OLD BARN ESTATES SUBDIVISION NOTES:

1. THIS LOT (LOT 11) WAS APPROVED BY THE CITY OF PORTLAND AS PART OF THE OLD BARN ESTATES SUBDIVISION PROJECT.
2. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY DWELLINGS.
3. 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.
4. 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.
5. SEE SUBDIVISION RECORDING PLAN (RECORDING PLAN 1 OF 2) FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
6. SURVEY OF EXISTING CONDITIONS PREPARED BY CULLENBERG LAND SURVEYING, 842 OLD DANVILLE ROAD, AUBURN, MAINE 04210.

ZONING SUMMARY:

ZONE: R3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)
USE: PERMITTED – SINGLE FAMILY
PARCEL SIZE (LOT 1) = 0.46 AC (20,194.3 S.F.)

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	6,500 S.F.	20,194.3 S.F. (UN-SEWERED)
MINIMUM STREET FRONTAGE	50 FT.	79.34 FT.
MINIMUM FRONT YARD	25 FT.	68.7 FT. MIN.
MINIMUM REAR YARD	25 FT.	45 FT. MIN.
MINIMUM SIDE YARD (2 STORY)	14 FT.	15.9 FT. MIN.
MAXIMUM LOT COVERAGE	35%	9.6% (HOUSE, GARAGE & DECK)
MINIMUM LOT WIDTH	65 FT.	95 FT.
MAXIMUM STRUCTURE HEIGHT	35 FT.	– (2 STORY)

UTILITY 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. PROVIDE CONDUIT OF SUITABLE SIZE WITH PULL LINES FOR ALL UNDERGROUND WIRING BENEATH PAVEMENT AREAS OR AS REQUIRED BY THE UTILITY COMPANY.
4. PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER OR AS APPROVED BY THE PORTLAND WATER DISTRICT. FINAL SIZE OF SERVICE LINE TO BE DETERMINED BY THE HOMEOWNER'S FIRE PROTECTION ENGINEER.
5. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
6. 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).
7. SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN IS BY SWEET ASSOCIATES OF FALMOUTH MAINE. LEACH FIELD IS SHOWN ON THIS PLAN FOR LOCATION ONLY.

IMPERVIOUS AREA:

PROPOSED IMPERVIOUS AREA
- HOUSE & GARAGE = 1,765 S.F.
- DECK = 192 S.F.
- WALKS = 198 S.F.
- DRIVEWAY = 1,520 S.F.
- TOTAL = 3,675 SF.

LOT DEVELOPMENT NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. TEST PITS AND SEPTIC SYSTEM DESIGN AND LAYOUT BY SWEET ASSOCIATES. SEE HHE 200 DESIGN PLANS FOR SEPTIC SYSTEM DESIGN. VERIFY SEPTIC SYSTEM ELEVATION AND PROPOSED FINISHED FLOOR ELEVATION OF HOUSE WORK FOR A GRAVITY SEPTIC SYSTEM DESIGN AND THAT NO PUMP IS REQUIRED PRIOR TO ANY CONSTRUCTION.
3. SURVEY AND LOT STAKING PROVIDED BY CULLENBERG LAND SURVING.
4. SEE HOMEOWNER'S ASSOCIATION DOCUMENTS STORMWATER BUFFER RESTRICTIONS.
5. CONTRACTOR TO NOTIFY THE OWNER AND DESIGNER OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND CONDITIONS IN THE FIELD IMMEDIATELY.
6. THE CONTRACTOR SHALL BLEND ALL GRADES SO AS TO FORM A SMOOTH TRANSITION BETWEEN SURFACE ELEVATIONS. CONTRACTOR TO STAKE OUT SEPTIC SYSTEM AND LEACH FIELD FINISHED GRADE ELEVATION FOR OWNERS REVIEW IN THE FIELD PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR TAKING CARE OF ALL NECESSARY EROSION CONTROL MEASURES TO MINIMIZE SEDIMENT LEAVING THE SITE.
8. CONTRACTOR SHALL VERIFY GRADE "STEP DOWN" ON FOUNDATION WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.

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 (FEN0 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"
- SF — SILT FENCE / EROSION CONTROL MIX

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

REV.	DATE	STATUS	BY	CHKD.	APPD.
B	2/24/16	EROSION CONTROL MEASURES ADDED	DEPT.	PBB	PBB
A	2/9/16	ISSUED FOR OWNER REVIEW	DEPT.	PBB	PBB

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2824 STATE OF MAINE 2/24/16

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 829-1717

CLIENT:
TPO PROPERTIES, LLC.
30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: NOV. 2015
SCALE: 1"=10'

LOT 1 OLD BARN ESTATES
ICE POND DRIVE, PORTLAND, MAINE

SITE PLAN

PROJ. NO. –
DWG. NO. C-101
REV. B

Drawing Name: C:\Users\PETER\Land Design Solutions\Land Design Solutions\Drawings\Site Plans | Plot Date / Time: Feb. 24, 16 / 5:30 PM