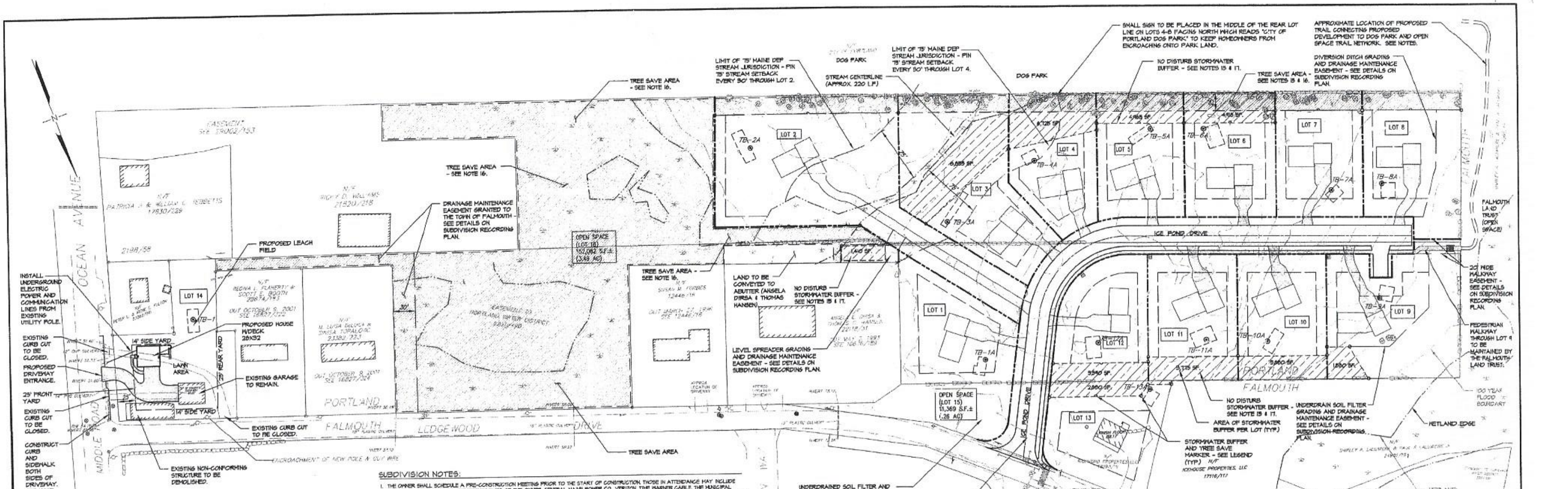

SUBDIVISION STREET 28' WIDE WITH 6' WIDE GRASSED ESPLANADE AND 5' WIDE SIDEWALK.

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 APPLICANTS 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 FENO 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 CONT:

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
- E — 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".

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

TOWN OF FALMOUTH PLANNING BOARD APPROVAL: April 2, 2013
MEMBER: [signatures] 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 [signature] REGISTER

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

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. 2024 — STATE OF MAINE
3/25/13

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 934-1717

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