

OLD BARN ESTATES SUBDIVISION NOTES:

1. THE LOT II 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 DWELLING.
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ZONING SUMMARY:

ZONE: R3 RESIDENTIAL (SINGLE-FAMILY)
 USE: PERMITTED - SINGLE FAMILY
 PARCEL SIZE (LOT I) = 6.46 AC (218,183 SF)

REQUIREMENT	REQUIRED	PROPOSED
LOT SIZE	6,000 SF	20,118.83 SF (64,600 SQ. FT.)
MINIMUM STREET FRONTAGE	25 FT.	388 FT. MIN.
MINIMUM REAR YARD	25 FT.	86.3 FT. MIN.
MINIMUM SIDE YARD	5 FT.	23 FT. MIN.
MINIMUM LOT COVERAGE	14 FT.	13% (26,000 SQ. FT.)
MINIMUM LOT WIDTH	35 FT.	117.8 FT.
MINIMUM STRUCTURE HEIGHT	35 FT.	11 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 THE ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY NOTES SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
3. PROVIDE LOCUS OF UTILITY SIZE WITH FULL LINES FOR ALL UNDERGROUND UTILITIES. PROVIDE LOCUS OF UTILITY SIZE WITH FULL LINES FOR ALL UNDERGROUND UTILITIES. PROVIDE LOCUS OF UTILITY SIZE WITH FULL LINES FOR ALL UNDERGROUND UTILITIES.
4. PIPE MATERIAL FOR EXPOSED WATER SERVICE SHALL BE TYPE 1 COPPER OR AS APPROVED BY THE PORTLAND WATER DEPARTMENT. FINAL SIZE OF SERVICE LINE TO BE DETERMINED BY THE PORTLAND WATER DEPARTMENT.
5. HORIZONTAL COVER OVER WATER LINE SHALL BE 3'-4".
6. ALL LINES IN THE PROPOSED DEVELOPMENT SHALL BE SPURLED IN CONFORMANCE WITH MP1A 802 AS REQUIRED BY THE CITY OF PORTLAND CODE (MP1A 802 AND 804) AND THE PORTLAND WATER DEPARTMENT.
7. CONTRACTOR SHALL VERIFY THE ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY NOTES SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.



6/22/2016

IMPROVED AREA:
 PROPOSED IMPROVED AREA:
 - 1. 1.47 AC (64,600 SF)
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 - 49. 1.47 AC (64,600 SF)
 - 50. 1.47 AC (64,600 SF)

LOT DEVELOPMENT NOTES:

1. PRIOR TO THE START OF ANY CONSTRUCTION FOR THE PROJECT, THE CONTRACTOR SHALL VERIFY THE ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY NOTES SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
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6/22/2016



NO.	DATE	BY	FOR	STATUS	REVISION
1	7/28/14	BY: CHD/JAP	FOR: PERM	STATUS: ISSUED FOR SUBMITTAL	REV: A
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LOT 11 OLD BARN ESTATES
 102 POND DRIVE, PORTLAND, MAINE

SITE PLAN

DESIGN: FBB
 DRAWING DEPT.: FBB
 CHECKED: FBB

DATE: JULY 2014
 SCALE: 1" = 10'

PROJECT NO.: C-101

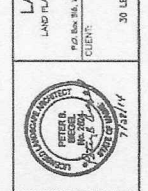
LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE

30 LEDEWOOD DRIVE, FALMOUTH, MAINE 04841

CLIENT: TPO PROPERTIES, LLC.

DATE: 7/28/14

BY: CHD/JAP



LEGEND:

- SIZE SAVED AREA
- CONFORMANCE TO DISTRICT BY-LAW
- POTENTIAL HOME LOCATION
- POTENTIAL DRIVEWAY LOCATION
- SETBACK FROM LEACH FIELD LOCATION
- SETBACK FROM DRIVEWAY LOCATION
- BLASSED FINAL IMPROVEMENT LOCATION
- LOT BOUNDARY
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- PROPOSED DRIVEWAY
- ELECTRICAL POWER TRANSFORMER
- MANHOLE FOR FIBER OPTICS OR APPROVED EQUIVALENT
- NO LOT NUMBER SHOWN INDICATES THAT THE SMALL SHOWN AREA IS NOT TO BE CONSIDERED