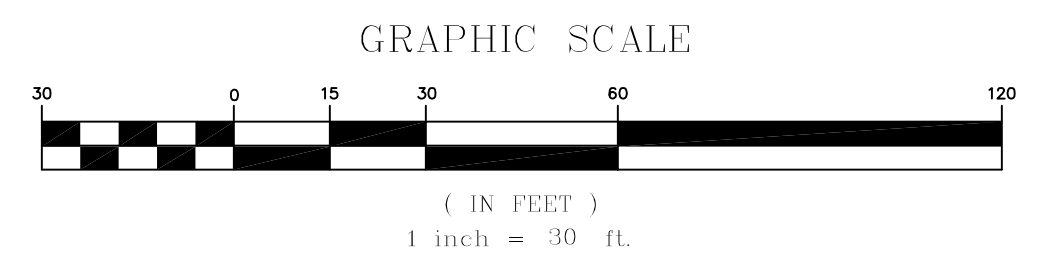


- LEGEND:**
- TREE SAVE AREA
 - STORMWATER NO DISTURB BUFFER
 - POTENTIAL HOUSE LOCATION
 - POTENTIAL DRIVEWAY LOCATION
 - SEPTIC SYSTEM (LEACH FIELD) LOCATION
 - SOIL TEST PIT (SEPTIC SYSTEM)
 - BLAZED TRAIL (APPROXIMATE LOCATION)
 - LOT BOUNDARY
 - BUILDING ENVELOPE
 - EDGE OF WETLAND & STREAM
 - WETLAND & STREAM SETBACK
 - ELECTRICAL POWER TRANSFORMER

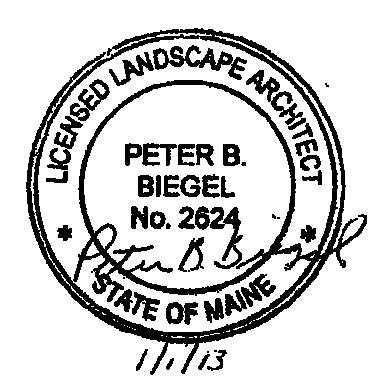
- NOTES:**
1. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 2. THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
 3. ALL WATER SERVICE SHALL BE COORDINATED WITH THE PORTLAND WATER DISTRICT. CONSTRUCTION MATERIALS, TESTING AND CHLORINATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS. ALL VALVES SHALL BE OPEN LEFT.
 4. CONTRACTOR SHALL EXCAVATE TEST PITS AT ALL POINTS WHERE UTILITIES CROSS EXISTING UTILITIES. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. PROVIDE CONDUIT OF SUITABLE SIZE WITH PULL LINES FOR ALL UNDERGROUND WIRING BENEATH PAVEMENT AREAS OR AS REQUIRED BY THE UTILITY COMPANY.
 6. PIPE MATERIAL FOR 8" DIA. WATER MAIN SHALL BE CLASS B2 DOUBLE CEMENT LINED DUCTILE IRON.
 7. PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER.
 8. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
 9. REFER TO DRAWINGS C-201 AND C-202 FOR STORM DRAIN INFORMATION.
 10. STREET LIGHT TO IN ACCORDANCE WITH THE CITY OF PORTLAND STREET LIGHTING STANDARDS - FIXTURE TO BE FULL CUT OFF FIXTURE MOUNTED ON A 14' HT. - 4" DIA. BLACK TOWN AND COUNTRY POLE. THE DEVELOPER SHALL COORDINATE EXACT POLE LOCATION, WIRING LOCATION AND INSTALLATION WITH CMP AND THE CITY OF PORTLAND.
 11. PROPOSED UTILITY POLE AND TRANSFORMER LOCATIONS APPROXIMATE ONLY CONTRACTOR TO COORDINATE EXACT LOCATION WITH CMP.
 12. FIRE HYDRANT LOCATION TO CONFORM TO THE CITY OF PORTLAND PUBLIC SAFETY STANDARDS AND THE STANDARDS OF THE PORTLAND WATER DISTRICT.
 13. ALL HOMES IN THE PROPOSED DEVELOPMENT SHALL BE SPRINKLED IN COMPLIANCE WITH NFPA 13D AS REQUIRED BY THE CITY OF PORTLAND CODE (NFPA 101 2009 ed).

N/F
ANGELA E. DIRSA &
THOMAS C. HANSEN
22118/31
OUT MAY 3, 1993
SEE 10676/189

- (B) BUFFER TREE PLANTING (TYP.) - SEE TREE PLANTING LEGEND.**
- TREE PLANTING LEGEND:**
- STREET TREES - TREES TO BE A MIX OF SPECIES, SELECTED FROM THE FOLLOWING LIST PLANTED AT A 2 1/2" CALIPER SIZE. TREE LIST: GREEN ASH, RED MAPLE, SUGAR MAPLE, AUTUMN PURPLE WHITE ASH, GIMMARRON ASH, GINKGO, FREEMAN MAPLE, STERLING LINDEN, HELMFORD FLOWERING PEAR, HONEYLOCUST.
 - BUFFER TREES - TREES TO BE A MIX SELECTED FROM THE FOLLOWING LIST, PLANTED AT A 1" CALIPER SIZE: RED OAK, WHITE OAK, RED MAPLE, SUGAR MAPLE, HERITAGE RIVER BIRCH.



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	1/1/13	ISSUED TO THE CITY OF PORTLAND FOR PLANNING BOARD WORKSHOP	DEPT.	PBB	PBB						



LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods 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"=30'

OLD BARN ESTATES
1062 OCEAN AVENUE, PORTLAND, MAINE
LOT DEVELOPMENT AND LANDSCAPE PLAN
PROJ. NO. _____
DWG. NO. _____
REV. _____
C-101

Drawing Name: K:\D\Downing\Open\Site Plan 020812.rvt Plot Date: / Rev: Jan. 1, 13 / 2:46 PM