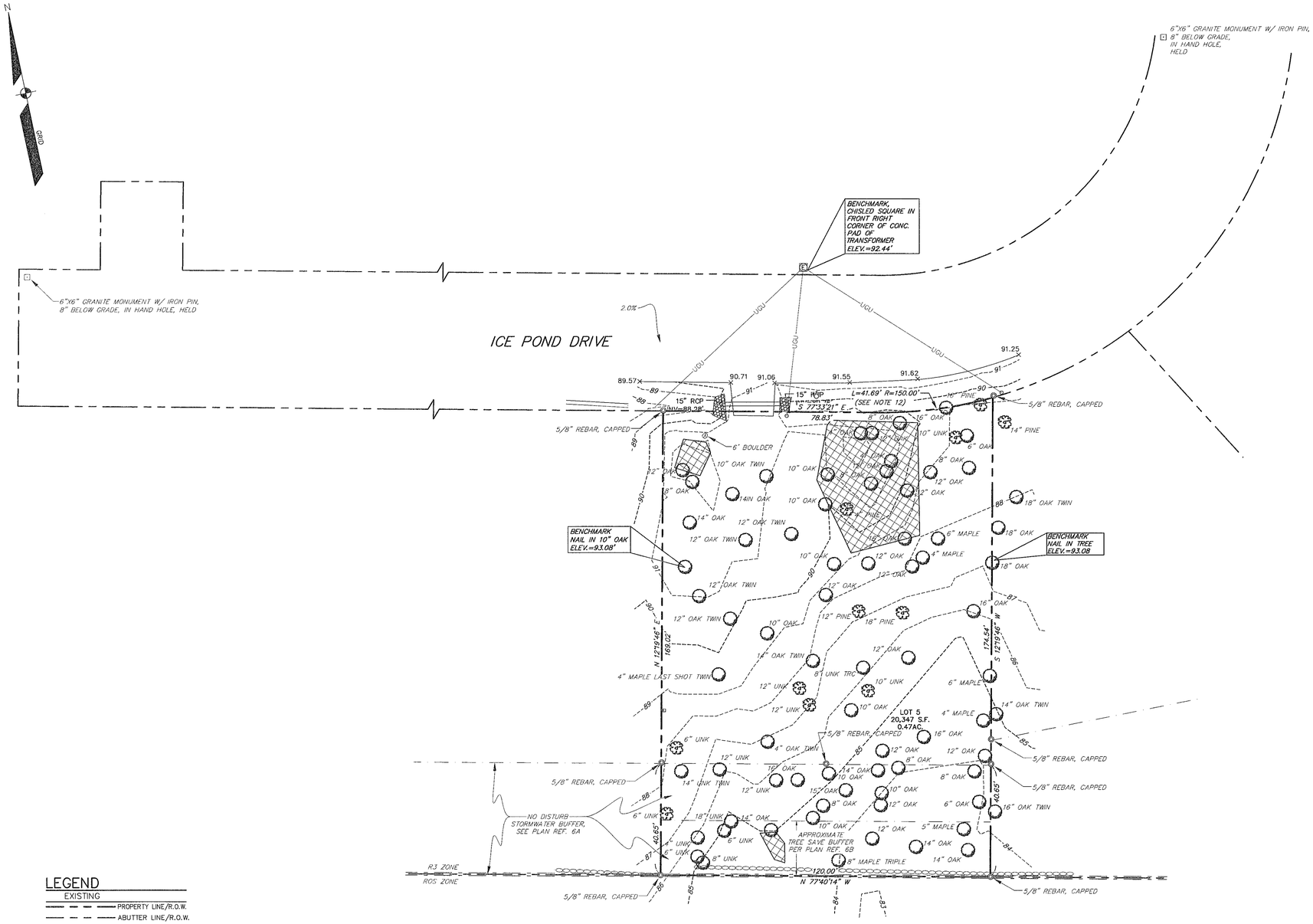


GRAPHIC SCALE

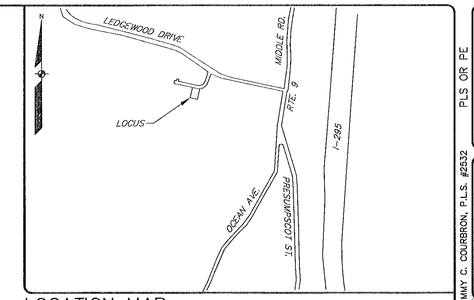
20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- EASEMENT
- ZONE LINE
- ZONE LINE ON PL
- LEDGE / BOULDERS
- EDGE PAVEMENT
- 120 118 CONTOURS
- X120.00 SPOT GRADE
- STONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- W WATER
- WATER SHUT OFF
- UGU UNDERGROUND UTILITY
- ET TRANSFORMER PAD
- RIPRAP
- 3" PVC CONDUIT RISER



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS STAVROS BY DEED DATED SEPTEMBER 13, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 31026, PAGE 322.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 41, BLOCK A, AS LOT 15, AND IS LOCATED IN THE RESIDENCE 3 (R3) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R3 DISTRICT ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	6,500 S.F. *
MINIMUM LOT SIZE:	6,500 S.F. *
MINIMUM STREET FRONTAGE:	50' *
MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	1-1 ½ STORY = 8', 2 STORY = 14', 2 ½ STORY = 16'
MINIMUM REAR YARD:	25'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	35%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.47 ACRES OR 20,347 S.F.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. ON JANUARY 25, 2018.
6. PLAN REFERENCES:
   A. "SUBDIVISION RECORDING PLAN 1, OLD BARN ESTATES, OCEAN AVE. & LEDGEWOOD DRIVE, PORTLAND, & FALMOUTH, MAINE, MADE FOR TPO PROPERTIES, LLC.," BY CULLENBERG LAND SURVEYING, DATED FEBRUARY 8, 2013 AND RECORDED AT THE CCRD IN PLAN BOOK 213, PAGE 200.
   B. "OLD BARN ESTATES, 1052 OCEAN AVENUE, PORTLAND, MAINE 04104, SUBDIVISION PLAN RECORDING PLAN 2 OF 2," PREPARED BY LAND DESIGN SOLUTIONS FOR TPO PROPERTIES, LLC., DATED MAY 2012 AND RECORDED AT THE CCRD IN PLAN BOOK 213, PAGE 201.
   C. "OLD BARN ESTATES, 1062 OCEAN AVENUE, PORTLAND, MAINE 04104, GRADING AND DRAINAGE AS-BUILT PLAN," PREPARED BY LAND DESIGN SOLUTIONS FOR TPO PROPERTIES, LLC., DATED JANUARY 2013, PROGRESS PRINT.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0007 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF 500-YEAR FLOOD.
10. THE LOCATION OF THE UNDERGROUND UTILITIES DEPICTED ON THIS PLAN ARE BASED ON PLAN REFERENCE 6C.
11. THE LEDGE AND/OR BOULDERS DEPICTED ON THIS PLAN DOES NOT DIMINISH THE POSSIBILITY OF OTHER EXPOSED OR UNEXPOSED LEDGE EXISTING ON THIS SITE. AT THE TIME THE FIELDWORK FOR THIS SURVEY WAS PERFORMED, SNOW COVER WAS PRESENT.
12. THE CURVE DATA LISTED ON PLAN REFERENCE 6A FOR LOT 5 IS INCORRECT. THE SURVEYOR FOR PLAN REFERENCE 6A HAS PROVIDED US WITH THE CORRECTED CURVE DATA.

JIMMY C. COURBRON, P.L.S. #2532

PLS OR PE

STATE OF MAINE
JIMMY C. COURBRON
2532
PROFESSIONAL LAND SURVEYOR

DRAWN	CHECKED
JCC	MWE

REV.:	BY:	DATE:	STATUS:
C	JCC	2/20/18	ISSUED FOR CITY REVIEW
B	JCC	2/8/18	ADDED NEW LOCATION FOR PROP. LEACH FIELD
A	JCC	2/2/18	ISSUED FOR DESIGN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A
South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd.
Lewiston, ME 04240
Tel. 207-783-5656

EXISTING CONDITIONS PLAN
OF
LOT 5 OF OLD BARN ESTATES
32 ICE POND DRIVE
PORTLAND, ME
FOR:
BRUSH & HAMMER BUILDERS, INC.
110 LESTER DRIVE
PORTLAND, MAINE 04103

PROJECT NO.	SCALE
17550	1" = 20'

SHEET 2 OF 6

17550-01-EC.dwg, TAB:EC