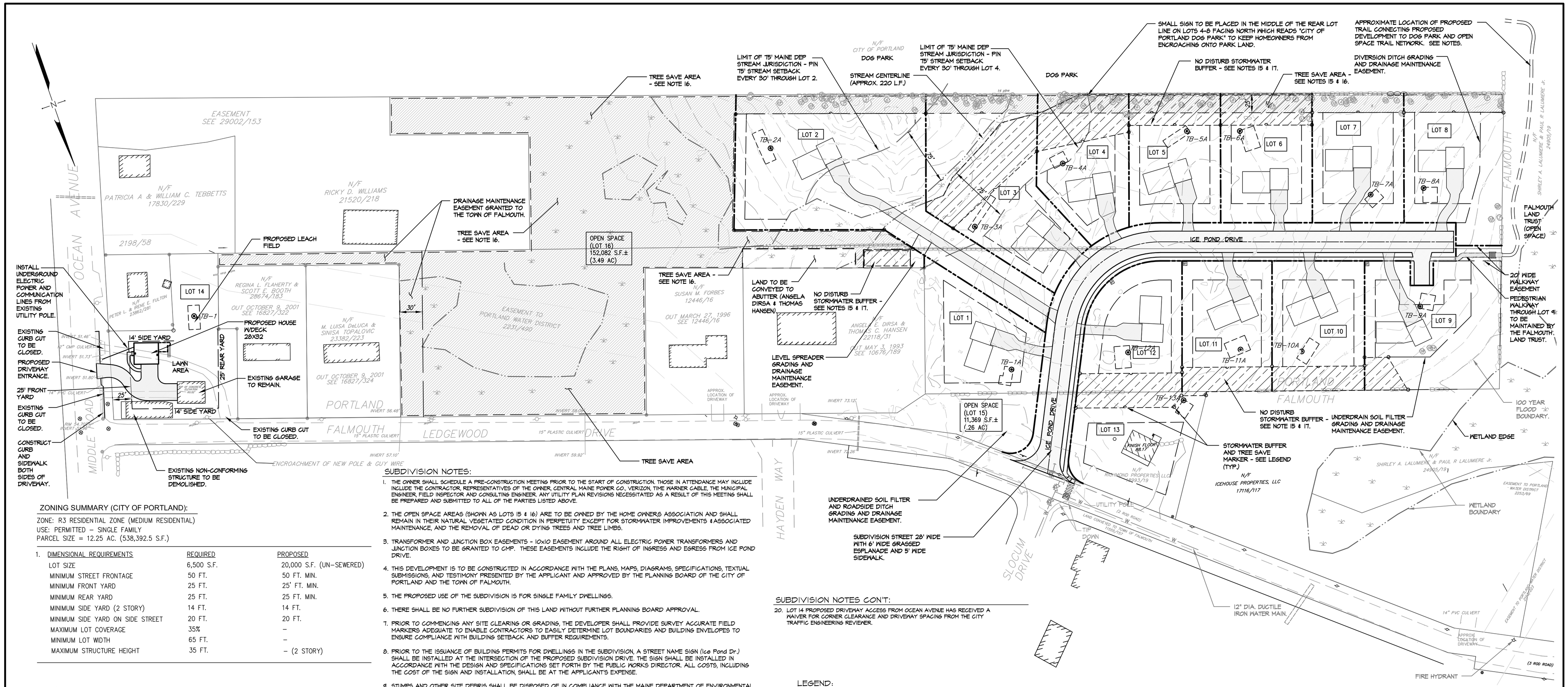


## ZONING SUMMARY (CITY OF PORTLAND):

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 | 20,000 S.F. | 22,378 S.F. LOT 13 |
| MINIMUM FRONT SETBACK | 25 FT. | 52 FT. MIN. LOT 13 |
| MINIMUM REAR SETBACK | 40 FT. | – FT. MIN. |
| MINIMUM SIDE SETBACK | 20 FT. | 44 FT. MIN. LOT 13 |
| MINIMUM LOT WIDTH | 125 FT. | 156 FT. MIN. LOT 13 |

| 2. MINIMUM NET RESIDENTIAL AREA (RESIDENTIAL A) | REQUIRED | PROPOSED |
|---|---|---|
| LOT 13 (EXISTING HOUSE, FALMOUTH) | 15,000 S.F. | 22,378 S.F. |

## LOT DIVISION NOTES:

PROJECT CONSISTS OF:

- ONE (1) EXISTING RESIDENCE ON A LOT TO BE RECONFIGURED IN THE TOWN OF FALMOUTH (LOT 13).
- ONE EXISTING LOT/RESIDENCE ON A CONTIGUOUS PARCEL OWNED BY THE APPLICANT AND LOCATED IN THE CITY OF PORTLAND BUT NOT PART OF THIS SUBDIVISION (LOT 14).
- TWO (2) OPEN SPACE AREAS TO BE OWNED BY THE SUBDIVISION ASSOCIATION IDENTIFIED AS OPEN SPACE LOTS 15 (FALMOUTH) & 16 (PORTLAND).
- TWELVE (12) NEW LOTS (LOTS 1 THROUGH 12) ALL WITHIN THE CITY LIMITS OF PORTLAND. ADDRESSING OF THESE LOTS MUST CONFORM TO E 911 ADDRESSING OFFICER FOR THE CITY OF PORTLAND.

## SUBDIVISION NOTES:

1. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE MAY INCLUDE INCLUDE THE CONTRACTOR, REPRESENTATIVES OF THE OWNER, CENTRAL MAINE POWER CO., VERIZON, TIME WARNER CABLE, THE MUNICIPAL ENGINEER, FIELD INSPECTOR AND CONSULTING ENGINEER. ANY UTILITY PLAN REVISIONS NECESSITATED AS A RESULT OF THIS MEETING SHALL BE PREPARED AND SUBMITTED TO ALL OF THE PARTIES LISTED ABOVE.
2. THE OPEN SPACE AREAS (SHOWN AS LOTS 15 & 16) ARE TO BE OWNED BY THE HOME OWNERS ASSOCIATION AND SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION IN PERPETUITY EXCEPT FOR STORMWATER IMPROVEMENTS & ASSOCIATED MAINTENANCE, AND THE REMOVAL OF DEAD OR DYING TREES AND TREE LIMBS.
3. TRANSFORMER AND JUNCTION BOX EASEMENTS - 10x10 EASEMENT AROUND ALL ELECTRIC POWER TRANSFORMERS AND JUNCTION BOXES TO BE GRANTED TO CMP. THESE EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ICE POND DRIVE.
4. THIS DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE PLANNING BOARD OF THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH.
5. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY DWELLINGS.
6. THERE SHALL BE NO FURTHER SUBDIVISION OF THIS LAND WITHOUT FURTHER PLANNING BOARD APPROVAL.
7. PRIOR TO COMMENCING ANY SITE CLEARING OR GRADING, THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS ADEQUATE TO ENABLE CONTRACTORS TO EASILY DETERMINE LOT BOUNDARIES AND BUILDING ENVELOPES TO ENSURE COMPLIANCE WITH BUILDING SETBACK AND BUFFER REQUIREMENTS.
8. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR DWELLINGS IN THE SUBDIVISION, A STREET NAME SIGN (Ice Pond Dr.) SHALL BE INSTALLED AT THE INTERSECTION OF THE PROPOSED SUBDIVISION DRIVE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS SET FORTH BY THE PUBLIC WORKS DIRECTOR. ALL COSTS, INCLUDING THE COST OF THE SIGN AND INSTALLATION, SHALL BE AT THE APPLICANT'S EXPENSE.
9. STUMPS AND OTHER SITE DEBRIS SHALL BE DISPOSED OF IN COMPLIANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT RULES.
10. HOUSE AND DRIVEWAY LOCATIONS ARE SHOWN AS POTENTIAL POSSIBILITIES ONLY AND MAY BE ADJUSTED PER BUYER DESIRES.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
12. SEPTIC SYSTEM TEST PITS AND LEACH FIELD LOCATIONS PREPARED BY SWEET ASSOCIATES OF FALMOUTH MAINE. LEACH FIELD LOCATIONS SHOWN ON THIS PLAN MUST BE USED.
13. SEE PLAN C-101 FOR REQUIRED RE-VEGETATION OF SUBSURFACE WASTEWATER DISPOSAL AREAS WHICH FALL WITHIN THE STORMWATER BUFFER OR TREE SAVE AREAS. RE-VEGETATION TO BE THE RESPONSIBILITY OF THE LOT OWNER.
14. TREE SAVE AREAS, STORMWATER BUFFER AREAS AND THE 75' SETBACK FROM THE INTERMITTENT STREAM SHALL BE IDENTIFIED ON THE GROUND WITH PINS SUCH AS FENO MARKERS, OR APPROVED EQUIVALENT, WITH LABELS AND SIGNAGE BOTH TO STATE EDGE OF NO DISTURB AREAS. SEE PLAN C-101 FOR PIN AND SIGNAGE LOCATIONS.
15. TREE SAVE - AREAS DESIGNATED AS TREE SAVE AREAS ON LOTS 2, 3, 4, 5, 6, 7, 8 & 16 SHALL NOT BE DISTURBED WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE SPECIES, TREE HAZARDS AND THE FILL SLOPES ASSOCIATED WITH THE CONSTRUCTION OF SUBSURFACE WASTEWATER DISPOSAL SYSTEM LEACH FIELDS (SEE C-101 FOR REVEGETATION OF FILL SLOPES). TREE SAVE AREAS SHALL BE IDENTIFIED ON THE HOUSE LOTS AND IN THEIR DEEDS PRIOR TO LOT CONSTRUCTION.
16. STORMWATER BUFFERS - AREAS DESIGNATED AS "NO DISTURB STORMWATER BUFFER" AREAS SHALL NOT BE DISTURBED WITH THE EXCEPTION OF INVASIVE SPECIES, TREE HAZARDS AND THE FILL SLOPES ASSOCIATED WITH THE CONSTRUCTION OF THE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AS SHOWN ON PLAN C-101. STORMWATER BUFFER AREAS SHALL BE IDENTIFIED ON THE HOUSE LOTS AND IN THEIR DEEDS PRIOR TO LOT CONSTRUCTION. SEE C-101 FOR RE-VEGETATION OF FILL SLOPES.
17. ALL COMMON ELEMENTS ASSOCIATED WITH STORMWATER MANAGEMENT AND OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. HOMES CONSTRUCTED ON LOTS 7, 8 & 9 MUST UTILIZE DRIPLINE FILTERS FOR STORMWATER MANAGEMENT PURPOSES. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.
19. ALL SINGLE FAMILY HOMES CONSTRUCTED ON LOTS 1 THOUGH 12 REQUIRE SINGLE-FAMILY SITE PLAN/BUILDING PERMIT REVIEW BY THE CITY OF PORTLAND ONLY, PRIOR TO ANY WORK STARTING ON SITE.

## SUBDIVISION NOTES CON'T:

20. LOT 14 PROPOSED DRIVEWAY ACCESS FROM OCEAN AVENUE HAS RECEIVED A WAIVER FOR CORNER CLEARANCE AND DRIVEWAY SPACING FROM THE CITY TRAFFIC ENGINEERING REVIEWER.

## LEGEND:

- TREE SAVE AREA
- STORMWATER NO DISTURB BUFFER
- HOUSE 28x36 / GAR. 24x28 — POTENTIAL HOUSE LOCATION
- POTENTIAL DRIVEWAY LOCATION
- SEPTIC SYSTEM (LEACH FIELD) LOCATION
- TB-12A — SOIL TEST PIT (SEPTIC SYSTEM)
- BLAZED TRAIL (APPROXIMATE LOCATION)
- LOT BOUNDARY
- BUILDING ENVELOPE
- EDGE OF WETLAND & STREAM
- WETLAND & STREAM SETBACK
- ELECTRICAL POWER TRANSFORMER
- MARKER PIN (FENO MARKER OR APPROVED EQUIVALENT) WITH LABELED CAP - STORMWATER BUFFER, 75' STREAM SETBACK AND TREE SAVE AREA.
- MID LOT MARKER (WOOD POST WITH SMALL SIGN PANEL) "STORMWATER BUFFER DO NOT DISTURB" AND "TREE SAVE AREA DO NOT DISTURB".

CITY OF PORTLAND PLANNING BOARD APPROVAL:

MEMBER: DATE:

TOWN OF FALMOUTH PLANNING BOARD APPROVAL:

MEMBER: DATE:

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED
AT_____HOUR _____ MIN. _____M
AND RECORDED IN BOOK_____ PAGE_____
ATTEST
REGISTER

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

| REV. | DATE | STATUS | BY | CHKD. | APPD. |
|---|---|---|---|---|---|
| G | 3/4/13 | ISSUED TO THE TOWN OF FALMOUTH FOR FOR FINAL SUBDIVISION REVIEW | DEPT. | PBB | TWS |
| F | 2/19/13 | REVISED AND ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW | DEPT. | PBB | PBB |
| E | 2/8/13 | ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW | DEPT. | PBB | PBB |
| D | 1/9/13 | ISSUED TO THE TOWN OF FALMOUTH FOR PRELIMINARY PLAN REVIEW | DEPT. | PBB | PBB |
| C | 1/1/13 | ISSUED TO THE CITY OF PORTLAND FOR PLANNING BOARD WORKSHOP | DEPT. | PBB | PBB |
| 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 |

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2824 STATE OF MAINE
3/4/13


LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longnoods 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'

**OLD BARN ESTATES**
1062 OCEAN AVENUE, PORTLAND, MAINE

**SUBDIVISION PLAN**
**RECORDING PLAN 2 OF 2**

PROJ. NO. –
DWG. NO. S-101
REV. G

Drawing Name: K:\D Bennett\Dwgs\Site Plan | Plot Size / Time: Mar 7,13 / 1:35 PM