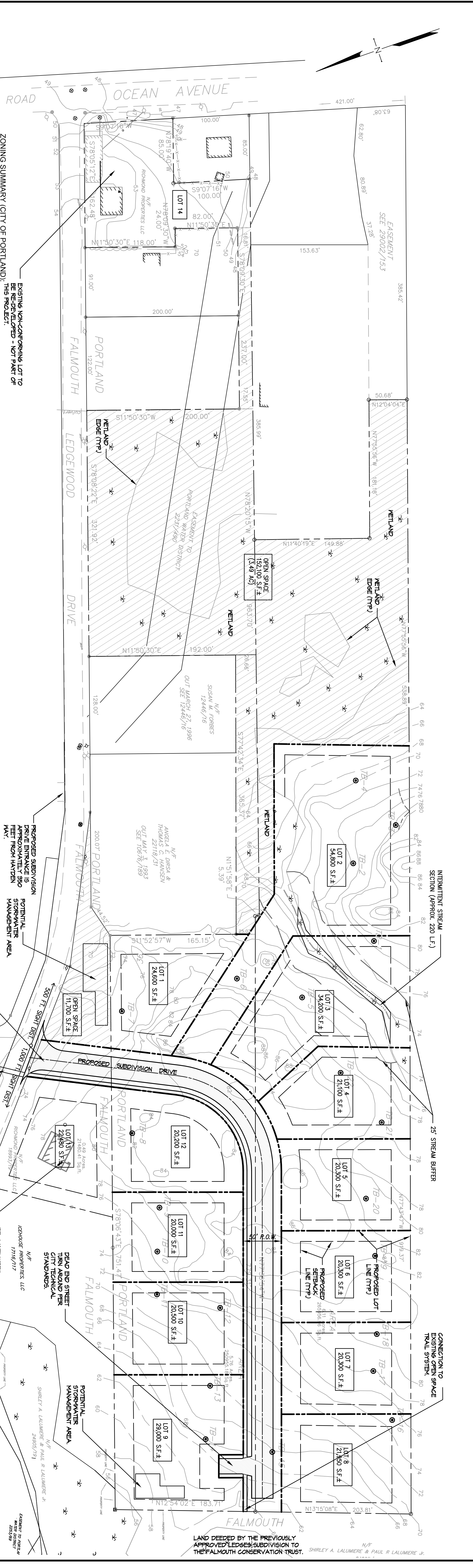
ZONING SUMMARY (CITY OF PORTLAND):
ZONE: R3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)
USE: PERMITTED - SINGLE FAMILY
PARCEL SIZE = 12.25 AC. (538,392.5 S.F.)

ZONING SUMMARY (TOWN OF FALMOUTH):
ZONE: Rm RESIDENTIAL A - MANUFACTURED HOUSING SUBDISTRICT
USE: PERMITTED - SINGLE FAMILY

Table with columns: DIMENSIONAL REQUIREMENTS, REQUIRED, and PROPOSED. Lists requirements for lot size, street frontage, setbacks, etc.

Table with columns: DIMENSIONAL REQUIREMENTS, REQUIRED, and PROPOSED. Lists requirements for lot size, setbacks, and area.

SKETCH PLAN NOTES:
1. EXISTING CONDITIONS INFORMATION WAS PREPARED BY CULLENBERG LAND SURVEYING OF AUBURN MAINE AUGUST 2011 THROUGH JULY 2012.
2. WETLAND DESIGNATION AND VERNAL POOL INVESTIGATION WAS PERFORMED BY SWETL ASSOCIATES OF FALMOUTH, MAINE 2012.



LAND DEED BY THE PREVIOUSLY APPROVED LEDGEWOOD SUBDIVISION TO THE FALMOUTH CONSERVATION TRUST. SHIRLEY A. LALUMIERE & PAUL R. LALUMIERE JR.