

**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.)

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	6,500 S.F.	20,000 S.F. (UN-SEWERED)
MINIMUM STREET FRONTAGE	50 FT.	50 FT. MIN.
MINIMUM FRONT YARD	25 FT.	25 FT. MIN.
MINIMUM REAR YARD	25 FT.	25 FT. MIN.
MINIMUM SIDE YARD (2 STORY)	14 FT.	14 FT.
MINIMUM SIDE YARD ON SIDE STREET	20 FT.	20 FT.
MAXIMUM LOT COVERAGE	35%	-
MINIMUM LOT WIDTH	65 FT.	-
MAXIMUM STRUCTURE HEIGHT	35 FT.	- (2 STORY)

**ZONING SUMMARY (TOWN OF FALMOUTH):**

ZONE: RAm RESIDENTIAL A - MANUFACTURED HOUSING SUBDISTRICT.  
 USE: PERMITTED - SINGLE FAMILY

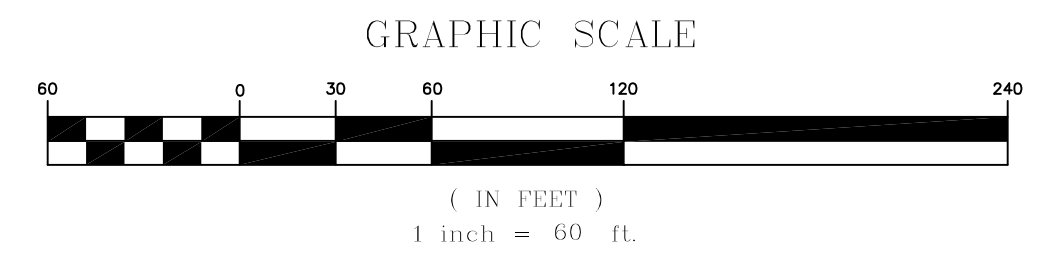
1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	-	-
MINIMUM FRONT SETBACK	25 FT.	25 FT. MIN.
MINIMUM REAR SETBACK	40 FT.	25 FT. MIN.
MINIMUM SIDE SETBACK	20 FT.	20 FT. MIN.
MINIMUM LOT WIDTH	125 FT.	125 FT. MIN.

2. MINIMUM NET RESIDENTIAL AREA (RESIDENTIAL A)	REQUIRED	PROPOSED
LOT 14 (EXISTING HOUSE, FALMOUTH)	15,000 S.F.	25,425 S.F.

**SKETCH PLAN NOTES:**

- EXISTING CONDITIONS INFORMATION WAS PREPARED BY CULLENBERG LAND SURVEYING OF AUBURN MAINE AUGUST 2011 THROUGH JULY 2012.
- WETLAND DELINEATION AND VERNAL POOL INVESTIGATION WAS PERFORMED BY SWEET ASSOCIATES OF FALMOUTH, MAINE 2012.



Drawing Name: K:\0\_Drawing\pdp\pdp.dwg Plot Date: / / Time: Oct. 26. 12. / 2:27 PM

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
B	8/23/12	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB						
A	7/5/12	ISSUED TO TOWN OF FALMOUTH FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB						

**LAND DESIGN SOLUTIONS**  
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE  
 P.O. Box 316, 160 Longroads Road, Cumberland, ME 04081 tel:(207) 494-1717  
 CLIENT:  
**TPO PROPERTIES, LLC**  
 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

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

**PROPOSED RESIDENTIAL SUBDIVISION**  
 1062 OCEAN AVENUE, PORTLAND, MAINE  
**SKETCH PLAN**  
 PROJ. NO. -  
 DWG. NO. S-101  
 REV. B