



Date: 8/20/16

OLD BARN ESTATES SUBDIVISION NOTES:

1. THIS LOT 10 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 BRACING, THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS ADEQUATE TO ENABLE CONSTRUCTION TO EXISTING LOT BOUNDARIES AND BUILDING DIVISIONS TO ENSURE COMPLIANCE WITH BUILDING SETBACKS AND BUFFER RESTRICTIONS.
4. SEPTIC SYSTEM TEST FITS AND LEACH FIELD LOCATIONS PREPARED BY SHEET 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 CALLENSERS 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 (20,184.3 S.F.)

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	5,500 S.F.	20,184.3 S.F. (UN-SERVED)
MINIMUM STREET FRONTAGE	50 FT.	78.34 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 MARKS SHALL BE IN COMPLIANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
3. PROVIDE CONDUIT OF SUITABLE SIZE WITH TELL 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. MIN. SIZE OF SERVICE LINE TO BE DETERMINED BY THE HOMEOWNER'S FIRE PROTECTION ENGINEER.
5. MINIMUM COVER OVER WATER LINE SHALL BE 3'-4".
6. ALL HOBBS IN THE PROPOSED DEVELOPMENT SHALL BE SPACERED IN COMPLIANCE WITH NPPA 104 AS REQUIRED BY THE CITY OF PORTLAND CODE (NPPA 101.2004 AND).
7. SURFACE WASTEWATER DISPOSAL SYSTEM DESIGN IS BY SHEET ASSOCIATES OF FALMOUTH MAINE. LEACH FIELD IS SHOWN ON THIS PLAN FOR LOCATION ONLY.

INTER/USGS AREA

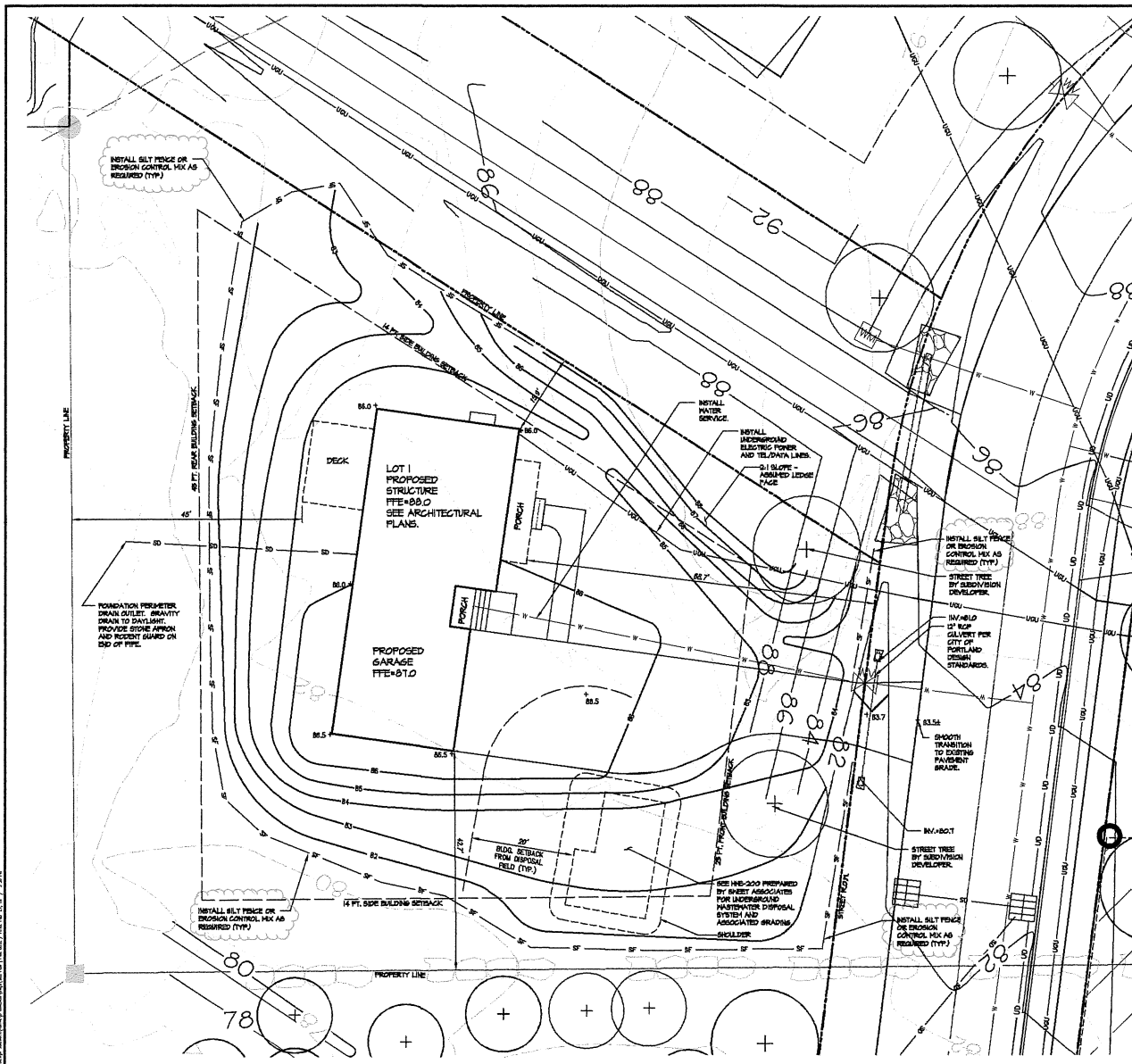
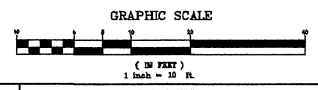
PROPOSED SUPERVISOR AREA	
- HOUSE & GARAGE = 1783 S.F.	
- DECK = 46 S.F.	
- PATIO = 186 S.F.	
- DRIVEWAY = 1520 S.F.	
TOTAL = 2835 S.F.	

LOT DEVELOPMENT NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DUMAS AND BE PROVIDED WITH A DIGGING MARKER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. TEST FITS AND SEPTIC SYSTEM DESIGN AND LAYOUT BY SHEET ASSOCIATES. SEE SEE 300 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 TIE-IN IS REQUIRED PRIOR TO ANY CONSTRUCTION.
3. SURVEY AND LOT LINES PROVIDED BY CALLENSERS LAND SURVING.
4. SEE HOMEOWNER'S ASSOCIATION DOCUMENTS FOR 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 OWNER REVIEW IN THE FIELD PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR TAKING CARE OF ALL NECESSARY EROSION CONTROL MEASURES TO MINIMIZE EROSION LEAVING THE SITE.
8. CONTRACTOR SHALL VERIFY GRADES "STEP DOWN" ON FOUNDATION WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.

LEGEND:

- Tree Save Area
- Stormwater No Impact Buffer
- Potential Home Location
- Potential Driveway Location
- Septic System (Leach Field) Location
- Soil Test Pit (Septic System)
- Blazed Trail (Approximate Location)
- Lot Boundary
- Building Footprint
- Edge of Wetland & Stream
- Wetland & Stream Setback
- Electrical Power Transformer
- Marker Pin (Peg Marker or Approved Equivalent) with Label Cap - Stormwater Buffer, 10' Stream Setback and Tree Save Area
- 160' Lot Marker (160' Post with Small Sign Panel) Stormwater Buffer, 10' Stream Setback and Tree Save Area
- Silt Fence / Erosion Control Mat



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



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 516, 160 Longwood Road, Cumberland, ME 04201 | 1(207) 994-1117
 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. _____
 REV. _____
 C-101 B