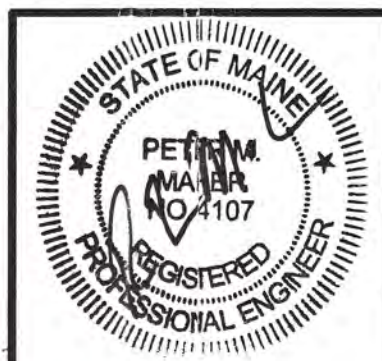


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 - BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
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 - EXISTING CONDITIONS/TOPOGRAPHIC SURVEY AT 101 SALEM STREET, PORTLAND, MAINE BY BACK BAY BOUNDARY INC. DATED 3/30/2004.
 - ELEVATIONS BASED UPON BOLT IN MONUMENT CORNER OF DANFORTH AND CLARK STREETS, CITY OF PORTLAND DATUM NVD 1929, ELEVATION = 121.36
 - ZONING: R6 ZONE - WITH NEW SMALL LOT DEVELOPMENT REQUIREMENTS:
 SETBACKS: FRONT - NOT > 10 FT, REAR - NONE (SEE RESTRICTIONS); SIDE - NONE (SEE RESTRICTIONS). SETBACKS SHOWN INDICATE MOST RESTRICTIVE.
 - ORANGE STREET ORIGINALLY LAID OUT 30' WIDE IN JUNE 1854, ACCEPTED BY THE CITY OF PORTLAND ON DEC 2, 1913 AS HAVING A WIDTH OF 25'. THIS PLAN HAS BEEN DESIGNED TO CONFORM TO THE 1854 RIGHT OF WAY LINE AND PROPERTY CORNERS WILL BE SET ON THAT LINE PRIOR TO FOUNDATION EXCAVATION.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED UPON THE LOCATION OF MANHOLES, CATCH BASINS AND WATER GATES FOUND. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH "DIG-SAFE" REQUIREMENTS, AND CITY OF PORTLAND STREET OPENING REQUIREMENTS.
 - PROPERTY MARKERS AND STREET MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. IF DISTURBED, THEY SHALL BE REPLACED BY MAINE LICENSED LAND SURVEYOR.
 - METHODS AND MATERIALS USED IN CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF PORTLAND CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROVIDE EROSION CONTROL AS DEPICTED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES. CITY STREETS SHALL BE CLEAN SWEEP DAILY AND THE CONTRACTOR SHALL AVOID TRACKING EARTH ON TO CITY STREETS.
 - THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND UTILIZED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING DEPARTMENT ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL WILL BE PERMITTED WITHOUT RESUBMITTAL TO THE PLANNING DEPARTMENT.
 - NO PARKING OF MOTOR VEHICLES WILL BE ALLOWED ON THE SIDEWALK PORTION OF THE PROPOSED DRIVEWAYS.

APPROVED PLAN
w/ REVISED STREET
TREE PLANTER DETAIL



STEVEN SANDERS CONDOMINIUM PROJECT SALEM STREET PORTLAND, MAINE	
SITE LAYOUT PLAN	
SME <i>Sevee & Maher Engineers, Inc.</i> Consulting Engineers Cumberland Center, Maine	DESIGN BY: PJD DRAWN BY: BISK DATE: 2/15/05 CHECKED BY: JJK LMN: SITEPLAN CTB: GRADING-UTILITY
JOB NO. 05025 DWG FILE 2004041	C-101

REV.	BY	DATE	STATUS

Fromus
 PO Box 11
 Sabattus, Maine 04280
 207-375-4800

CONSULTANTS

26x48 Duplex Condominium for
 Steve Sanders
 1-3 Orange Street
 Portland, Maine

ISSUE DATE
 05/10/04

DATE	REVISION
6/4/04	Revise to Design Principles & Standards
6/29/04	2nd Revision to Design Principles & Standards
10/4/04	3rd Revision to Design Principles & Standards
3/6/05	Revise Grade Elevations Re New Site Plan

CAD DWG FILE: CN2448A1c
 DRAWN BY: JCT
 CHECKED BY:

SHEET TITLE

Elevations

A-1

SHEET 1 of 7

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4/27/2005
 EBW

DO NOT SCALE PRINTS
 These documents were prepared by an architectural draftsman; they have not been reviewed by an architect or engineer. Neither Fromus nor the draftsman assumes any responsibility for design or engineering. Dimensions, code compliance and specifications should be reviewed by the purchaser and builder prior to construction. Damages shall be limited to the cost of the plans.

Orange St. Spex

Lower Unit Front:	93.7+98	/ 2 = 95.85
Upper Unit Front:	98+101.4	/ 2 = 99.7
Lower Unit Rear:	93.7+96.8	/ 2 = 95.25
Upper Unit Rear:	96.8+103	/ 2 = 99.9
Downhill S:	93.7+93.7	/ 2 = 93.7
Uphill S:	101.4+103	/ 2 = 102.2
Uphill Side 15'	106.9+106.5	/ 2 = 106.7
Uphill Side Average:	102.2+106.7	/ 2 = 104.5
AVERAGE GRADE:		
95.85+99.7+95.25+99.9+93.7+104.5/6 = 98.1		

NOTE: Grade Elevations From Site Plan Provided.



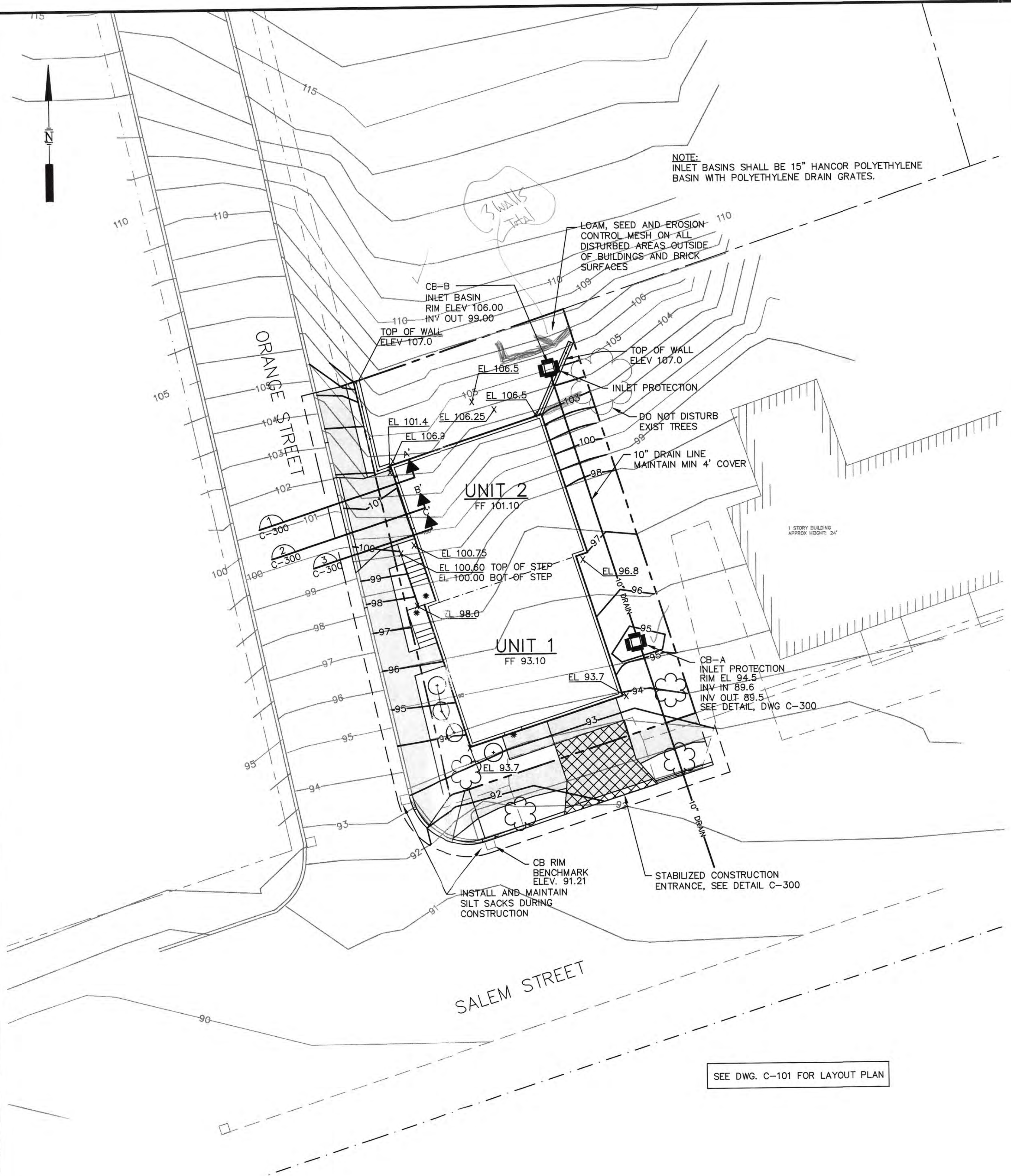
Front Elevation

Right Elevation

Left Elevation

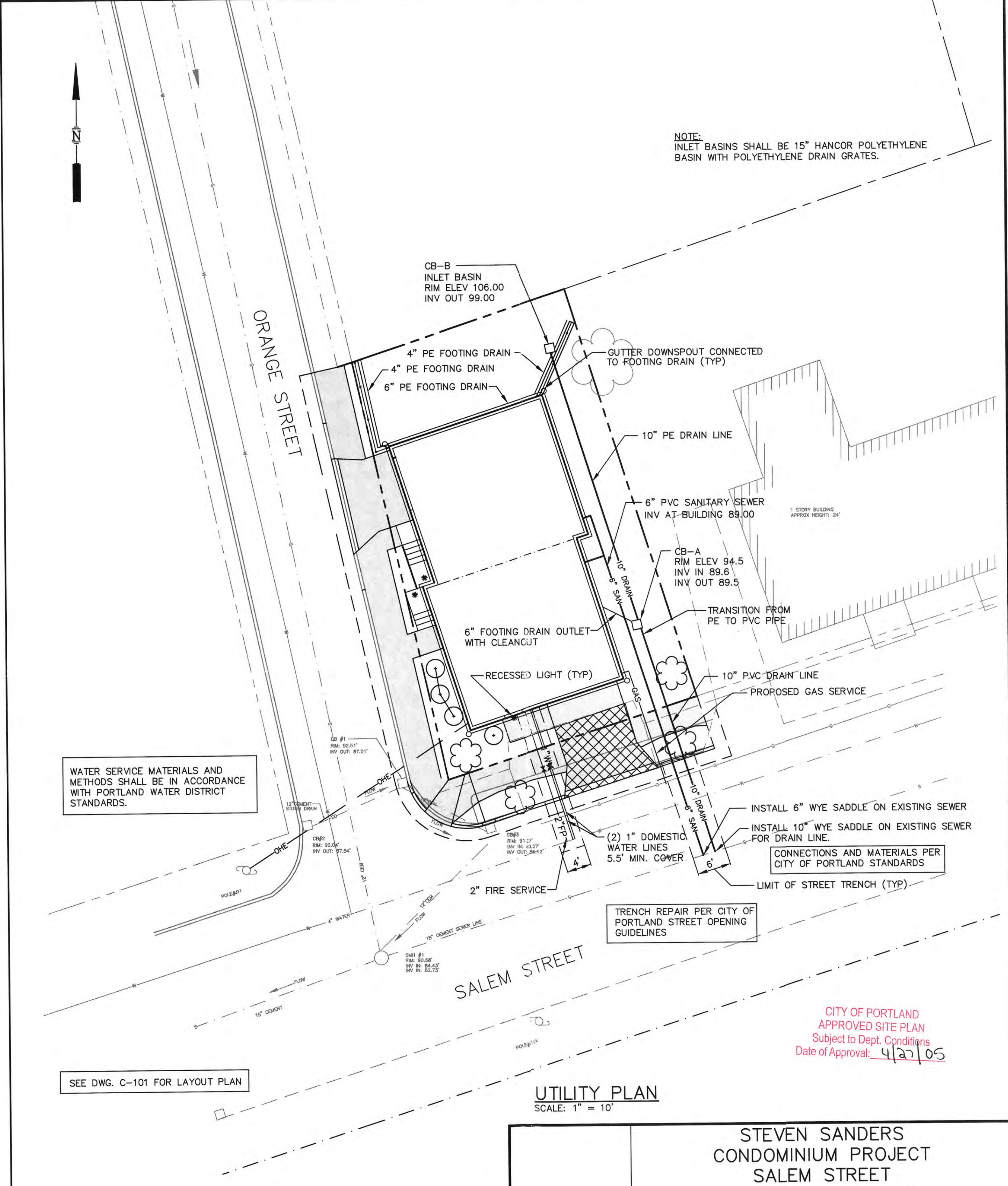
Rear Elevation

(A) Elevations
 1/8" = 1'-0" (Note Scale)



GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'

SEE DWG. C-101 FOR LAYOUT PLAN



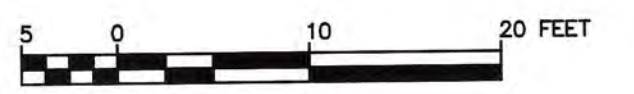
NOTE:
INLET BASINS SHALL BE 15" HANCOR POLYETHYLENE BASIN WITH POLYETHYLENE DRAIN GRATES.

UTILITY PLAN
SCALE: 1" = 10'

WATER SERVICE MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PORTLAND WATER DISTRICT STANDARDS.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
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REV.	BY	DATE	STATUS



STEVEN SANDERS
CONDOMINIUM PROJECT
SALEM STREET
PORTLAND, MAINE

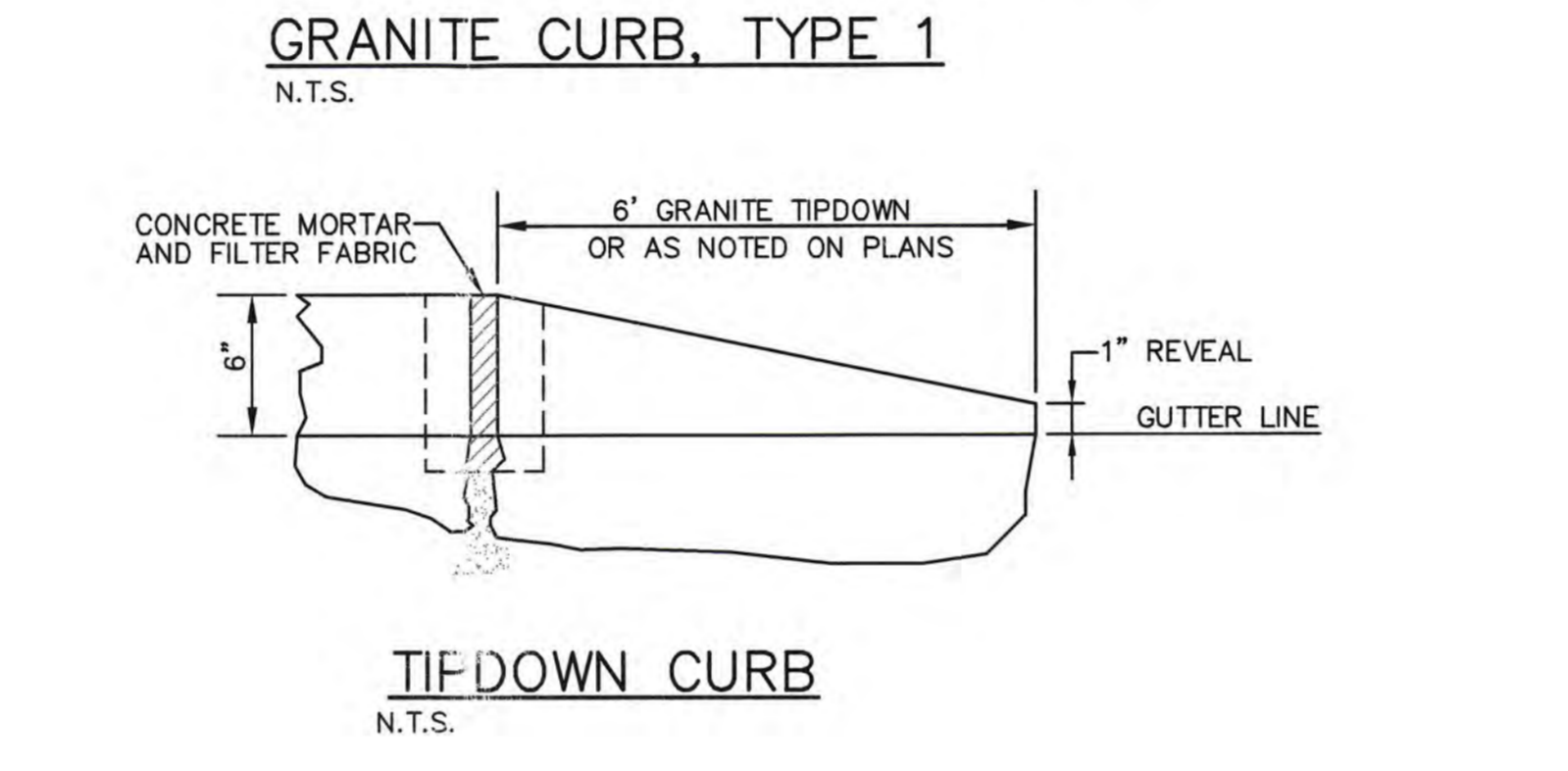
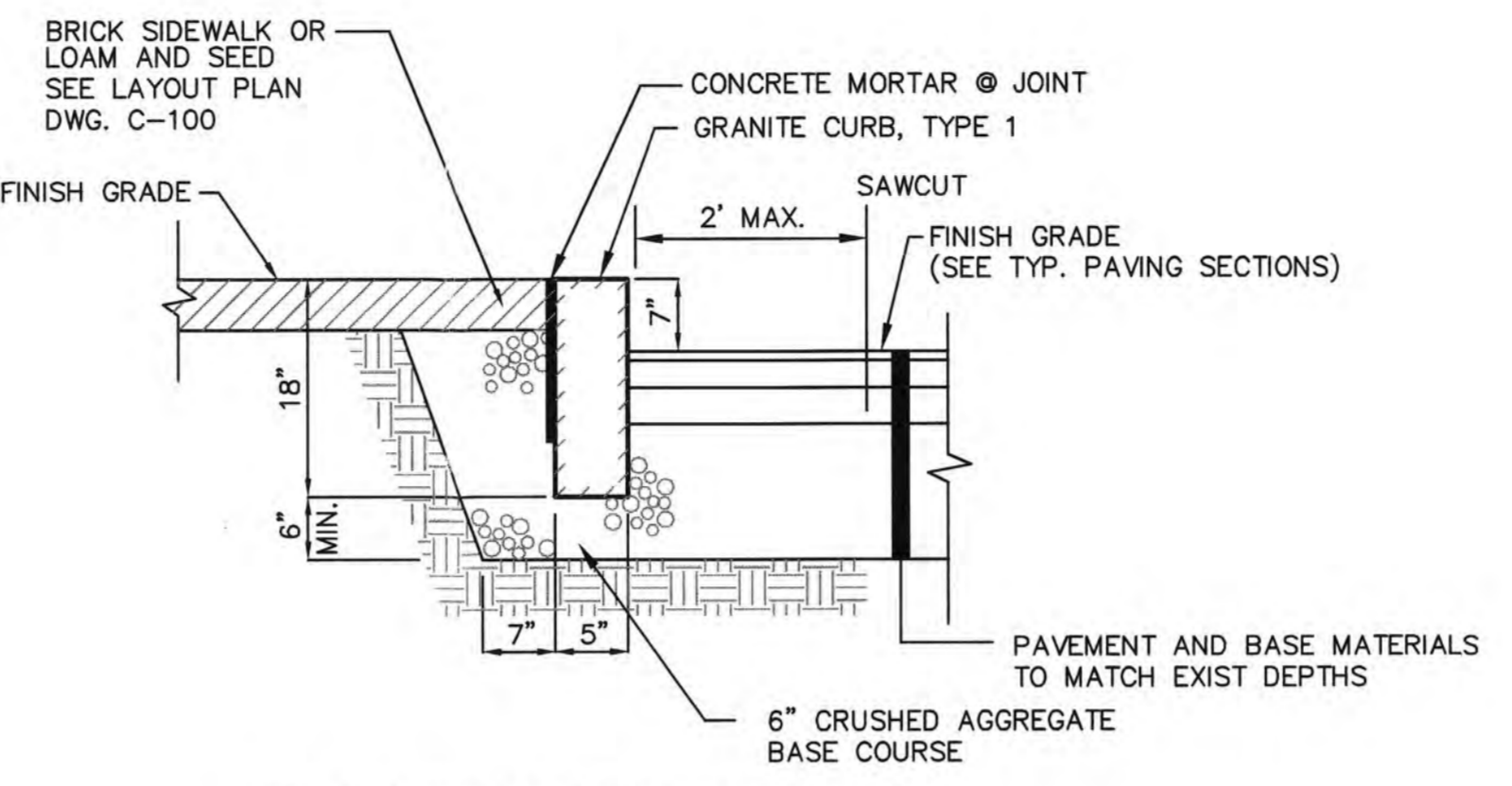
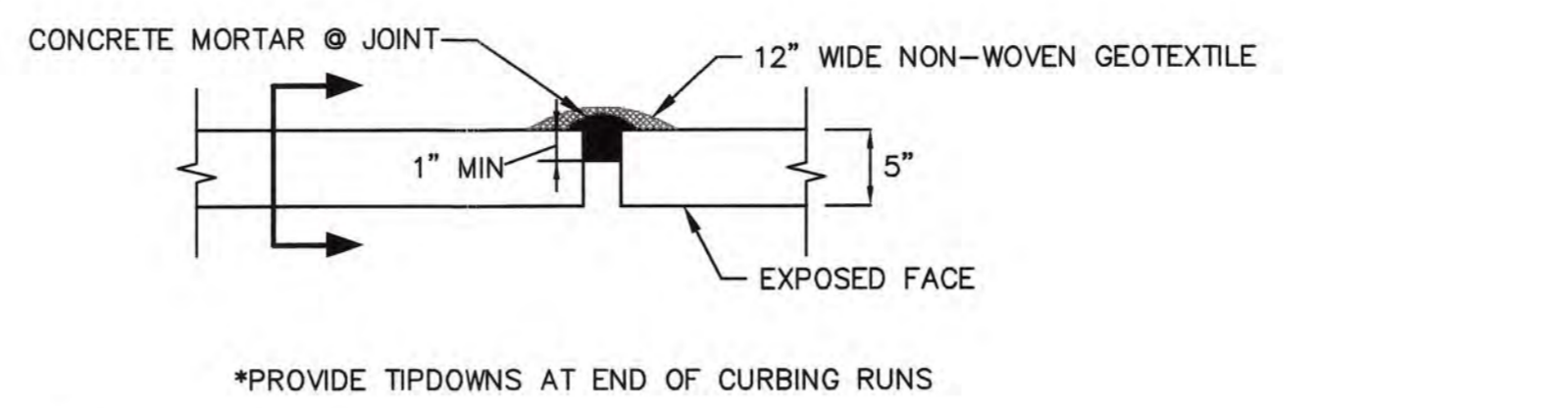
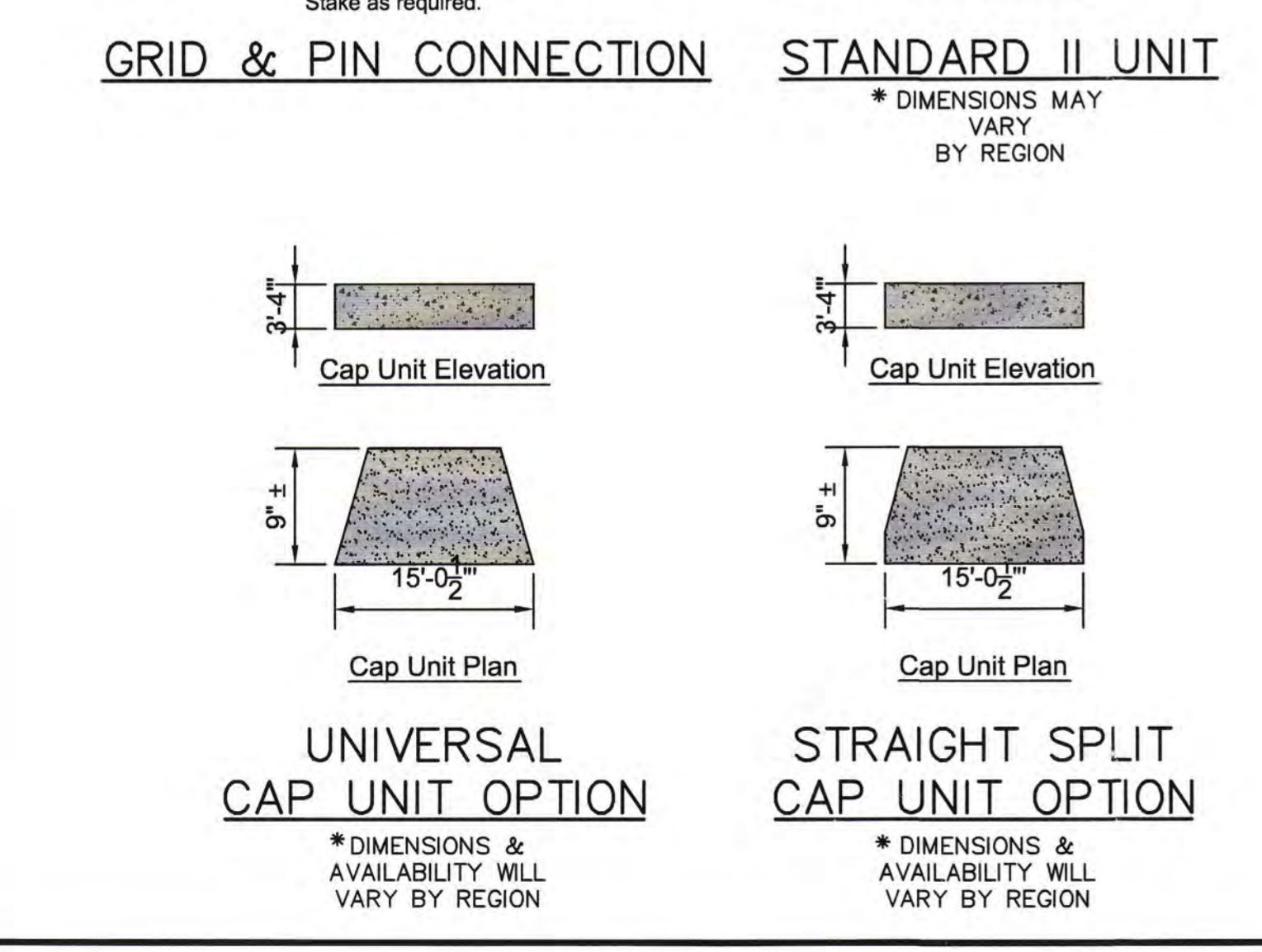
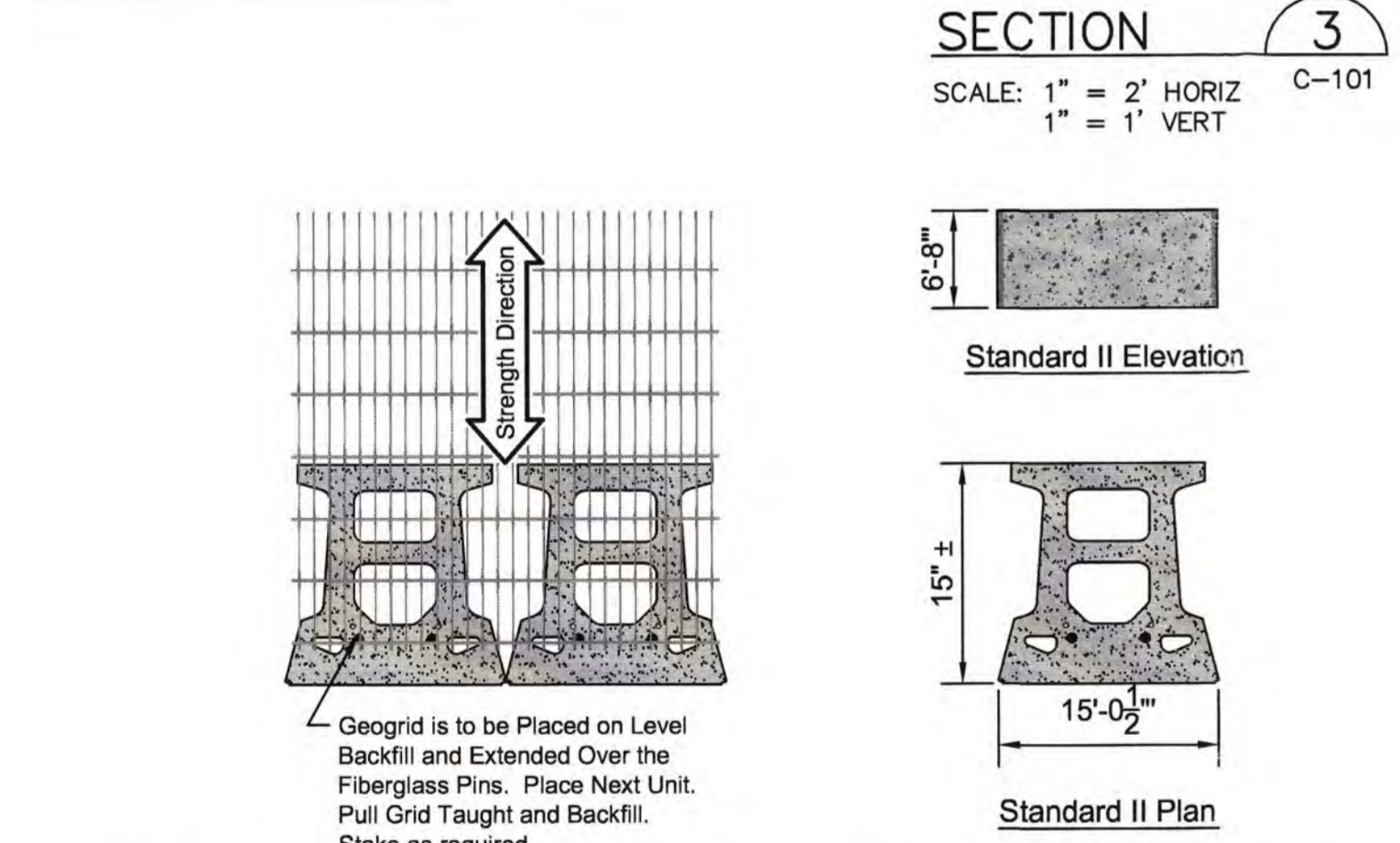
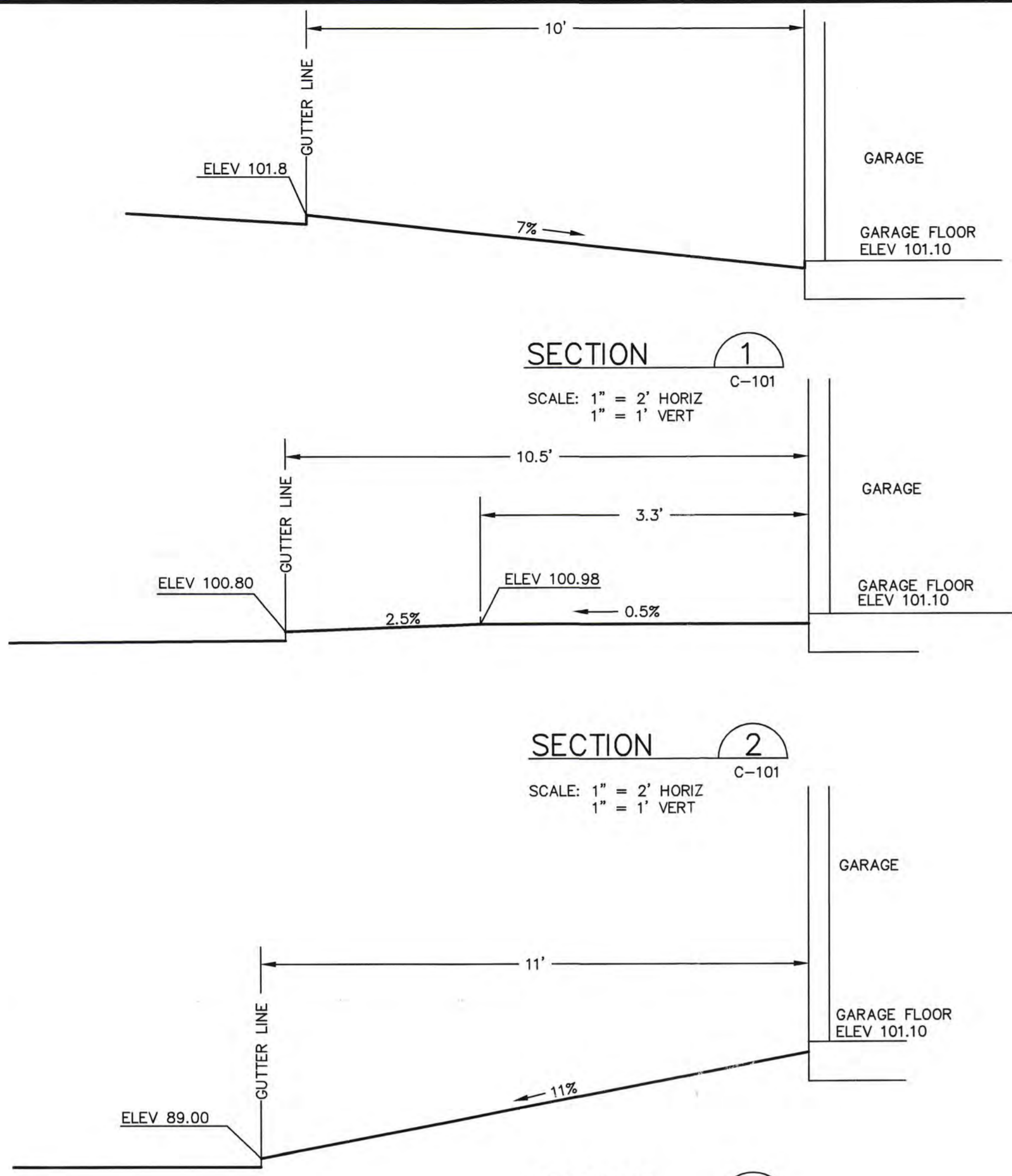
GRADING / UTILITY PLAN



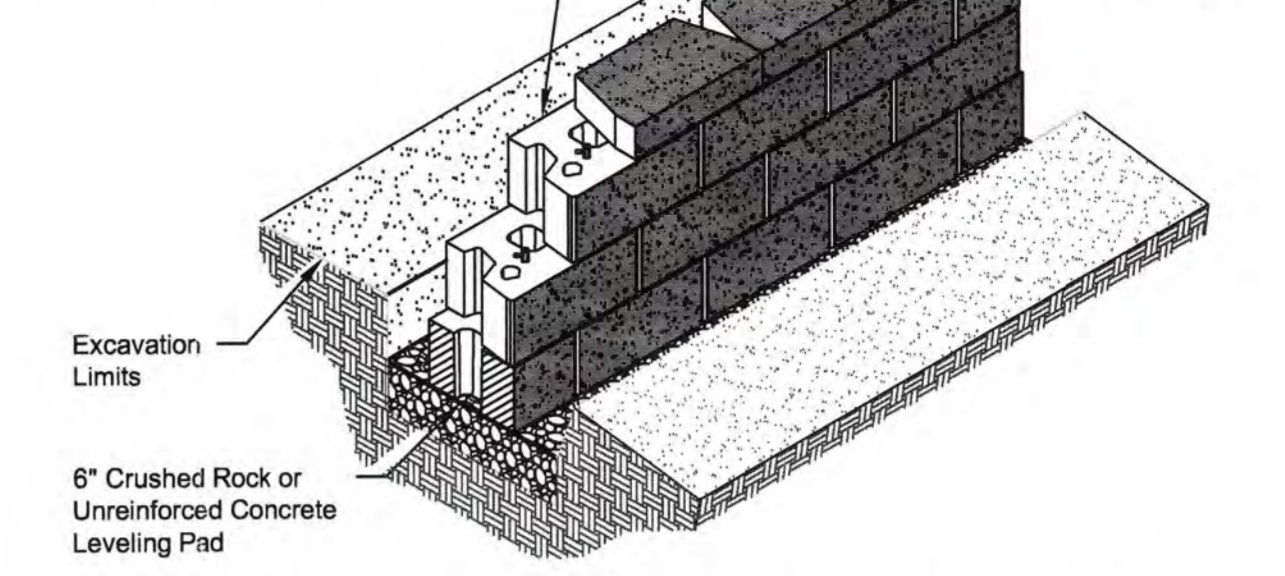
DESIGN BY: PJD
DRAWN BY: BISK
DATE: 2/15/05
CHECKED BY:
LMN: GRADING-UTILITY
CTB: GRADING-UTILITY

JOB NO. 05025 DWG FILE 2004041

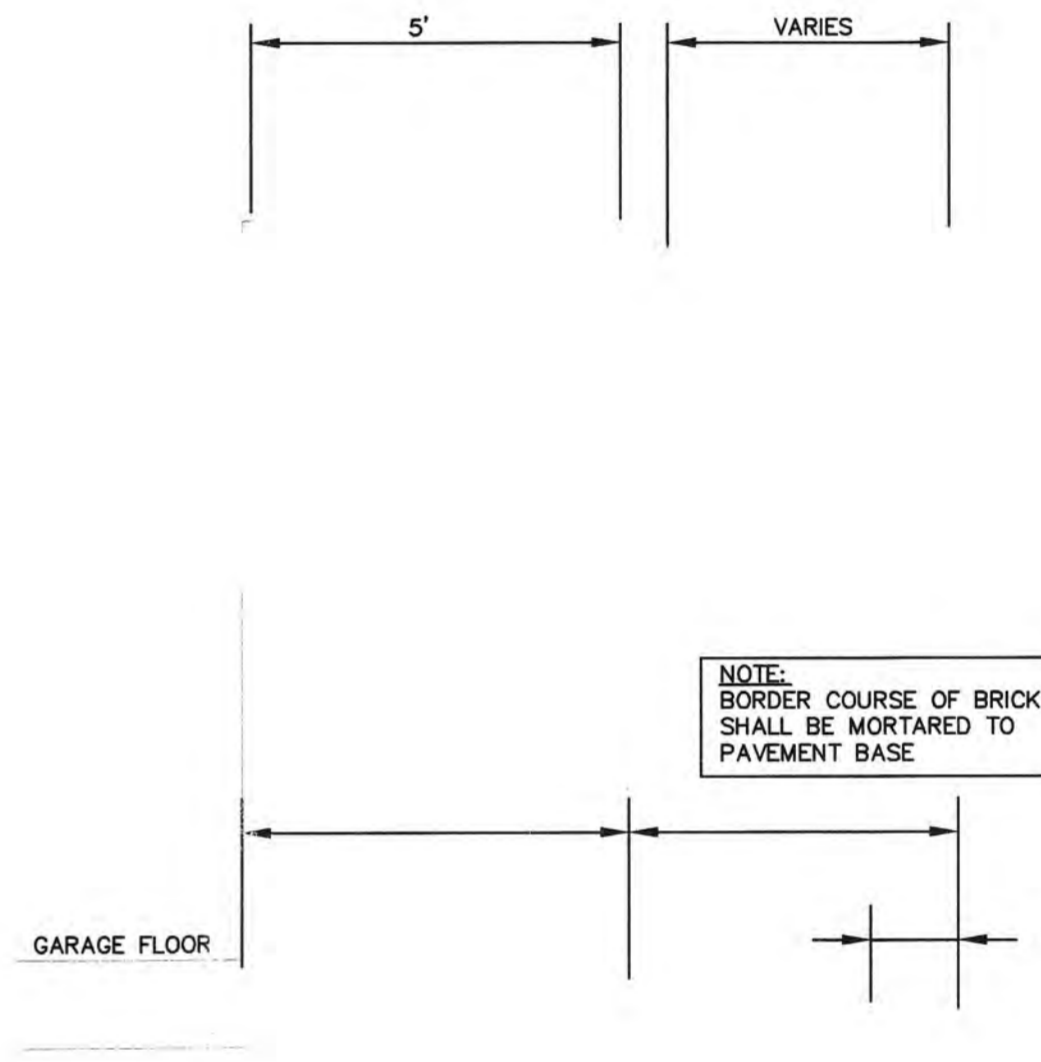
C-102



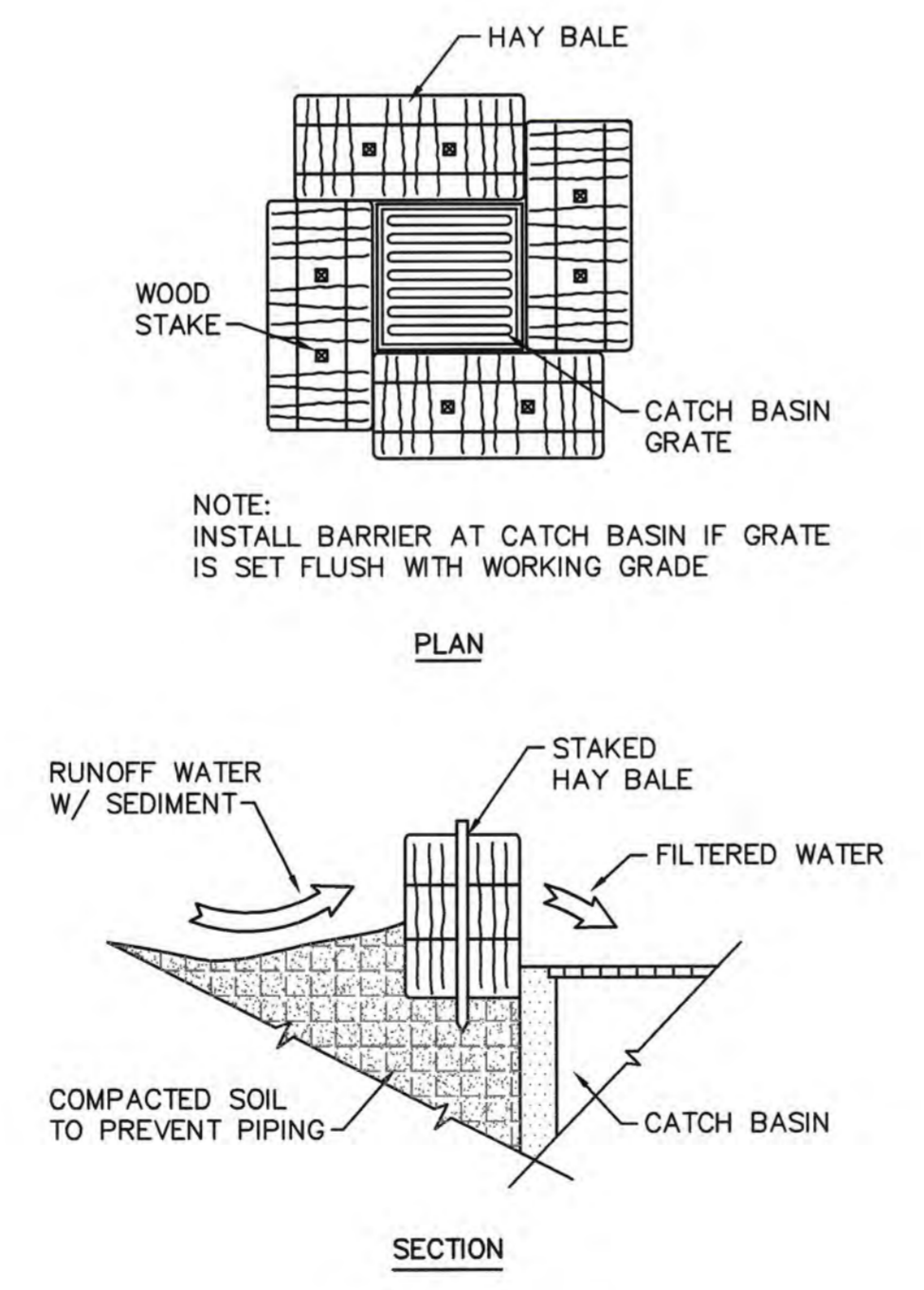
Base Leveling Pad Notes:
 1. The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
 2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.



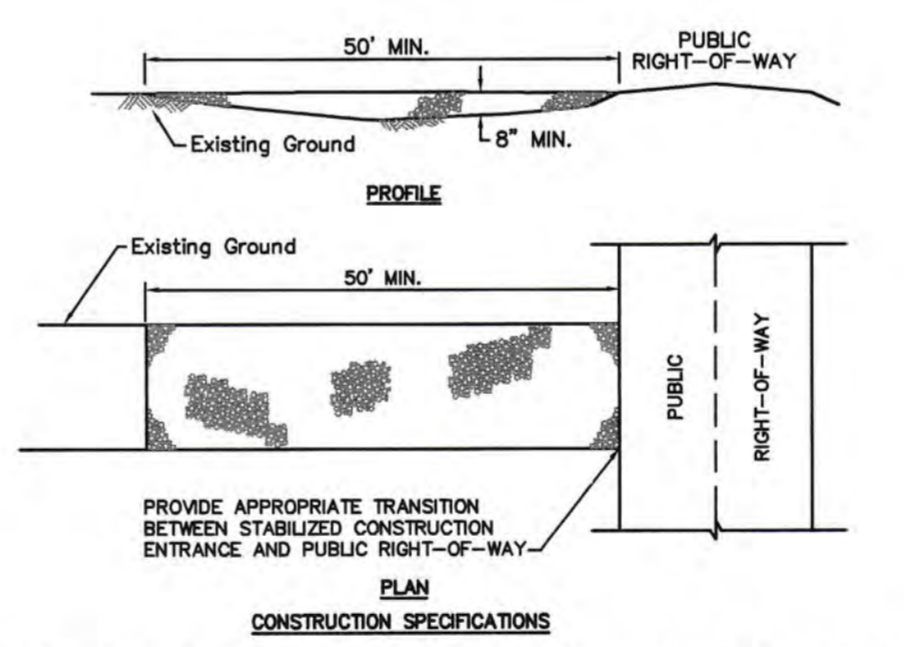
COMPAC UNIT/BASE PAD ISOMETRIC SECTION VIEW
 *DIMENSIONS & WEIGHT MAY VARY BY REGION



BRICK DRIVEWAY APRON DETAIL
 N.T.S.

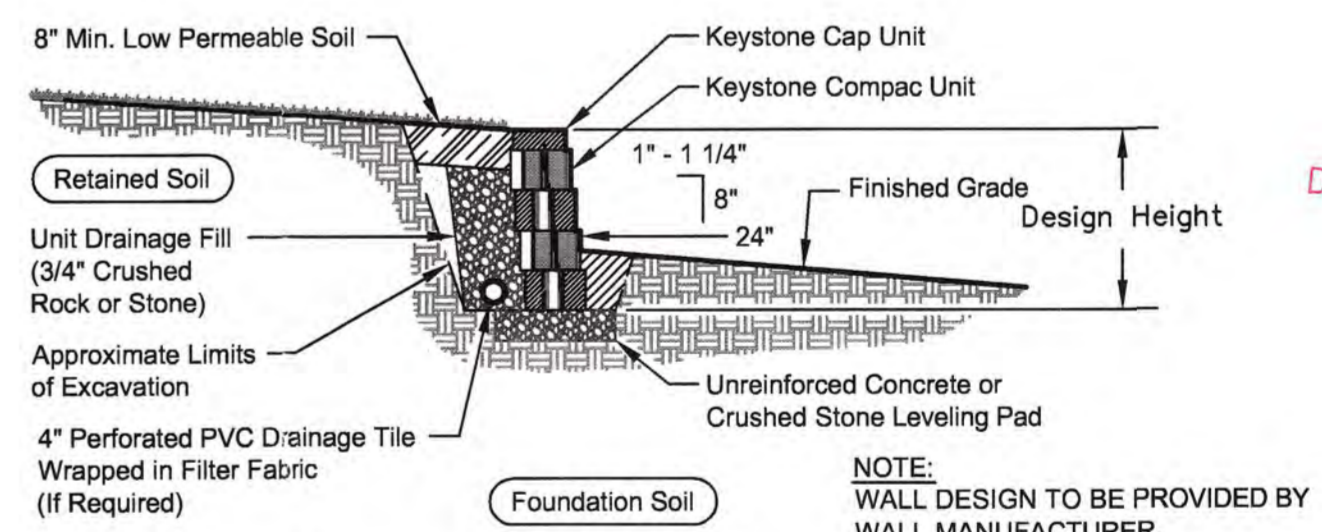


CATCH BASIN HAY BALE BARRIER
 N.T.S.



CONSTRUCTION SPECIFICATIONS
 1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



TYPICAL GRAVITY WALL SECTION
 COMPAC UNIT - 1" SETBACK

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4/27/05

REV.	BY	DATE	STATUS
		3/2/05	SUBMITTED TO CITY OF PORTLAND PLANNING DEPARTMENT FOR REVIEW/APPROVAL

STEVEN SANDERS
 CONDOMINIUM PROJECT
 SALEM STREET
 PORTLAND, MAINE

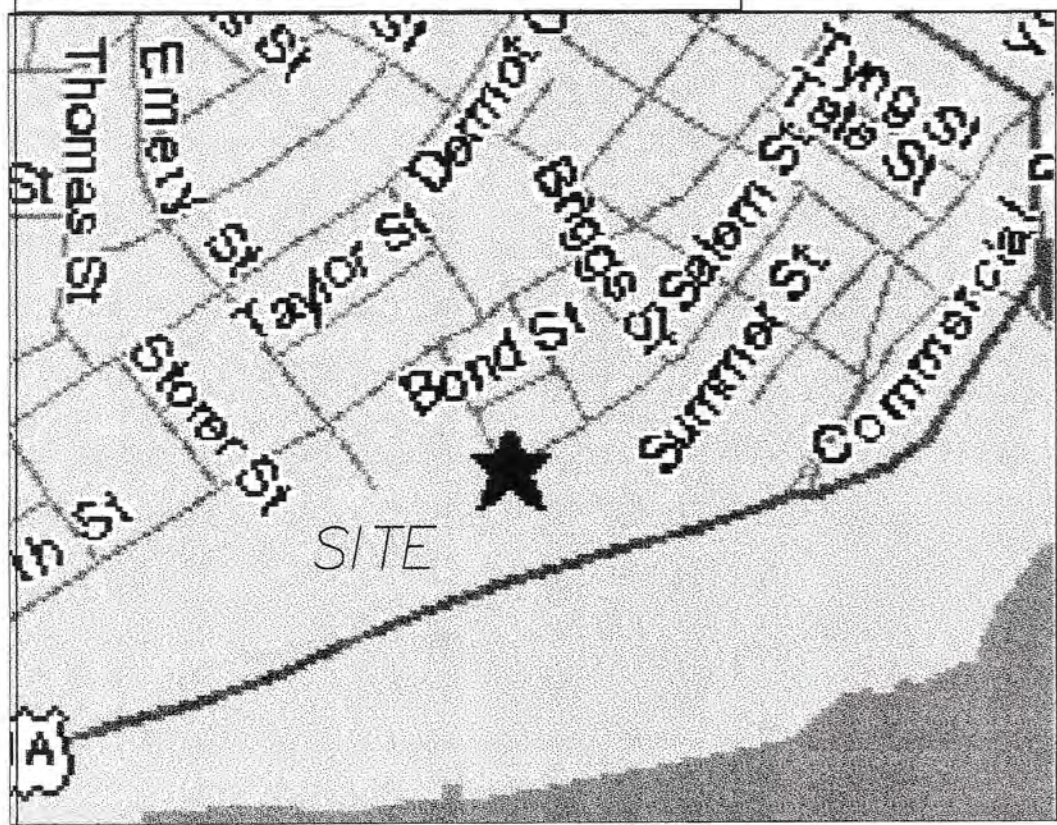
SECTIONS AND DETAILS

SME
 Sevee & Maher Engineers, Inc.
 Consulting Engineers
 Cumberland Center, Maine

DESIGN BY: PJD
 DRAWN BY: BISK
 DATE: 2/25/05
 CHECKED BY: LMN: DETAILS
 CTB: DETAILS

JOB NO. 05025 DWG FILE DETAILS C-300

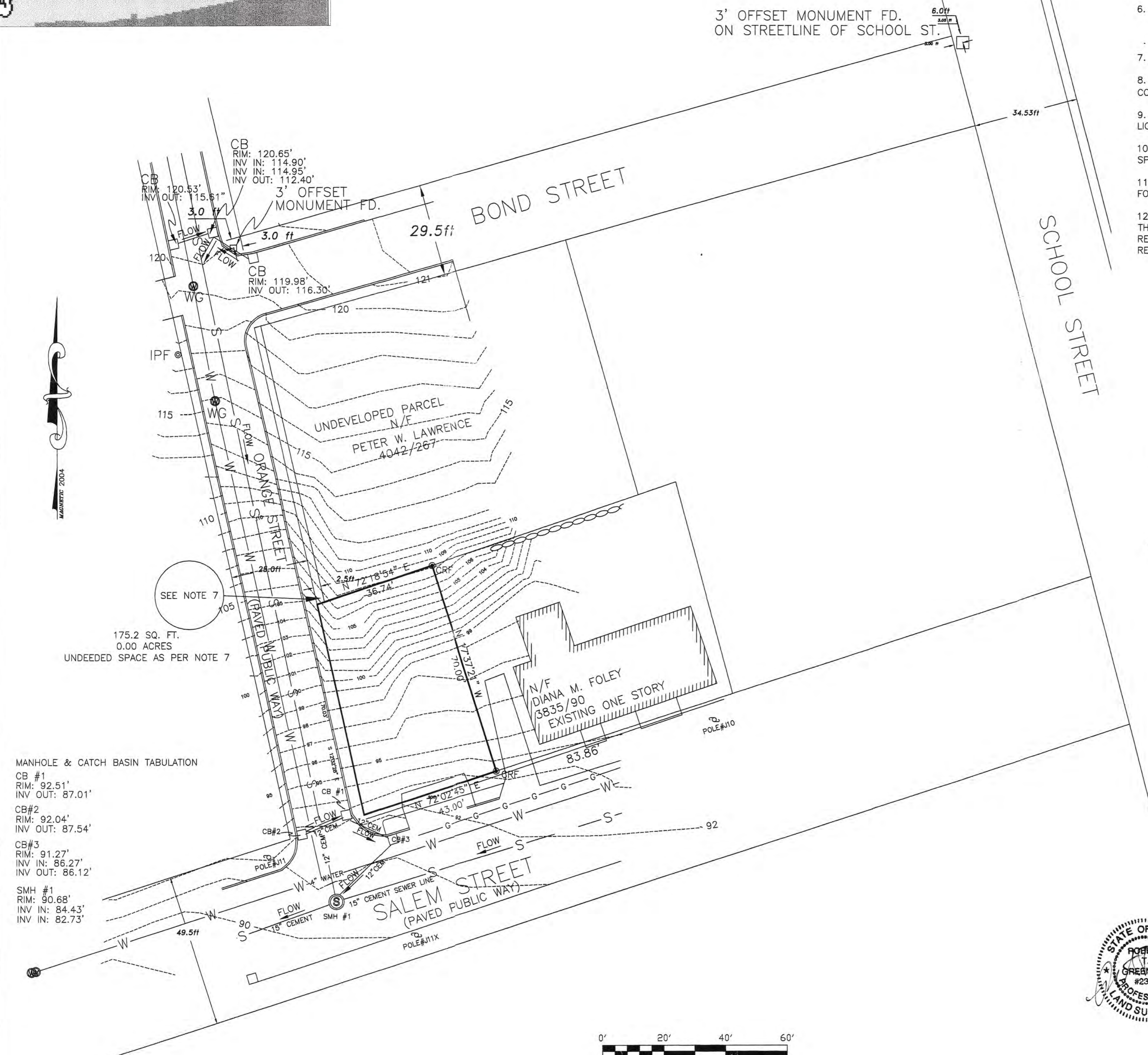
SITE LOCATION MAP:



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3' OFFSET MONUMENT FD.
ON STREETLINE OF SCHOOL ST.



LEGEND

- CRF ● Capped 5/8" Rebar Found
- IPF ● Iron Pipe or Solid Pin Found
- Abutter Line
- - - Contour Line
- Property Line
- Street Line
- Edge of traveled way
- Setback Line
- W — Water Line
- S — Sewer Line
- G — Gas Line
- Utility Pole
- CB Catch Basin
- WG WATER GATE
- MAX SB Maximum Allowed Setback
(50.00') Distance from reference plan or deed.
- N/F Now Or Formerly

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION



ROBERT T. GREENLAW P.L.S., #2303
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 03/29/2005

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 4/27/05

REVISED 03-29-2005~ REMOVED 2.5 STRIP ON ORANGE STREET, REVISED STAMP DATE, ISSUED TO CITY OF PORTLAND.

EXISTING CONDITIONS/TOPOGRAPHIC SURVEY
AT: 101 SALEM STREET, PORTLAND, MAINE

FOR: STEVE SANDERS

DRAWN BY: PJM	DATE OF SURVEY: 03/30/2004
CHECKED BY: KCC	PRINT DATE: 05/20/2004
SCALE: 1"=20'	JOB NUMBER: 2004041
	SHEET: 1 OF 2

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE
207-774-2855 FAX 207-347-4346

