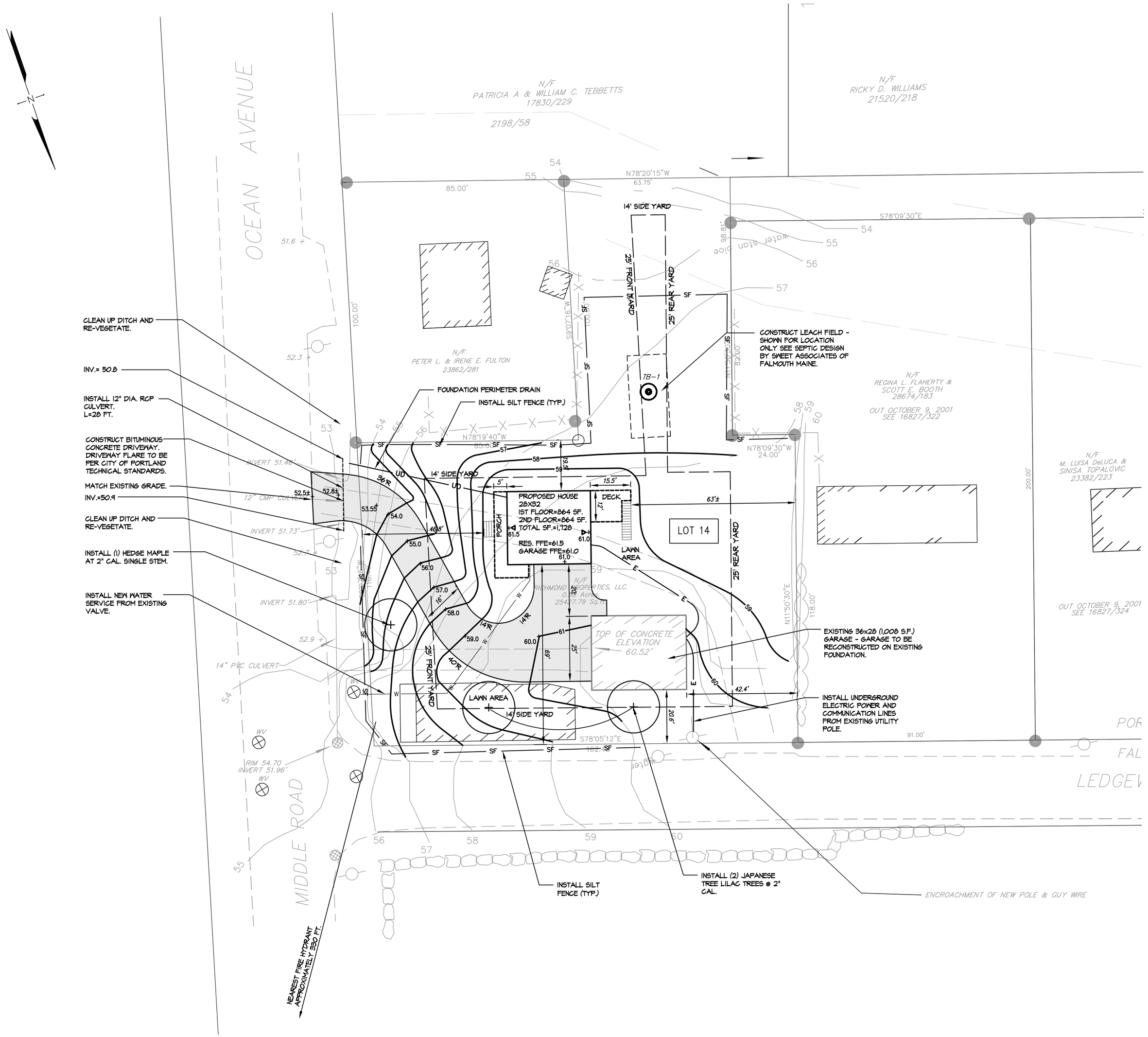

OLD BARN ESTATES SUBDIVISION NOTES:

1. THIS LOT (LOT 14) 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 DWELLINGS.
3. 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.
4. 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.
5. SEE SUBDIVISION RECORDING PLAN (RECORDING PLAN 1 OF 2) FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
6. LOT 14 PROPOSED DRIVEWAY ACCESS FROM OCEAN AVENUE HAS RECEIVED A WAIVER FOR CORNER CLEARANCE AND DRIVEWAY SPACING FROM THE CITY TRAFFIC ENGINEERING REVIEWER.
7. SURVEY OF EXISTING CONDITIONS PREPARED BY CULLENBERG LAND SURVEYING, 842 OLD DANVILLE ROAD, AUBURN, MAINE 04210.

ZONING SUMMARY (LOT 14):

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.	25,427.79 S.F. (UN-SEWERED)
MINIMUM STREET FRONTAGE	50 FT.	278.8 FT.
MINIMUM FRONT YARD	25 FT.	28.5 FT. MIN.
MINIMUM REAR YARD	25 FT.	42.4 FT. MIN.
MINIMUM SIDE YARD (2 STORY)	14 FT.	16 FT. MIN.
MINIMUM SIDE YARD ON SIDE STREET	20 FT.	20.6 FT.
MAXIMUM LOT COVERAGE	35%	–
MINIMUM LOT WIDTH	65 FT.	–
MAXIMUM STRUCTURE HEIGHT	35 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 ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND UTILITY COMPANY STANDARDS.
3. PROVIDE CONDUIT OF SUITABLE SIZE WITH PULL LINES FOR ALL UNDERGROUND WIRING BENEATH PAVEMENT AREAS OR AS REQUIRED BY THE UTILITY COMPANY.
4. PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER OR AS APPROVED BY THE PORTLAND WATER DISTRICT. FINAL SIZE OF SERVICE LINE TO BE DETERMINED BY THE HOMEOWNER'S FIRE PROTECTION ENGINEER.
5. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
6. ALL HOMES IN THE PROPOSED DEVELOPMENT SHALL BE SPRINKLED IN COMPLIANCE WITH NFPA 13D AS REQUIRED BY THE CITY OF PORTLAND CODE (NFPA 101 2009 ed).
7. SUBSURFACE WASTEWATER DISPOSAL SYSTEM DESIGN IS BY SWEET ASSOCIATES OF FALMOUTH MAINE. LEACH FIELD IS SHOWN ON THIS PLAN FOR LOCATION ONLY.

IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA
- HOUSE = 1,459 SF.
- GARAGE = 1,008 SF.
- DRIVEWAY'S = 2,596 SF.
- TOTAL = 5,063 SF.

PROPOSED IMPERVIOUS AREA
- HOUSE = 1,126 SF.
- RECONSTRUCTED GARAGE = 1,008 SF.
- DRIVEWAY = 2,744 SF.
- TOTAL = 4,878 SF.

PROPOSED PLAN = 185 SF. LESS IMPERVIOUS AREA.

LEGEND:

FENCE	X—X—X—X—
PROPERTY LINE	S78°05'12"E 162.48'
IRON PIN	
WATER VALVE	WV
CATCH BASIN	
UTILITY POLE	
CONTOUR LINE	59
EDGE OF PAVEMENT	
CULVERT	
STRUCTURE	

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REV.	DATE	STATUS	DEPT. BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	5/20/13	ISSUED TO CITY OF PORTLAND FOR BUILDING PERMIT	PBB	PBB							

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2624
STATE OF MAINE
5/20/13

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 494-1717

CLIENT:
TPO PROPERTIES, LLC
30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04104

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB
DATE: APRIL 2013
SCALE: 1"=20'

LOT 14 OLD BARN ESTATES
1062 OCEAN AVENUE, PORTLAND, MAINE

DEMOLITION PLAN

PROJ. NO. –
DWG. NO. C-100
REV. A

Drawing Name: K:\D-Drives\Dwgs\Lot 14 Pro Box / Time: May 20, 13 / 11:22 AM