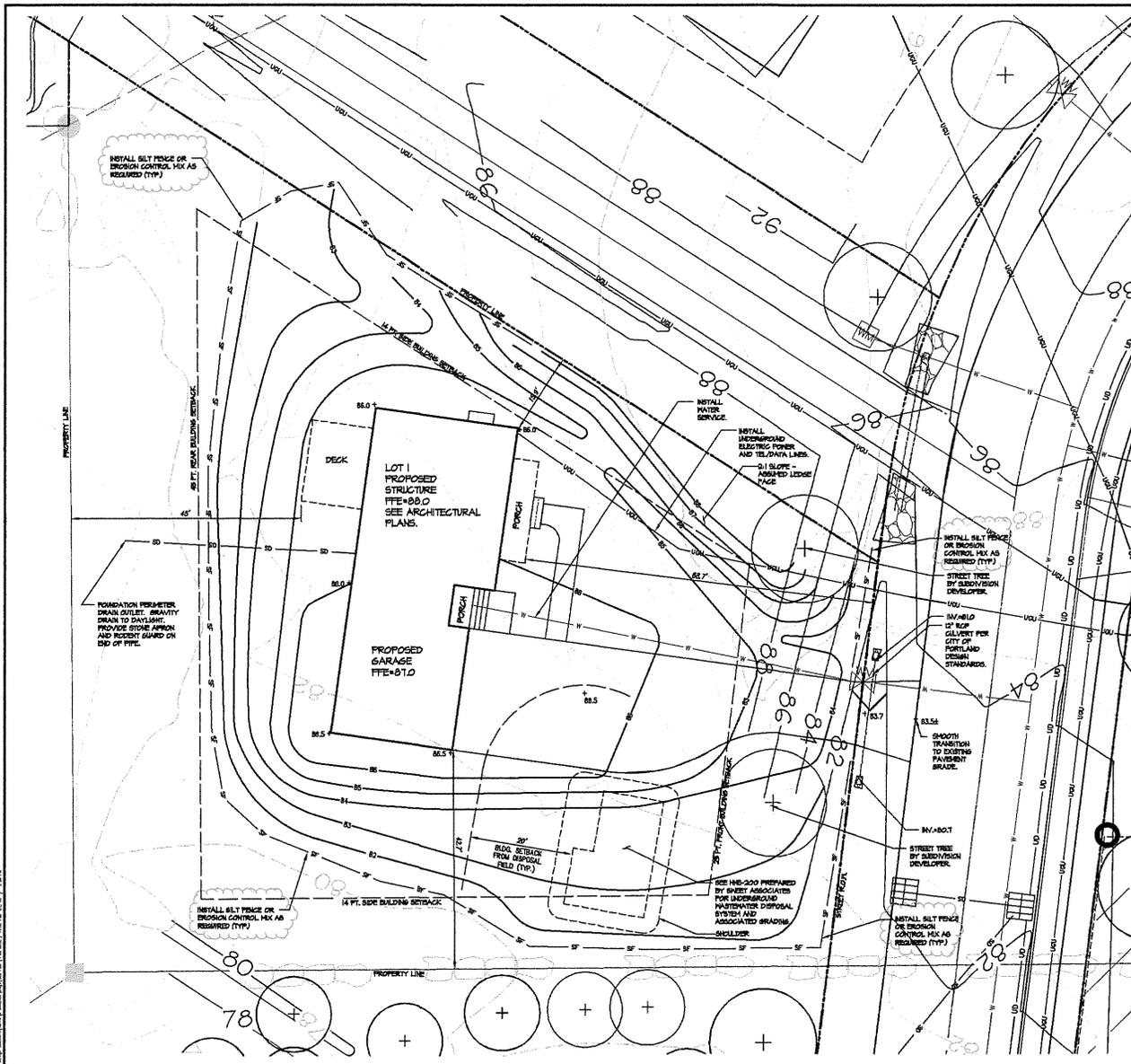




Reviewed for Code Compliance
Inspection Division
Approved with Conditions

Date: 04/24/17



- OLD BARN ESTATES SUBDIVISION NOTES:**
1. THIS LOT (LOT 1) 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 CLEANING OR GRADING, THE DEVELOPER SHALL PROVIDE SURVEY ACCURATE FIELD MARKERS SUFFICIENT TO ENABLE CONTRACTORS TO EXACTLY DETERMINE LOT BOUNDARIES AND BUILDING DEVELOPMENT TO ENSURE COMPLIANCE WITH BUILDING SETBACK AND BUFFER REQUIREMENTS.
 4. SEPTIC SYSTEM TEST PIT 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 COLLEENERS LAND SURVEYING, 842 OLD DANVILLE ROAD, AUBURN MAINE 04230.

ZONING SUMMARY:

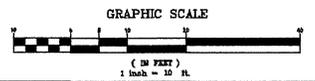
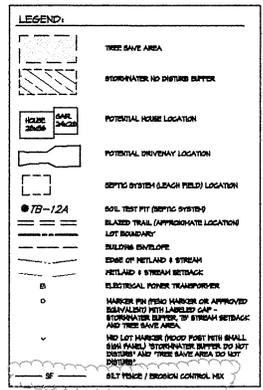
ZONE: R3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)
 USE: PERMITTED - SINGLE FAMILY
 PARCEL SIZE (LOT 1) = 0.48 AC (20,184.3 S.F.)

| 1. DIMENSIONAL REQUIREMENTS | REQUIRED | PROPOSED |
|-----------------------------|------------|-----------------------------|
| LOT SIZE | 8,500 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 SUFFICIENT 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 HOMEOWNERS FIRE PROTECTION ENGINEER.
 5. MINIMUM COVER OVER WATER LINE SHALL BE 3'-6".
 6. ALL HOMES IN THE PROPOSED DEVELOPMENT SHALL BE SERVICED IN COMPLIANCE WITH MPPA 80 AS REQUIRED BY THE CITY OF PORTLAND CODE (MPPA 01.2004 (a)).
 7. SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN IS BY SHEET ASSOCIATES OF FALMOUTH MAINE. LEACH FIELD IS SHOWN ON THIS PLAN FOR LOCATION ONLY.

- INTERFERING AREA:**
- PROPOSED INTERFERING AREA
 - HOUSE # (AREA) = 1150 S.F.
 - DECK = 165 S.F.
 - PORCH = 185 S.F.
 - DRIVEWAY = 1850 S.F.
 - TOTAL = 4250 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 DIGMA AND BE PROVIDED WITH A DIGMA# NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. TEST PIT AND SEPTIC SYSTEM DESIGN AND LAYOUT BY SHEET ASSOCIATES. SEE THE 300 DESIGN PLANS FOR SEPTIC SYSTEM DESIGN. VERIFY SEPTIC SYSTEM ELEVATION AND PROPOSED FINISHED FLOOR ELEVATION OF HOUSE HOME FOR A GRAVITY SEPTIC SYSTEM DESIGN AND THAT NO PUMP IS REQUIRED PRIOR TO ANY CONSTRUCTION.
 3. SURVEY AND LOT STAKING PROVIDED BY COLLEENERS LAND SURVEYING.
 4. SEE HOMEOWNERS ASSOCIATION DOCUMENTS FOR STORAGE BUFFER RESTRICTIONS.
 5. CONTRACTOR TO NOTIFY THE OWNER AND DESIGNER OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND CONDITIONS IN THE FIELD INVESTIGATE.
 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 MAINTAIN EXISTING LEAVING THE SITE.
 8. CONTRACTOR SHALL VERIFY GRADE "STEP DOWN" ON FOUNDATION WITH OWNER PRIOR TO BEGINNING CONSTRUCTION.



| REV. | DATE | STATUS | BY | CHKD. | APPD. |
|------|---------|--------------------------------|-------|---------|---------|
| B | 2/29/16 | EROSION CONTROL MEASURES ADDED | DEPT. | PBB | PBB |
| A | 2/9/16 | ISSUED FOR OWNER REVIEW | DEPT. | PBB | PBB |
| | | | BY | (CHKD.) | (APPD.) |



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 216, 160 Langslands Road, Cumberland, ME 04081 tel: (207) 934-1117

CLIENT: **TPO PROPERTIES, LLC.**
 30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04044

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