Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

September 7, 2017

Maine Department of Environmental Protection
312 Canco Road
Portland, ME 04103

RE: Lot 3 Single Family Residence – Old Barn Estates Subdivision
Ice Pond Drive, Portland
NRPA PBR – Section 2 Activity Adjacent to a Protected Natural Resource

To whom it may concern,

We have prepared the enclosed Permit By Rule Notification Form and required documentation for an activity adjacent to a protected natural resource. The protected resource in this case is a small intermittent stream which runs through the house lot. The stream/lot has two restrictions:

1. 75' DEP setback.
2. An approximately 45 ft. wide no disturb stormwater buffer which runs along the development side of the stream. This buffer is part of the stormwater management design prepared as part of the subdivision approval process.

The only disturbance shown on the original approved plan within these areas is the underground wastewater disposal system.

Due to the large amount of ledge in the front of the lot the owner would like to locate the house so that blasting and disturbance to the site can be minimized. In order to do this we are proposing a 30-35 incursion into the 75 ft. stream setback. We propose to use the "No Disturb" stormwater buffer which is approximately 45'-50' from the intermittent stream as the limit of disturbance with the exception of the previously designed and approved wastewater disposal field, and a foundation drain which we need to daylight at a lower elevation.

The following information is enclosed:

a. Permit By Rule Notification.
b. Letter of Agent Authorization
c. Aerial Map
d. Site Photographs
e. Subdivision Recording Plan 1 of 2 (11x17 reduced)
f. Subdivision Plan 2 of 2 (11x17 reduced)
g. Lot 3 Site Plan (24x36 full size)
h. $75.00 NRPA Permit By Rule Notification Fee

P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021
Tel: (207) 939-1717 Email: pbiegel@landdesignsolutions.com

CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

Please contact me should you require additional information.

Sincerely,

Peter B. Biegel

Peter B. Biegel, RLA, LEED AP
Maine Licensed Landscape Architect
Land Design Solutions

cc: Jake Small (Lot Owner)

P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021
Tel: (207) 939-1717 Email: pbiegel@landdesignsolutions.com

04/06/2017

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resouces Protection Act- Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN *BLACK INK ONLY*

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

APPLICANT INFORMATION (Owner)		AGENT INFORMATION (If Applying on Behalf of O	
Name:	Jake Small	**Name:**	Peter Biegel (Land Design Solutions)
Mailing Address:	105 Caron Street	**Mailing Address:**	P.O. Box 316
Town:	Portland	**Town:**	Cumberland
State and Zip Code:	Maine 04103	**State and Zip Code:**	Maine 04021
Daytime Phone #:	(207) 671-7657	**Daytime Phone #:**	(207) 939-1717
Email Address:	small.jakechris2@yahoo.com	**Email Address:**	pbiegel@landdesignsolutions.com

PROJECT INFORMATION

Part of a larger project? (check one):	☐ Yes ■ No	**After the Fact? (check one):**	☐ Yes ■ No	**Project involves work below mean low water? (check one):**	☐ Yes ■ No	**Name of waterbody:**	unnamed intermittent stream
Project Town:	Portland	**Project Location (Address):**	Lot 3 Old Barn Estates Subdivision, Ice pond Drive			**Map & Lot Number:**	
Brief Project Description:	Disturbance 45'- 50' from the stream for small yard and patio associated with single family residential home. see cover letter for a more detailed description of the proposed project.						
Brief Directions to Site:	From Allen Avenue Extension headed for Falmouth turn right on Ledgewood Drive then turn right into The Old Barn Estates subdivision on Ice House Drive. Lot three is located on the right						

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. **I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.**

- ■ **Sec. (2) Act. Adj. to Protected Natural Res.**
- ☐ **Sec. (3) Intake Pipes**
- ☐ **Sec. (4) Replacement of Structures**
- ☐ **Sec. (5) REPEALED**
- ☐ **Sec. (6) Movement of Rocks or Vegetation**
- ☐ **Sec. (7) Outfall Pipes**
- ☐ **Sec. (8) Shoreline stabilization**
- ☐ **Sec. (9) Utility Crossing**
- ☐ **Sec.(10) Stream Crossing**
- ☐ **Sec. (11) State Transportation Facil.**
- ☐ **Sec. (12) Restoration of Natural Areas**
- ☐ **Sec. (13) F&W Creation/Enhance/Water Quality Improvement**
- ☐ **Sec. (14) REPEALED**
- ☐ **Sec. (15) Public Boat Ramps**
- ☐ **Sec. (16) Coastal Sand Dune Projects**
- ☐ **Sec. (17) Transfers/Permit Extension**
- ☐ **Sec. (18) Maintenance Dredging**
- ☐ **Sec. (19) Activities in/on/over significant vernal pool habitat**
- ☐ **Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird feeding & roosting areas**

NOTE: Municipal permits *may* also be required. Contact your local code enforcement office for more information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for more information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS

- ■ ***Attach* all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.**
- ■ ***Attach* a check for the correct fee made payable to: "Treasurer, State of Maine".The current fee for NRPA PBR Notifications can be found at the Department's website: http://www.maine.gov/dep/feesched.pdf**
- ■ ***Attach* a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).**
- ☐ ***Attach Proof of Legal Name* if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's *registration information* (available at http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x) Individuals and municipalities are not required to provide any proof of identity.**

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.

I also understand that this PBR becomes effective 14 calendar days after receipt by the Department *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	Peter B. Biegel (Agent)	**Date:**	9/7/2017

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection **at the appropriate regional office listed below**. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP	PORTLAND DEP	BANGOR DEP	PRESQUE ISLE DEP
17 STATE HOUSE STATION	312 CANCO ROAD	106 HOGAN ROAD	1235 CENTRAL DRIVE
AUGUSTA, ME 04333-0017	PORTLAND, ME 04103	BANGOR, ME 04401	PRESQUE ISLE, ME 04769
(207)287-7688	(207)822-6300	(207)941-4570	(207)764-0477

OFFICE USE ONLY	Ck.#		Staff	Staff	
PBR #	FP	Date	Acc. Date	Def. Date	After Photos

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

Jake Small
Portland

September 1, 2017

RE: Lot 3 Old Barn Estates

To whom it may concern:

Please consider this letter as authorization for Land Design Solutions to act as the agent relative to local, state and federal permitting required for the referenced project.

Sincerely,

Jake Small

Lot 3 Old Barn Estates Subdivision

Write a description for your map.

CITY OF PORTLAND, MAINE
RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

Site photographs taken by Peter Biegel 9-1-2017

Photograph of intermittent stream

Area of proposed disturbance

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

"No Disturb" Stormwater Buffer area per City of Portland Subdivision approval

Ledge in front of lot

Reviewed for Code Compliance
Inspections Division
Portland, Maine

Date: 10/05/17

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	104°17'26"	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°34'09"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	38.82'

SITE LOCATION PLAN

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.

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 RE 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 WAIVTR 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 VICINITY 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.

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.

Not to Scale

1 INCH = 60 FEET

60 0 60 120 180

KEVIN W. CULLENBERG PLS 1278

STATE OF MAINE KEVIN W. CULLENBERG 1278 LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL1, 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 P M
PLAN BOOK 213 PAGE 200
ATTEST Pamela E. Lovley
REGISTER

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

A TION OF PROPOSED
T PROPOSED
D XS PARK AND OPEN
S RK. SEE NOTES.

Reviewed for Code Compliance Inspection Division Approved as Noted
Date: 10/05/17

ZONING SUMMARY (CITY OF PORTLAND):

ZONE: R3 RESIDENTIAL ZONE (MEDIUM RESIDENTIAL)
USE: PERMITTED – SINGLE FAMILY
PARCEL SIZE = 12.25 AC. (538,392.5 S.F.)

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	6,500 S.F.	20,000 S.F. (UN-SEWERED)
MINIMUM STREET FRONTAGE	50 FT.	50 FT. MIN.
MINIMUM FRONT YARD	25 FT.	25' FT. MIN.
MINIMUM REAR YARD	25 FT.	25 FT. MIN.
MINIMUM SIDE YARD (2 STORY)	14 FT.	14 FT.
MINIMUM SIDE YARD ON SIDE STREET	20 FT.	20 FT.
MAXIMUM LOT COVERAGE	35%	–
MINIMUM LOT WIDTH	65 FT.	–
MAXIMUM STRUCTURE HEIGHT	35 FT.	– (2 STORY)

ZONING SUMMARY (TOWN OF FALMOUTH):

ZONE: RAm RESIDENTIAL A – MANUFACTURED HOUSING SUBDISTRICT.
USE: PERMITTED – SINGLE FAMILY

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	20,000 S.F.	22,378 S.F. LOT 13
MINIMUM FRONT SETBACK	25 FT.	52 FT. MIN. LOT 13
MINIMUM REAR SETBACK	40 FT.	– FT. MIN.
MINIMUM SIDE SETBACK	20 FT.	44 FT. MIN. LOT 13
MINIMUM LOT WIDTH	125 FT.	156 FT. MIN. LOT 13

2. MINIMUM NET RESIDENTIAL AREA (RESIDENTIAL A)	REQUIRED	PROPOSED
LOT 13 (EXISTING HOUSE, FALMOUTH)	15,000 S.F.	22,378 S.F.

LOT DIVISION NOTES:

PROJECT CONSISTS OF:
- ONE (1) EXISTING RESIDENCE ON A LOT TO BE RECONFIGURED IN THE TOWN OF FALMOUTH (LOT 13).
- ONE EXISTING LOT/RESIDENCE ON A CONTIGUOUS PARCEL OWNED BY THE APPLICANT AND LOCATED IN THE CITY OF PORTLAND (LOT 14).
- TWO (2) OPEN SPACE AREAS TO BE OWNED BY THE SUBDIVISION ASSOCIATION IDENTIFIED AS OPEN SPACE LOTS 15 (FALMOUTH) & 16 (PORTLAND).
- TWELVE (12) NEW LOTS (LOTS 1 THROUGH 12) ALL WITHIN THE CITY LIMITS OF PORTLAND. ADDRESSING OF THESE LOTS MUST CONFORM TO E 911 ADDRESSING OFFICER FOR THE CITY OF PORTLAND.

SUBDIVISION NOTES:

1. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE MAY INCLUDE INCLUDE THE CONTRACTOR, REPRESENTATIVES OF THE OWNER, CENTRAL MAINE POWER CO., VERIZON, TIME WARNER CABLE, THE MUNICIPAL ENGINEER, FIELD INSPECTOR AND CONSULTING ENGINEER. ANY UTILITY PLAN REVISIONS NECESSITATED AS A RESULT OF THIS MEETING SHALL BE PREPARED AND SUBMITTED TO ALL OF THE PARTIES LISTED ABOVE.
2. THE OPEN SPACE AREAS (SHOWN AS LOTS 15 & 16) ARE TO BE OWNED BY THE HOME OWNERS ASSOCIATION AND SHALL REMAIN IN THEIR NATURAL VEGETATED CONDITION IN PERPETUITY EXCEPT FOR STORMWATER IMPROVEMENTS & ASSOCIATED MAINTENANCE, AND THE REMOVAL OF DEAD OR DYING TREES AND TREE LIMBS.
3. TRANSFORMER AND JUNCTION BOX EASEMENTS - 10x10 EASEMENT AROUND ALL ELECTRIC POWER TRANSFORMERS AND JUNCTION BOXES TO BE GRANTED TO CMP. THESE EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS FROM ICE POND DRIVE.
4. THIS DEVELOPMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, MAPS, DIAGRAMS, SPECIFICATIONS, TEXTUAL SUBMISSIONS, AND TESTIMONY PRESENTED BY THE APPLICANT AND APPROVED BY THE PLANNING BOARD OF THE CITY OF PORTLAND AND THE TOWN OF FALMOUTH.
5. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY DWELLINGS.
6. THERE SHALL BE NO FURTHER SUBDIVISION OF THIS LAND WITHOUT FURTHER PLANNING BOARD APPROVAL.
7. 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.
8. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR DWELLINGS IN THE SUBDIVISION, A STREET NAME SIGN (Ice Pond Dr.) SHALL BE INSTALLED AT THE INTERSECTION OF THE PROPOSED SUBDIVISION DRIVE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS SET FORTH BY THE PUBLIC WORKS DIRECTOR. ALL COSTS, INCLUDING THE COST OF THE SIGN AND INSTALLATION, SHALL BE AT THE APPLICANT'S EXPENSE.
9. STUMPS AND OTHER SITE DEBRIS SHALL BE DISPOSED OF IN COMPLIANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT RULES.
10. HOUSE AND DRIVEWAY LOCATIONS ARE SHOWN AS POTENTIAL POSSIBILITIES ONLY AND MAY BE ADJUSTED PER BUYER DESIRES.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
12. 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.
13. SEE PLAN C-101 FOR REQUIRED RE-VEGETATION OF SUBSURFACE WASTEWATER DISPOSAL AREAS WHICH FALL WITHIN THE STORMWATER BUFFER OR TREE SAVE AREAS. RE-VEGETATION TO BE THE RESPONSIBILITY OF THE LOT OWNER.
14. TREE SAVE AREAS, STORMWATER BUFFER AREAS AND THE '75' SETBACK FROM THE INTERMITTENT STREAM SHALL BE IDENTIFIED ON THE GROUND WITH PINS SUCH AS FENCE MARKERS, OR APPROVED EQUIVALENT, WITH LABELS AND SIGNAGE BOTH TO STATE EDGE OF NO DISTURB AREAS. SEE PLAN C-101 FOR PIN AND SIGNAGE LOCATIONS.
15. TREE SAVE - AREAS DESIGNATED AS TREE SAVE AREAS ON LOTS 2, 3, 4, 5, 6, 7, 8 & 16 SHALL NOT BE DISTURBED WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE SPECIES, TREE HAZARDS AND THE FILL SLOPES ASSOCIATED WITH THE CONSTRUCTION OF SUBSURFACE WASTEWATER DISPOSAL SYSTEM LEACH FIELDS (SEE C-101 FOR REVEGETATION OF FILL SLOPES). THE REVEGETATION OF FILL SLOPES AND THE REMOVAL OF TREE HAZARDS AND INVASIVE SPECIES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. TREE SAVE AREAS SHALL BE IDENTIFIED ON THE HOUSE LOTS AND IN THEIR DEEDS PRIOR TO LOT CONSTRUCTION.
16. STORMWATER BUFFERS - AREAS DESIGNATED AS "NO DISTURB STORMWATER BUFFER" AREAS SHALL NOT BE DISTURBED WITH THE EXCEPTION OF INVASIVE SPECIES, TREE HAZARDS AND THE FILL SLOPES ASSOCIATED WITH THE CONSTRUCTION OF THE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AS SHOWN ON PLAN C-101. STORMWATER BUFFER AREAS SHALL BE IDENTIFIED ON THE HOUSE LOTS AND IN THEIR DEEDS PRIOR TO LOT CONSTRUCTION. THE REVEGETATION OF LEACH FIELD FILL SLOPES AND THE REMOVAL OF TREE HAZARDS AND INVASIVE SPECIES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. SEE C-101 FOR RE-VEGETATION OF FILL SLOPES.
17. ALL COMMON ELEMENTS ASSOCIATED WITH STORMWATER MANAGEMENT FACILITY AND OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. HOMES CONSTRUCTED ON LOTS 7, 8 & 9 MUST UTILIZE DRIPLINE FILTERS FOR STORMWATER MANAGEMENT PURPOSES. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION.
19. ALL SINGLE FAMILY HOMES CONSTRUCTED ON LOTS 1 THOUGH 12 AND LOT 14 REQUIRE SINGLE-FAMILY SITE PLAN/BUILDING PERMIT REVIEW BY THE CITY OF PORTLAND ONLY, PRIOR TO ANY WORK STARTING ON SITE. THE INSTALLATION OF OF THE SIDEWALKS AND CURBS SHOWN ON LOT #14 SHALL BE IMPLEMENTED AS PART OF THE OVERALL SUBDIVISION INFRASTRUCTURE AT THE SAME TIME AS ICE POND DRIVE IS CONSTRUCTED, AND PRIOR TO ITS INSTALLATION THE SIDEWALK AND CURBING CONSTRUCTION DETAILS FOR LOT #14 SHALL BE SUBMITTED AND APPROVED BY THE PORTLAND DEPARTMENT OF PUBLIC SERVICES.
20. SEE SUBDIVISION RECORDING PLAN (RECORDING PLAN 1 OF 2) FOR ADDITIONAL REQUIREMENTS AND INFORMATION.

SUBDIVISION NOTES CON'T:

20. LOT 14 PROPOSED DRIVEWAY ACCESS FROM OCEAN AVENUE HAS RECEIVED A WAIVER FOR CORNER CLEARANCE AND DRIVEWAY SPACING FROM THE CITY TRAFFIC ENGINEERING REVIEWER.

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 (FENCE 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'.

CITY OF PORTLAND PLANNING BOARD APPROVAL: February 26, 2013
MEMBER: DATE:

TOWN OF FALMOUTH PLANNING BOARD APPROVAL: April 2, 2013
MEMBER: DATE:

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED May 23, 2013
AT 11 HOUR 46 MIN. A M
AND RECORDED IN BOOK 213 PAGE 201
ATTEST Pamela E. Lovley REGISTER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

Not To Scale

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
G	3/4/13	ISSUED TO THE TOWN OF FALMOUTH FOR FOR FINAL SUBDIVISION REVIEW	DEPT.	PBB	TWS						
F	2/19/13	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW	DEPT.	PBB	PBB						
E	2/8/13	ISSUED TO THE CITY OF PORTLAND FOR FINAL SUBDIVISION REVIEW	DEPT.	PBB	PBB						
D	1/9/13	ISSUED TO THE TOWN OF FALMOUTH FOR PRELIMINARY PLAN REVIEW	DEPT.	PBB	PBB						
C	1/1/13	ISSUED TO THE CITY OF PORTLAND FOR PLANNING BOARD WORKSHOP	DEPT.	PBB	PBB						
B	8/23/12	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB						
A	7/5/12	ISSUED TO TOWN OF FALMOUTH FOR SKETCH PLAN REVIEW	DEPT.	PBB	PBB	H	3/15/13	REVISED PER CITY OF PORTLAND CONDITIONS OF APPROVAL	DEPT.	PBB	TWS

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2624 STATE OF MAINE 3/29/13

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"=60'

OLD BARN ESTATES
1062 OCEAN AVENUE, PORTLAND, MAINE

SUBDIVISION PLAN
RECORDING PLAN 2 OF 2

PROJ. NO. –
DWG. NO. S-101
REV. H

Drawing Name: K:\10 Doncaster\dwg\Site Plan 1 Plot Date / Time: Mar. 30, 13 / 7:45 PM

Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 10/05/17

OLD BARN ESTATES SUBDIVISION NOTES:

1. THIS LOT (LOT 3) 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. SEE SUBDIVISION RECORDING PLAN (RECORDING PLAN 1 OF 2) FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
5. 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 3) = 0.79 AC (34,282 S.F.)

1. DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
LOT SIZE	6,500 S.F.	34,282 S.F. (UN-SEWERED)
MINIMUM STREET FRONTAGE	50 FT.	79.49 FT.
MINIMUM FRONT YARD	25 FT.	
MINIMUM REAR YARD	25 FT.	
MINIMUM SIDE YARD (2 STORY)	14 FT.	
MAXIMUM LOT COVERAGE	35%	
MINIMUM LOT WIDTH	65 FT.	78.56 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 FULL 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 IS SHOWN ON THIS PLAN FOR LOCATION ONLY. SEE SEPTIC SYSTEM DESIGN (HHE-200) PREPARED BY ~~SWEET ASSOCIATES OF FALMOUTH MAINE~~ Lot 3 = Colby & Associates Wiscasset, Maine FOR LAYOUT, GRADING AND CONSTRUCTION INFORMATION.

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 PINNING PROVIDED BY CULLENBERG LAND SURVEYING OF AUBURN, MAINE.
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 BE BLENDED ALL GRADES SO AS TO FORM A SMOOTH TRANSITION BETWEEN SURFACE ELEVATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR TAKING CARE OF ALL NECESSARY EROSION CONTROL MEASURES TO MINIMIZE SEDIMENT LEAVING THE SITE.

Site Plan prepared by the Applicant and Lot owner Jake Small - markings in red by Land Design Solutions (Peter Biegel, agent) 9/7/17 for purposes of pbr notification submittal.

soil Legend
symbol = HSB
soil type = Hollis very rocky fine sandy loam 3-8 percent slopes
HSG = D
Source = National cooperative soil survey (NCSS)

LEGEND:

- TREE SAVE AREA
- STORMWATER NO DISTURB BUFFER
- 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 (FENO 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".

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE PLAN

LOT 3 OLD BARN ESTATES
ICE POND DRIVE, PORTLAND MAINE

Boundary Survey + Site Plan
A-1