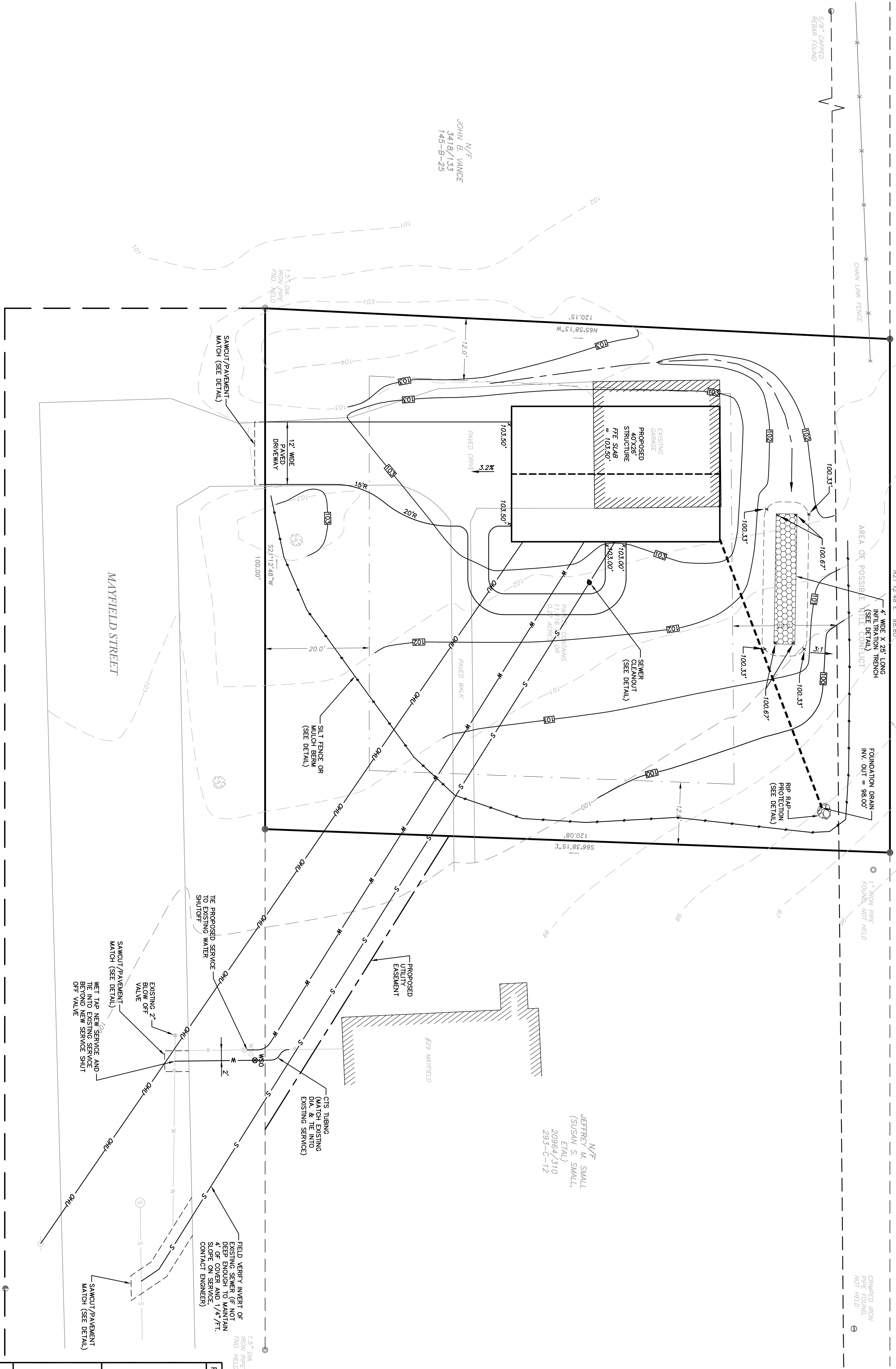


N/E  
UNIVERSITY OF NEW  
ENGLAND  
145-B-27

NOTE: NO DEED WAS FOUND FOR THE UNIVERSITY OF NEW ENGLAND PARCEL ABUTTING THE LOCUS PROPERTY MAKING IT IMPOSSIBLE TO DETERMINE JUNIOR/SENIOR RIGHTS IN THE ABENT OF CONFLICT BETWEEN THE LEGAL DESCRIPTIONS OF THE TWO PARCELS. FOUND MONUMENTATION AS WELL AS DISCREPANCIES WITH THE MUNICIPAL TAX MAP INDICATES THERE IS A POSSIBILITY OF TITLE CONFLICT OVER ALL OR A PORTION OF THE AREA SHOWN ON THE PLAN. IT IS RECOMMENDED THAT THE TWENTY FOOT REAR SETBACK BE HELD FROM THE LIMIT OF POSSIBLE CONFLICT AS SHOWN.



N/E  
JOHN B. VANCE  
3418/133  
145-B-25

N/E  
JEFFREY M. SMALL  
(SUSAN S. SMALL,  
ETAL)  
20964/310  
293-C-12

### SHEET INDEX

1. GRADING PLAN
2. EROSION & SEDIMENTATION CONTROL NOTES AND CONSTRUCTION DETAILS
3. WATER & SEWER DETAILS

### LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "15 2028" SET ON \_\_\_\_\_
  - FOUND IRON PIPE (SIZE & TYPE AS NOTED)
  - ⊖ FOUND PINCHED IRON PIPE
  - ⊕ FOUND IRON ROD
  - ⊙ FOUND CAPPED IRON ROD (NUMBER AS NOTED)
  - ⊗ BARE WIRE REMAINTS FOUND
  - ⊘ UTILITY POLE (NUMBER AS NOTED)
  - ⊙ GUY WIRE ANCHOR
  - ⊙ FOUND DECOROUS TREE (SIZE & TYPE AS NOTED)
  - ⊙ FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- BOUNDARY LINE  
EASEMENT LINE  
EDGE OF PAVEMENT  
RIGHT-OF-WAY LINE  
ABUTTER LINE  
OVERHEAD UTILITY  
SEWER LINE  
NON OR FORMERLY OWNED BY  
DEED BOOK AND PAGE (77777CD)  
TAX MAP-BLOCK-LOT  
PARENTHESIS DENOTE RECORD DATA (12345)

### NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 2013.
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 JANE H. WOODWARD TO JEFFREY M. SMALL DATED JANUARY 31, 2004 AND RECORDED IN DEED BOOK 20964, PAGE 310.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "SURVEYED FOR FRED E. BRIGGS, MAY 1913, BY E.C. JORDAN & CO., RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 86.
  - b. THE PARCEL SURVEYED IS IDENTIFIED IN THE CITY OF PORTLAND TAX ASSESSOR'S MAP 145 BLOCK B, PARCEL 32
  - c. THE PARCEL SURVEYED IS LOCATED IN THE R9 ZONE/DISTRICT\*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
    - MINIMUM LOT SIZE: 6,000 S.F.
    - MINIMUM FRONT SETBACK: 20 FEET
    - MINIMUM SIDE SETBACK: 2 STOREYS - 12 FEET
    - MINIMUM LOT COVERAGE: 40%
5. \*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
6. THE WIDTH AND LAYOUT OF WAVERLY STREET IS 50 FEET PER PLAN REFERENCE 4.0.
7. THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW
8. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACT DIG-SITE (G88) SHOULD BE FROM TO ANY EXCAVATION WORK.
9. 10. ROOF TO BE GUTTERED SUCH THAT RUNOFF IS DIRECTED TOWARD INFILTRATION TRENCH.

**THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING**

Revision	By	Date	Change
1	SMK	1/23/14	REVISED PER PHD

PROJECT NUMBER: 33946  
ACAD FILE: 33946-GRADING.DWG  
SCALE: 1" = 10'  
DATE: AUGUST 20, 2013

**GRADING PLAN**  
Project Name:  
**SINGLE FAMILY RESIDENCE**  
29 WAVERLY STREET, PORTLAND ME 04103

Client/Owner:  
**RUSS DOUCETTE HOMES**  
3 FREDERICK THOMPSON DRIVE, SCARBOROUGH, ME 04074

**Northeast Civil Solutions**  
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