

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- ELECTRIC OR GAS METER
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- GAS VALVE
- FENCE
- CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- TELEPHONE
- 1" CONTOUR
- CONC. CONCRETE
- NOW OR FORMERLY DEED BOOK AND PAGE

BOUNDARY & TOPOGRAPHIC SURVEY AT 35 PLEASANT STREET, PORTLAND, MAINE

MADE FOR
LAUREN & NEIL REITER
35 PLEASANT STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
380 U.S. BAYVIEW DRIVE, FARMINGTON, ME 04105 (603) 774-9484
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	NEW	AUGUST 31, 2015	2015-202P
Check By	JWS	Scale	Draw. No.
Book No.	FILE	1" = 10'	1

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-486-4868 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONTROLLED SPACE REQUIREMENTS, ALL HOOKS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

- "CONDOMINIUM PLAN, 37 PLEASANT STREET CONDOMINIUM, 37 PLEASANT STREET, PORTLAND, MAINE MADE FOR RECORD OWNER J.B. BROWN & SONS" DATED FEB. 26, 2007 BY OWEN HASKELL, INC.
- "ALTA/CASH LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY OF 24-26 SOUTH STREET, PORTLAND, MAINE" JUNE 10, 2004 BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION.
- "SPRING/MIDDLE ARTERIAL STREETSCAPE PLAN, EXISTING CONDITIONS" DATED NOV. 21, 2013 BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION.

GENERAL NOTES

- OWNER OF RECORD: RICHARD K. RENNER, 35 PLEASANT STREET, PORTLAND, ME TAX MAP 35 BLOCK F LOT 23 C-C/D BOOK PAR.3 PAGE 292
- BEARINGS ARE BASED ON MAINE STATE COORDINATE SYSTEM, WEST ZONE NAD83. CITY CONTROL POINT 6 (PK# N29247.142 E292826.8140) AND POINT 115 (DRILL HOLE FOUND N29247.3053 E292815.2445) FROM PLAN REFERENCE 3 USED.
- ELEVATIONS ARE BASED ON NVD 1929 DATUM. CITY BENCH MARK TBM #3 PER PLAN REFERENCE 3. UPPER FLANGE BOLT OVER LARGEST SPOUT OF FIRE HYDRANT ON THE SOUTHERLY SIDE OF THE SPRING/MIDDLE ARTERIAL ADJACENT FROM THE CAMBERLAND COUNTY CIVIC CENTER, SEE L847 P40 ELEVATION=67.55'.

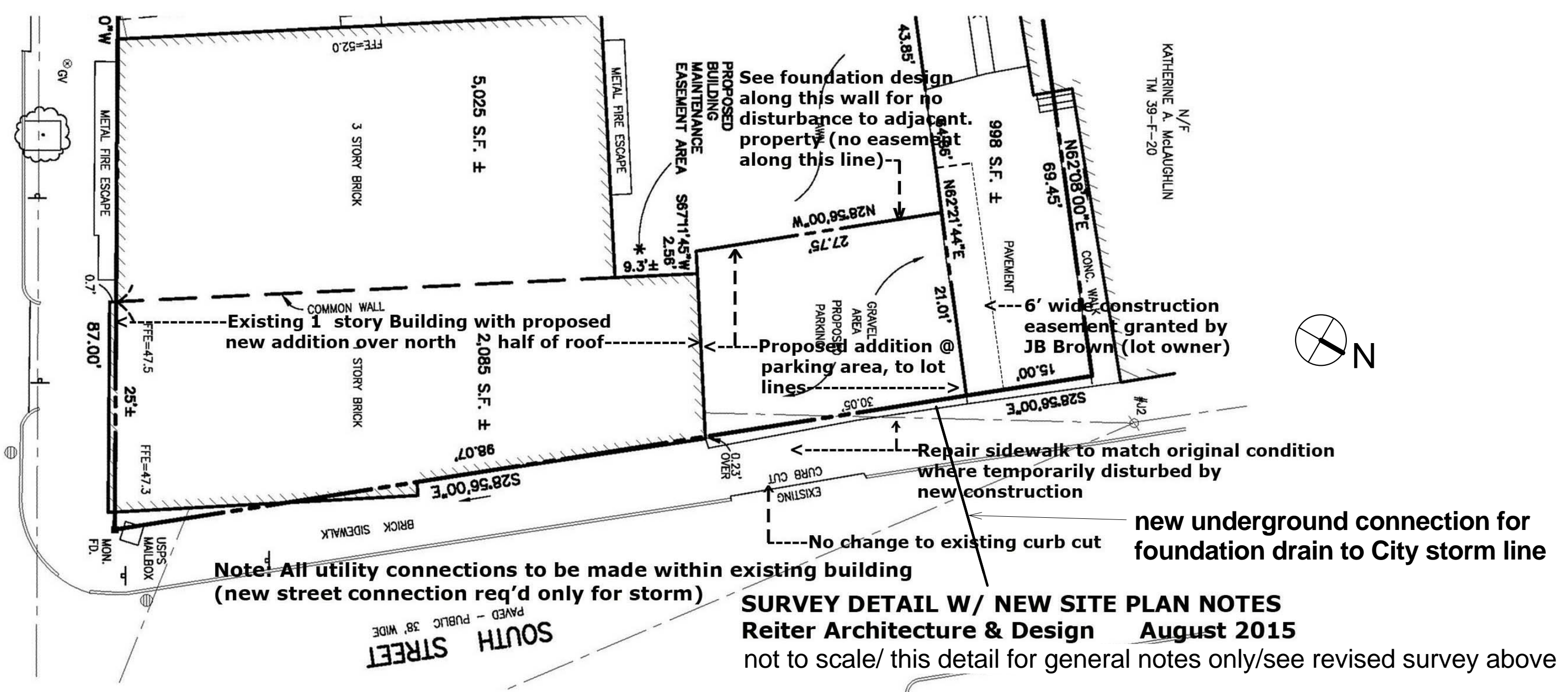
CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ JOHN W. SWAN, PLS No. 1038

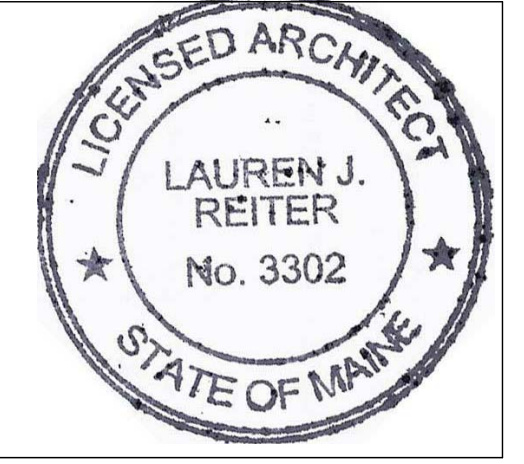


Note: Updated survey, as submitted under separate cover to City 9/1/15, is shown here.



SITE WORK & GENERAL NOTES:

- This project includes site work which may affect adjacent property during construction. All adjacent properties - private and City - are to be restored to original condition following construction.
- All work occurring on the west side of the new addition must be done within property lines. All work occurring on the north end of the property must be done within the 6' easement granted by owner of adjacent property (J.B. Brown).
- This project re-uses the existing curb cut - no change required.
- Three existing off-street parking spaces will continue to be accommodated by new design (3-space garage).
- This project includes the relocation of overhead electrical lines and meters for incoming service to the building. Contractor to coordinate with Electrical utility for this work, which may include revising incoming service from overhead lines to buried lines.
- This project includes the tie-in of new foundation drain to the City storm drain system. All other utility connections will be made within the existing building (extensions of existing service within building). Roof stormwater shall be directed to grade.
- The work shall be performed in a thorough, workmanlike manner. All contractors to conform to all applicable OSHA standards. References to a specification or designation of the American Society for Testing Materials (ASTM), Federal specification, or other Standards Codes or Orders, refers to the most recent or latest specifications, unless otherwise noted.
- The contract work to be performed on this project consists of furnishing all required labor, materials, implements, parts and supplies necessary for the installation of the noted construction.
- Contractor shall obtain all necessary permits required by the City to perform all of the work (street openings, building permit, etc.)
- No person or utility shall make any excavation, modify, or fill any excavation without first obtaining a permit to do so from the city.
- Prior to construction, the site contractor is to inform all utility companies and governmental agencies of planned construction. Site contractor is to call DIG-SAFE (1-800-225-4977) at least three days prior to any excavation to verify all underground and overhead utility locations. Applications must provide the City with documentation of the applicant's proper notification to the underground facilities damage prevention system.
- The contractor is solely responsible for determining actual locations and elevations of all utilities. Contactor to provide adequate means of support during excavating and backfilling procedures.
- All construction within the City right of way shall comply with City's Public Works standards. All construction within a State right of way shall conform to State standards. All Utility construction shall conform to respective Utility standards.
- In conformance with OSHA, any cranes, booms, hoists, etc. that must be used within 10' of an electrical line, must be coordinated with Power Company to ensure that safeguards are put in place prior to starting this work.
- This project includes an addition to the existing building, to be built to the property lines, as permitted by the Zoning of the property (B-3). All site dimensions are referenced to property lines. Contractor shall reference architectural plans for all references, but conform to property lines as indicated by site markers. The contractor shall be responsible for all field layout. Contractor shall notify Architect of any discrepancy between plans and property lines shown on-site.
- The contractor shall restore all utility structure, pipe, utilities, pavements, curbs, sidewalks and landscaped areas disturbed by construction, to as good condition as before being disturbed. All damages shall be the responsibility of the contractor.
- All excavation shall be backfilled to existing grade or adequately protected before the end of the day to prevent potential harm to humans or animals.
- Contractor shall provide erosion controls as required so that no erosion of adjacent property occurs during the course of the work.
- The contractor shall guarantee the faithful remedy of any defects due to faulty workmanship or materials and guarantees payment for any resulting damage which shall appear within a period of one (1) year from the date of Substantial Completion.
- The contractor shall provide as-built records of all site work and other utility-related work.
- A pre-construction meeting shall occur prior to starting construction, and weekly-progress meetings with the Owner and architect shall be part of the project requirements.
- All excavated material and/or new back-fill may be held on-site for no more than one week, and must be located as far as practical from existing surface drainage course. Contractor is required to build silt fence at base of pile or provide other means to contain excavated or new soil, to ensure that material does not migrate beyond property lines. Street area directly adjacent to site shall be monitored daily for removal by sweeping and/or other means to ensure that soils and/or other excavated materials do not enter City catch basins.



Reiter Architecture & Design
PO Box 275, Brooklin ME 04616 tel. 917-502-2225 email: laurenreiter@yahoo.com

Becker Structural Engineers
75 York St # 3, Portland, ME 04101 Tel: (207) 879-1838

Revision Schedule

Revision Number	Revision Description	Revision Date
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Issued for permit 8/15/15
Revised for permit 9/14/15

Reiter Residence
35 Pleasant Street /
6 South Street
Portland, Maine 04101
RENOVATION

Survey & Site Info

Project number	RENOVATION
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale