

N.T.S.

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

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. TOTAL AREA AND LIMITS OF PROPOSED LAND DISTURBANCE = 11,590 S.F.

6,500 S.F. \* 6,500 S.F. \* 50'\*

1-1  $\frac{1}{2}$  STORY = 8', 2 STORY = 14', 2  $\frac{1}{2}$  STORY = 16'

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING COVERAGE: 35%

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

5. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.47 ACRES OR 20,347 S.F.

6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. ON JANUARY 25, 2018.

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

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

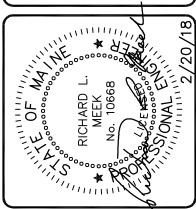
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR

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

10. THE LOCATION OF THE UNDERGROUND UTITILITIES DEPICTED ON THIS PLAN ARE BASED

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.



DESIGNED CHECKED DMD MWE

PROJECT NO. | SCALE

17550 | 1" = 10'