Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/03/16

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	104°17'28"	54.61'	30.00'	S71°33'30"W	47.37'
C2	15°35'08"	40.80'	150.00'	N27°08'40"E	40.68'
C3	30°21'41"	79.49'	150.00'	N50°07'05"E	78.56'
C4	21°07'40"	55.31'	150.00'	N75°51'47"E	55.00'
C5	16°00'23"	41.91'	150.00'	S85°54'09"E	41.77'
C6	83°04'58"	145.01'	100.00'	N60°53'35"E	132.63'
C7	75°42'34"	39.64'	30.00'	N18°26'30"W	36.82'

SITE LOCATION PLAN

PORTLAND PLANNING BOARD CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL CONVEY THE FEE INTEREST FOR THE NEW STREET TO THE CITY OF PORTLAND, INCLUDING THE SECTION WITHIN THE TOWN OF FALMOUTH, AS PART OF THE PROCESS FOR CITY ACCEPTANCE OF THE STREET; AND
2. THE DEVELOPER SHALL PROVIDE AN INTERIM PUBLIC ACCESS EASEMENT ALONG ICE POND DRIVE AS SOON AS PRACTICAL UNTIL IT IS COMPLETED.
3. THAT THE APPLICANT SHALL CONSTRUCT A CROSSWALK ACROSS LEDGEWOOD DRIVE AS SHOWN IN THE APPROVED PLANS PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR A SINGLE FAMILY HOME ON ICE POND DRIVE STREET CONSTRUCTION; AND
4. THE DEVELOPER / CONTRACTOR / SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES.

   THE OWNER / OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS.

   A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, AS INCLUDED IN ATTACHMENT 1 OF THE APPROVAL LETTER, OR IN SUBSTANTIALLY THE SAME FORM WITH ANY CHANGES TO BE APPROVED BY CORPORATION COUNSEL, SHALL BE SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.
5. THAT THE APPLICANT SHALL SHOW EVIDENCE THAT THE TERMS OF THE AGREEMENT WITH THE FALMOUTH LAND TRUST DATED 2.20.2013 REGARDING THE TRAIL CONNECTIONS HAVE BEEN MET IN FULL, AND THAT THE DETAILS OF THE TRAIL WITHIN THE SITE BE SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL, BOTH PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION PLAT.

FALMOUTH PLANNING BOARD CONDITIONS OF APPROVAL:

1. THIS SUBDIVISION IS SUBJECT TO CONDITIONS OF APPROVAL, DATED APRIL 2, 2013, AS APPROVED BY THE FALMOUTH PLANNING BOARD. SAID CONDITIONS OF APPROVAL ARE ON FILE AT THE FALMOUTH PLANNING OFFICE.

WAIVERS GRANTED:

1. SIDEWALK WAIVER GRANTED FOR A SIDEWALK ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
2. SIDEWALK WAIVER GRANTED FOR FOR A SIDEWALK ALONG THE SOUTH SIDE OF LEDGEWOOD DRIVE ON LOTS 13 AND 15.
3. CURBING WAIVER GRANTED FOR CURBING ALONG THE SOUTH SIDE OF ICE POND DRIVE WITHIN THE 12 LOT SUBDIVISION.
4. STREET LIGHTING WAIVER GRANTED TO ALLOW A REDUCTION IN THE NUMBER OF STREET LIGHTS ALONG ICE POND DRIVE TO ONE NEW POLE AND FIXTURE AT THE "DEAD END" OF THE STREET AND ONE NEW POLE AND FIXTURE IN THE VICINTY OF THE FIRE HYDRANT MID WAY ALONG ON ICE POND DRIVE.

EASEMENTS:

- EASEMENT #1 (LOT 15 OPEN SPACE) UNDERDRAIN SOIL FILTER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED WITH RIGHTS AND NOT OBLIGATIONS TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 30668 PAGE 76.
- EASEMENT #2 (LOT 9) UNDERDRAIN SOIL FILTER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 30668 PAGE 76.
- EASEMENT #3 (LOT 8) DIVERSION DITCH, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH. BOOK 30668 PAGE 76.
- EASEMENT #4 (LOT 9) 20 FOOT WIDE BICYCLE / PEDESTRIAN WALKWAY PUBLIC ACCESS AND MAINTENANCE EASEMENT GRANTED TO THE FALMOUTH LAND TRUST; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND. BOOK_____ PAGE_____.
- EASEMENT #5 (LOT 16 OPEN SPACE & LOT 2) LEVEL SPREADER, GRADING, DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION; WITH RIGHTS AND NOT OBLIGATIONS GRANTED TO THE CITY OF PORTLAND. BOOK 30668 PAGE 76.
- EASEMENT #6 (LOT OPEN SPACE) DRAINAGE MAINTENANCE EASEMENT GRANTED TO THE TOWN OF FALMOUTH. BOOK 30668 PAGE 76.
- EASEMENT #7 (ICE POND DRIVE SIDEWALK) INTERIM PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF PORTLAND FOR ACCESS ONLY; AND TO THE HOMEOWNERS ASSOCIATION FOR ITS MAINTENANCE AS STATED IN THE HOMEOWNERS ASSOCIATION BYLAWS. BOOK 30668 PAGE 76.

NOTES

1.) BEARINGS ARE REFERENCED TO GRID NORTH MAINE STATE PLAN, WEST ZONE 1802 NAD 83.

2.) ELEVATIONS ARE NGVD29 AND WILL BE ADJUSTED TO A KNOWN CITY OF PORTLAND BENCH MARK ON THE AS-BUILT PLAN.

3.) LOCATION OF ALL BUILDINGS OFF OF TPO PROPERTIES, RICHMOND PROPERTIES AND ICEHOUSE PROPERTIES ARE APPROXIMATE.

4.) LOTS 15 & 16 ARE NOT BUILDABLE LOTS.

5.) IT IS THE INTENTION OF THE DEVELOPER TO APPLY FOR PUBLIC ACCEPTANCE OF THE STREET BY THE CITY OF PORTLAND UPON COMPLETION, SUBJECT TO THE REQUIREMENTS OF THE TECHNICAL GUIDELINE OF THE CITY OF PORTLAND.

6) THE TOWN OF FALMOUTH IS NOT ACCEPTING ICE POND DRIVE AS A PUBLIC STREET.

7) THE TOWN OF FALMOUTH SHALL HAVE NO OBLIGATION TO REPAIR, MAINTAIN, OR PLOW ICE POND DRIVE.

8) SEE S-101 SUBDIVISION PLAN RECORDING PLAN 2 OF 2 FOR ADDITIONAL DETAILS AND INFORMATION.

REFERENCES

1.) PLAN OF THE REDEFINITION OF LEDGEWOOD DRIVE (COBB ROAD) DATED SEPT. 21, 1955 MADE BY H.I. & E.C. JORDAN AS RECORDED IN THE CUMBERLAND COUNTY COMMISSIONERS OFFICE IN PLAN BOOK 7, PAGE 19.

2.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR TIM O'DONOVAN DATED JUNE 9, 1992 BY CULLENBERG LAND SURVEYING.

3.) PLAN ENTITLED "PLAN OF PROPERTY" MADE FOR KEVIN O'DONOVAN DATED OCTOBER 26, 1999 BY CULLENBERG LAND SURVEYING.

4.) SKETCH PLAN MADE FOR SUSAN FORBES DATED AUGUST 28, 2001 BY NORTHEAST CIVIL SOLUTIONS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 201, PAGE 349.

APPROVED BY THE CITY OF PORTLAND, MAINE
PLANNING BOARD dated February 26, 2013

APPROVED BY THE TOWN OF FALMOUTH, MAINE
PLANNING BOARD dated April 2, 2013

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT FOUND
- MONUMENT SET AT 3' OFFSET
- UTILITY POLE
- EDGE OF PAVEMENT
- EXISTING BUILDING
- FENCE LINE
- STONE WALL
- WATER VALVE
- CATCHBASIN
- HYDRANT
- N/F NOW OR FORMERLY
- TEST BORING
- MID LOT MARKER (WOOD POST WITH SMALL SIGN PANEL) STORMWATER BUFFER.
- MARKER PIN (FENO MARKER OR APPROVED EQUIVALENT) STORMWATER BUFFER.

KEVIN W. CULLENBERG PLS 1278

STATE OF MAINE
KEVIN W. CULLENBERG 1278
REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 1, 2001.

OWNER OF RECORD

TPO PROPERTIES, LLC
28797/218
29002/153

CUMBERLAND ss. REGISTRY OF DEEDS
RECEIVED May 23, 2013
at 11 H 43 M A M
PLAN BOOK 213 PAGE 100
ATTEST Pamela E. Lovley
REGISTER

1 INCH = 60 FEET

60 0 60 120 180

REV 4. CHANGED NOTE 2 3/19/13 KWC
REV 3. ADDED CONDITIONS OF APPROVAL 3/15/13 KWC
REV 2. ADDED CONDITIONS OF APPROVAL 3/7/13 KWC
REV 1. ADDED CONDITIONS OF APPROVAL 3/1/13 KWC

SUBDIVISION RECORDING PLAN 1

OLD BARN ESTATES

OCEAN AVE. & LEDGEWOOD DRIVE
PORTLAND & FALMOUTH, MAINE

MADE FOR

TPO PROPERTIES, LLC
30 LEDGEWOOD DRIVE FALMOUTH, MAINE

FEBRUARY 8, 2013
BY
CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
AUBURN, MAINE 04210
(207) 777-1150

PLAN 1 OF 2