

LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER
- EXISTING GRAVEL
- BUILDING SETBACK
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING WATER GATE VALVE
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED OVERHEAD UTILITIES
- PROPOSED DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN INLET

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE PLANE COORDINATE SYSTEM (2-ZONE PROJECTION), WEST ZONE USING THE NAD(83)(HARN) DATUM.
 2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM ANDREAS MULIAKIS TO ECO CAPITAL, LLC DATED APRIL 24, 2010 AND RECORDED IN DEED BOOK 27730, PAGE 65.
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. MULTIPLE RIGHT-OF-WAY PLANS PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
 - b. VARIOUS PLANS PREPARED BY NORTHEAST CIVIL SOLUTIONS.
 - c. RECORD PLANS FOR THE PARCEL SURVEYED, DRAWN BY T.H. AND E.C. JORJAN, DATED JULY 21, 1982 (NOT RECORDED).
 5. THE PARCEL SURVEYED IS DESIGNATED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 13, BLOCK L, PARCEL 2.
 6. THE PARCEL SURVEYED IS LOCATED IN THE R-4 SMALL RESIDENTIAL ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK (BETWEEN BUILDINGS).....15.0'
 - SIDE SETBACK (BETWEEN BUILDINGS).....SOUTH WEST SIDE 15'; NORTHEAST SIDE 4'
 - REAR SETBACK (BETWEEN BUILDINGS).....(32.6' + 33.88')/5 = 13.3'
 - MAXIMUM LOT COVERAGE.....35%
 - MAXIMUM STRUCTURE HEIGHT = 45'
 7. THE WIDTH AND LAYOUT OF CUMBERLAND STREET IS 66' AND IS FROM PLANS REFERENCED IN NOTE 4.a.
 8. ELEVATIONS AND CONTOURS ARE BASED ON THE CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.
 9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 10. AVERAGE GRADE OF THE 5 BUILDING CORNERS = $(123.0' + 128.0' + 131.3' + 126.0' + 122.4')/5 = 126.14'$
- THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

Number	By	Date	Change
1	SIA	6/29/10	ADDED BLDG HEIGHT INFO
2	SIA	7/29/10	REVISED PER TOWN COMMENTS

Project Name: **SITE/SUBDIVISION PLAN**
 Scale: 1" = 10'
 Date: JUNE 28, 2010

ECO CAPITAL, LLC
 19 W. ROAD, CHEE ELIZABETH, ME 04107

ECO CAPITAL, LLC C/O PAUL LEDMAN
 19 W. ROAD, CHEE ELIZABETH, ME 04107

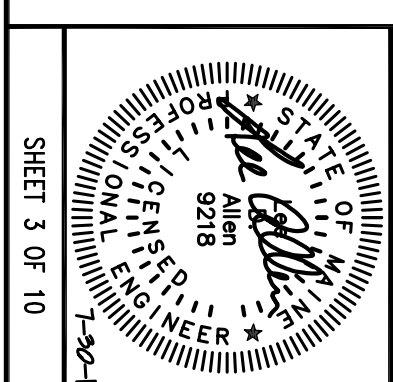
NCS
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 INCORPORATED
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 800.882.2227 info@northeastcivilsolutions.com

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

CHAIRPERSON _____ DATE _____

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED _____
 AT _____ M. AND RECORDED
 INSTRUMENT NO. _____
 FILE NO. _____
 REGISTER

PROJECT NUMBER: 32054
 ACAD FILE: 32054-SITELWG
 SCALE: 1" = 10'
 DATE: JUNE 28, 2010



SHEET 3 OF 10