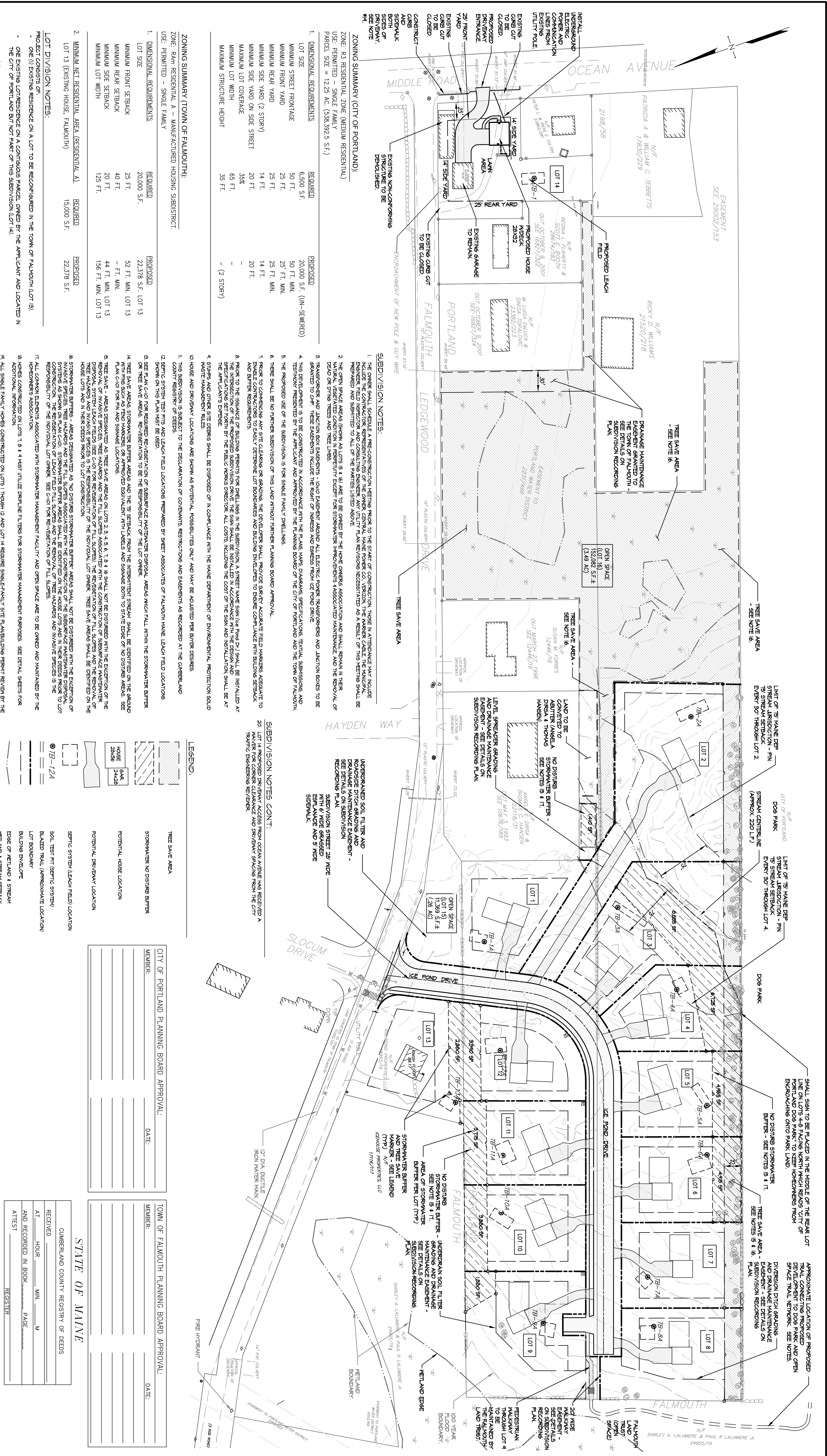


| REV. | DATE | ISSUED TO | FOR | BY | CHKD. | APPD. | REV. | DATE | ISSUED TO | FOR | BY | CHKD. | APPD. |
|------|---------|--|------------------------------|-----------|-------|-------|------|---------|---|-----|-----------|-------|-------|
| A | 7/5/12 | ISSUED TO TOWN OF FALMOUTH | FOR SKETCH PLAN REVIEW | DEPT. PBB | PBB | PBB | H | 3/15/13 | REVISED PER CITY OF PORTLAND CONDITIONS OF APPROVAL | | DEPT. PBB | TWS | |
| B | 8/23/12 | REVISED AND ISSUED TO THE CITY OF PORTLAND | FOR PLANNING BOARD WORKSHOP | DEPT. PBB | PBB | PBB | | | | | | | |
| C | 1/1/13 | ISSUED TO THE CITY OF PORTLAND | FOR PRELIMINARY PLAN REVIEW | DEPT. PBB | PBB | PBB | | | | | | | |
| D | 1/9/13 | ISSUED TO THE TOWN OF FALMOUTH | FOR PRELIMINARY PLAN REVIEW | DEPT. PBB | PBB | PBB | | | | | | | |
| E | 2/8/13 | ISSUED TO THE CITY OF PORTLAND | FOR FINAL SUBDIVISION REVIEW | DEPT. PBB | PBB | PBB | | | | | | | |
| F | 2/19/13 | ISSUED TO THE TOWN OF FALMOUTH | FOR FINAL SUBDIVISION REVIEW | DEPT. PBB | PBB | TWS | | | | | | | |
| G | 3/4/13 | ISSUED TO THE TOWN OF FALMOUTH | FOR FINAL SUBDIVISION REVIEW | DEPT. PBB | TWS | | | | | | | | |

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 ALL ADDRESSING OFFICERS FOR THE CITY OF PORTLAND.

LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road Cumberland, ME 04081 Tel: (207) 454-1111
 CLIENT: **TPO PROPERTIES, LLC**
 30 LEDGEMOOD DRIVE, FALMOUTH, MAINE 04104
 DESIGN: PBB
 DRAWN: DEPT.
 CHKD: PBB
 DATE: MAY 2012
 SCALE: 1"=60'
 PROJ. NO. _____
 DWG. NO. _____
 REV. _____
OLD BARN ESTATES
 1082 OCEAN AVENUE, PORTLAND, MAINE
SUBDIVISION PLAN
RECORDING PLAN 2 OF 2
S-101



ZONING SUMMARY (TOWN OF FALMOUTH):

ZONE: R-3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)

USE: PERMITTED - SINGLE FAMILY

PARCEL SIZE = 12.25 AC. (538,392.5 SF.)

| 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. |
| MINIMUM LOT COVERAGE | 35% | 35% |
| MINIMUM LOT WIDTH | 65 FT. | 65 FT. |
| MAXIMUM STRUCTURE HEIGHT | 35 FT. | (2 STORY) |

ZONING SUMMARY (CITY OF PORTLAND):

ZONE: R3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)

USE: PERMITTED - SINGLE FAMILY

PARCEL SIZE = 12.25 AC. (538,392.5 SF.)

| 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. | 125 FT. |

LOT DIVISION NOTES:

- PROJECT CONSISTS OF:
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LEGEND:

- TREE SAVE AREA
- STORMWATER NO DISTURB BUFFER
- POTENTIAL HOUSE LOCATION
- POTENTIAL DRIVEWAY LOCATION
- SEPTIC SYSTEM/LEACH FIELD LOCATION
- SOIL TEST PIT (SEPTIC SYSTEM)
- BLAZED TRAIL (APPROXIMATE LOCATION)
- LOT BOUNDARY
- BUILDING ENVELOPE
- EDGE OF WETLAND & STREAM
- WETLAND & STREAM SETBACK
- ELECTRICAL POWER TRANSFORMER
- WALKER PAVEMENT MARKERS OR APPROVED EQUIVALENT WITH BLAZED CAP - MID LOT MARKERS (ROAD POST WITH SMALL SIGN PANEL) STORMWATER BUFFER DO NOT DIVIDE AND TREE SAVE AREAS DO NOT DIVIDE.

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 _____ HOUR _____ MIN. _____ M.

AND RECORDED IN BOOK _____ PAGE _____

ATTEST _____ REGISTER

GRAPHIC SCALE

(IN FEET)

1 inch = 60 ft.

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