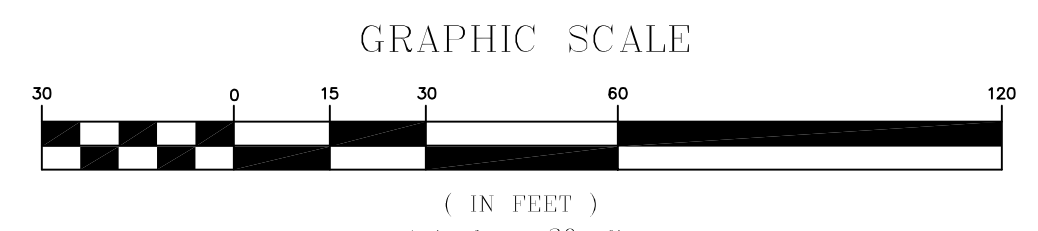


- LEGEND:**
- TREE SAVE AREA
  - STORMWATER NO DISTURB BUFFER
  - POTENTIAL HOUSE LOCATION
  - POTENTIAL DRIVEWAY LOCATION
  - SEPTIC SYSTEM (LEACH FIELD) LOCATION
  - SOIL TEST PIT (SEPTIC SYSTEM)
  - BLAZED TRAIL (APPROXIMATE LOCATION)
  - LOT BOUNDARY
  - BUILDING ENVELOPE
  - EDGE OF WETLAND & STREAM
  - 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 52 DOUBLE CEMENT LINED DUCTILE IRON.
  7. PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER. FINAL SIZE OF SERVICE LINE TO BE DETERMINED BY THE HOMEOWNER'S FIRE PROTECTION ENGINEER.
  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 - FIXTURE TO BE FULL CUT OFF FIXTURE MOUNTED ON A 1 1/2" 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 IN COMPLIANCE WITH NFPA 101 AS REQUIRED BY THE CITY OF PORTLAND CODE (NFPA 101 2009 ed.).
  14. STREET ADDRESSES SHALL BE MARKED ON THE STRUCTURE AND SHALL BE AS APPROVED BY THE CITY E-111 OFFICER.
  15. ALL DRIVEWAYS NEEDING CULVERTS SHALL INSTALL A MINIMUM 12" DIAMETER RCP PIPE.
  16. SUBSURFACE WASTEWATER DISPOSAL FILL SLOPES WHICH FALL WITHIN THE STORMWATER BUFFER AND TREE SAVE AREAS ARE TO BE MULCHED WITH 4" DEPTH OF EROSION CONTROL MIX AND TREES INSTALLED AS SHOWN ON THE PLANS. INSTALLATION OF MULCH AND TREE PLANTING AND MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWNER.

**PLANT LIST:**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>DECIDUOUS SHADE, ORNAMENTAL AND EVERGREEN TREES</b>					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	10	2" CAL.	B#B, SINGLE LEADER
ARK	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	4	2" CAL.	B#B, SINGLE LEADER
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	8	2" CAL.	B#B, SINGLE LEADER
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	7	12" HT. MIN.	B#B, CLUMP
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3	1.75" CAL.	B#B, SINGLE LEADER
CS	CATALPA SPECIOSA	NORTHERN CATALPA	6	2" CAL.	B#B, SINGLE LEADER
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4	2" CAL.	B#B, SINGLE LEADER
PG	PICEA GLAUBA	WHITE SPRUCE	10	5" HT.	B#B, FULL & BUSHY
QR	QUERCUS RUBRA	RED OAK	7	2" CAL.	B#B, SINGLE LEADER
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2	2" CAL.	B#B, SINGLE LEADER
<b>SUBSURFACE WASTEWATER DISPOSAL SYSTEM FILL SLOPE PLANTING</b>					
ARI	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	14	1" CAL.	B#B, SINGLE LEADER
QRI	QUERCUS RUBRA	RED OAK	16	1" CAL.	B#B, SINGLE LEADER



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
D	2/19/13	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW	DEPT.	PBB	PBB						
C	2/8/13	ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW	DEPT.	PBB	PBB						
B	1/9/13	ISSUED TO THE TOWN OF FALMOUTH FOR PRELIMINARY PLAN REVIEW	DEPT.	PBB	PBB						
A	1/1/13	ISSUED TO THE CITY OF PORTLAND FOR PLANNING BOARD WORKSHOP	DEPT.	PBB	PBB						

**PETER B. BIEGEL**  
No. 2824  
STATE OF MAINE  
2/19/13

**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. **C-101**