GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE/R.O.W. | |
| | ABUTTER LINE/R.O.W. | |
| | SETBACK | |
| | EASEMENT | |
| | ZONE LINE | |
| | ZONE LINE ON PL | |
| | IRON PIPE/ROD | |
| | BUILDING | |
| | LEDGE | |
| | EDGE PAVEMENT | |
| | PAVEMENT SAWCUT | |
| | STONE WALL | |
| | DECIDUOUS TREE | |
| | CONIFEROUS TREE | |
| | RIPRAP | |

## 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. TOTAL AREA AND LIMITS OF PROPOSED LAND DISTURBANCE = 11,590 S.F.
4. 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.

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.
7. 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 UTITILITIES 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

Reviewed for Code Compliance
Inspections Division
Department of Planning & Development
Date: 04/05/18

RICHARD L. MEEK, PE 10668

STATE OF MAINE
RICHARD L. MEEK
No. 10668
PROFESSIONAL ENGINEER
2/20/18

| DESIGNED | CHECKED |
|---|---|
| DMD | MWE |

| REV. | BY: | DATE: | STATUS: |
|---|---|---|---|
| B. | RLM | 2/20/18 | ISSUED FOR CITY REVIEW |
| A. | MWE | 2-16-18 | RELEASED FOR CLIENT REVIEW |

THIS PLANS 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
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South Portland, ME 04106
Tel. 207-200-2100

# SITE PLAN
OF:
# LOT 5 RESIDENCE
32 ICE POND DRIVE
PORTLAND, ME
FOR:
## DUSTIN & SARAH CARSON
24 BEAR RUN
GORHAM, ME 04038

| PROJECT NO. | SCALE |
|---|---|
| 17550 | 1" = 10' |

SHEET 3 OF 6

175505.dwg, TAB: s