



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/03/13

IC DATA AND EXISTING
BE BASED UPON A BOUNDARY
C SURVEY CONDUCTED BY
SURVEY, INC. IN DECEMBER 2012.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND AND WATER DISTRICT STANDARDS, DISINECTING OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.

5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE. COORDINATE WITH CENTRAL MAINE POWER.

8. THE PROJECT SHALL PROVIDED AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE. (TREES) MAY BE PLANTED ON SOUTHERLY SIDE OF SUMMER STREET WITHIN CITY OWNED STRIP IN CONSULT WITH JEFF FARLING.

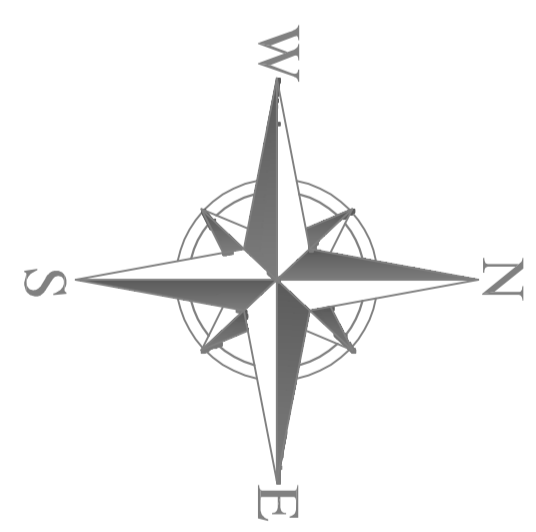
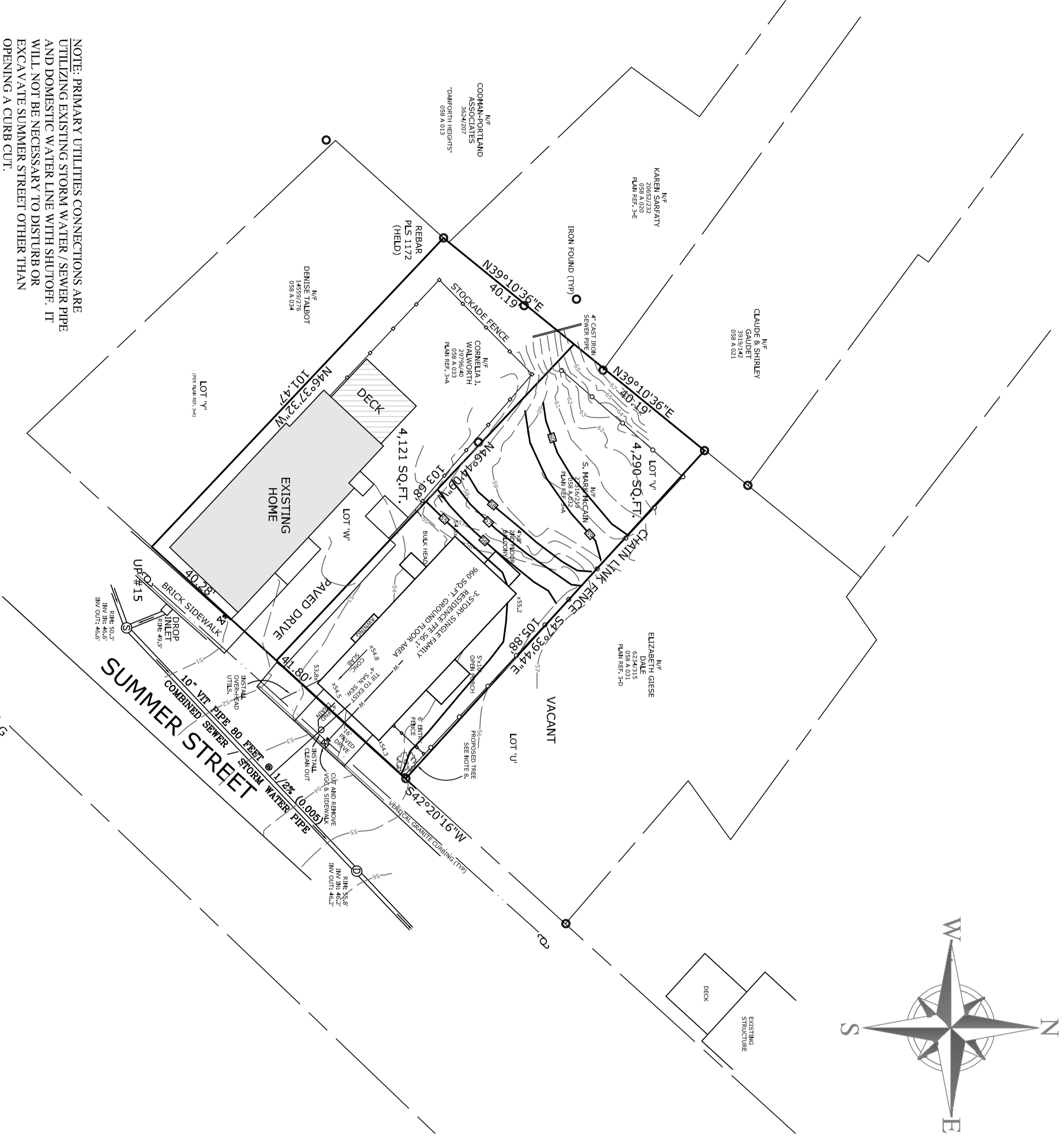
9. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VIII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.

10. SOILS TYPE: HC - HINCKLEY GRAVELLY SANDY LOAM, SLOPES 8-15 PERCENT
SOILS DATA FROM USDA SOIL SURVEY

11. ANY CURBING REMOVED FROM WITHIN THE SUMMER STREET RIGHT-OF-WAY IS PROPERTY OF THE CITY OF PORTLAND.

LEGEND:

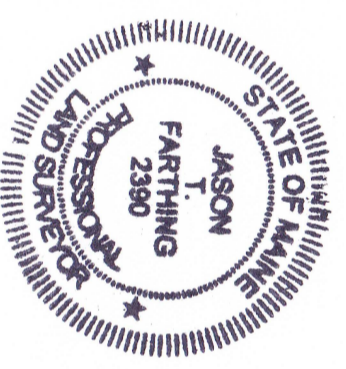
- IRON PIN FOUND
- NO. 5 REBAR SET
- ☉ UTILITY POLE
- N/F NOW OR FORMERLY
- BK. 123, PG. 45 DEED BOOK/PAGE EXISTING STRUCTURE



GRADING AND DRAINAGE NOTES:

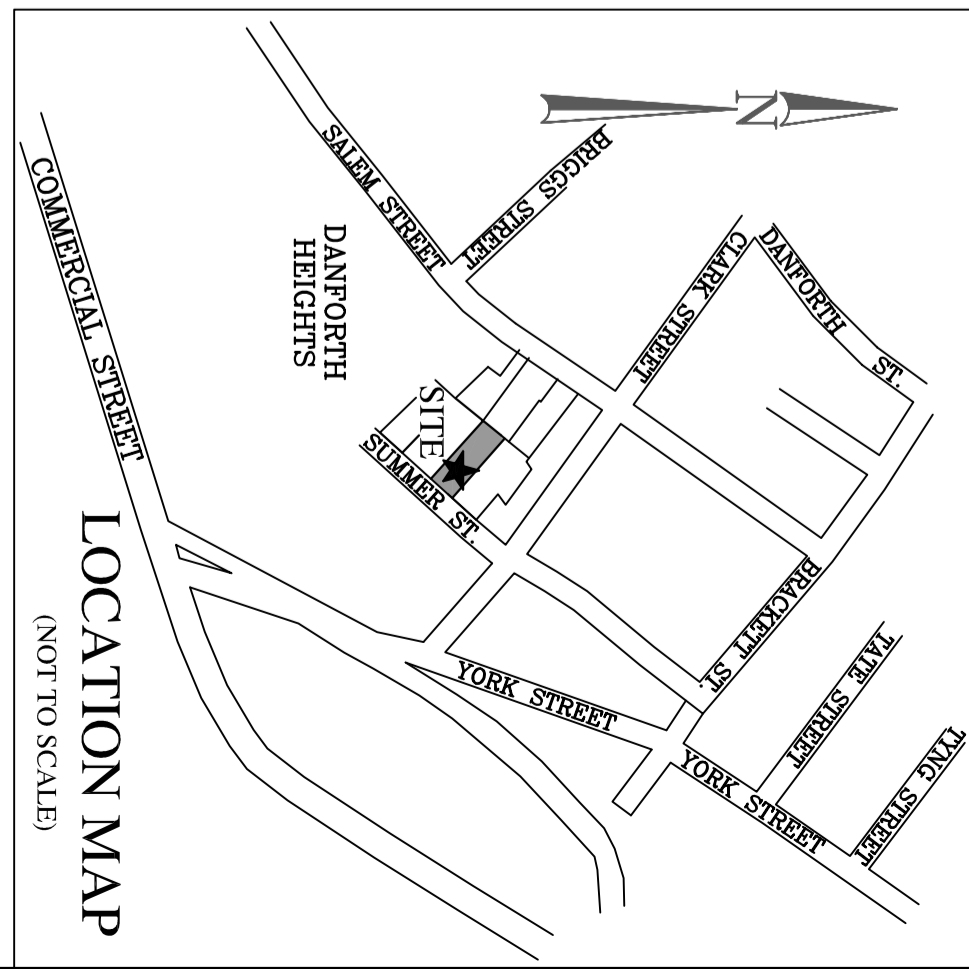
1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO POSITIVE DRAIN INTO EXISTING STORMWATER SYSTEM AS SHOWN.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

NOTE: PRIMARY UTILITIES CONNECTIONS ARE UTILIZING EXISTING STORM WATER / SEWER PIPE AND DOMESTIC WATER LINE WITH SHUTOFF. IT WILL NOT BE NECESSARY TO DISTURB OR EXCAVATE SUMMER STREET OTHER THAN OPENING A CURB CUT.



I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.
EXCEPTIONS: (1) NO SURVEY REPORT PREPARED

JASON T. FARTHING P.L.S. 2390



LOCATION MAP (NOT TO SCALE)

NOTES:

- (1) DEED REFERENCE: DEED BOOK 27316, PAGE 219 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
- (2) TAX MAP REFERENCES: CITY OF PORTLAND TAX MAP 58, BLOCK A, LOTS 32
- (3) ZONING DISTRICT: (R6) RESIDENTIAL DISTRICT
MINIMUM LOT SIZE: 4,500 S.F.
MINIMUM STREET FRONTAGE: 40 FT.
MINIMUM BUILDING SETBACKS
FRONT YARD: AVERAGE DEPTH OF ADJACENT YARDS
REAR YARD: 20'
SIDE YARD: 3 STORY (PROPOSED): 10'

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THEN EIGHT (10) FEET IN WIDTH.

MAXIMUM LOT COVERAGE: 50%

FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTAL BY HOME OWNER.

(4) NORTH REFERENCE: GRID NORTH NAD 83

(5) VERTICAL DATUM: NGVD 1929

REVISION: (A)

SITE, UTILITY, GRADING & DRAINAGE PLAN

45 SUMMER STREET
PORTLAND, MAINE

MARK MCGAIN
49 SUMMER STREET
PORTLAND, ME 04102
(OWNERS OF RECORD)

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P.O. BOX 210
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INFO@SURVEYINC.COM PORTKAT@SURVEYINC.COM

PLAN BY: JTF
DATE: DECEMBER 21, 2012

JOB NO. 12-050