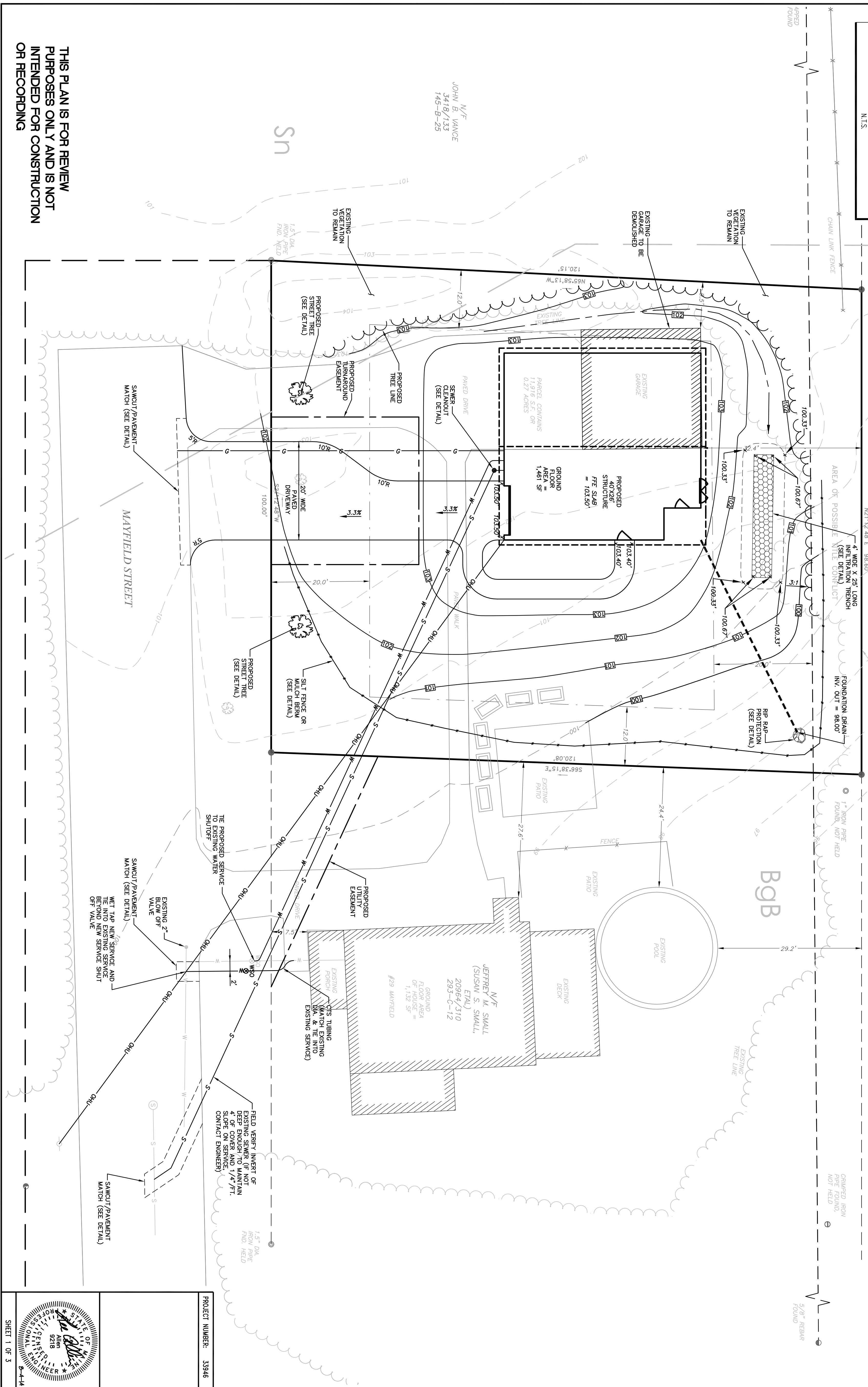


N/F OF NEW
UNIVERSITY LOT
145-B-27

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 ADVENT OF CONFLICT BETWEEN THE LEGAL DESCRIPTIONS OF THE TWO PARCELS. TAX MAP INDICATES 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/F
JOHN B. VANCE
3418/1133
145-B-25

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

SHEET INDEX

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

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
 - PLS 2028 SET ON (SIZE & TYPE AS NOTED)
 - ⊖ 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 DECIDUOUS 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
ROUNDER UTILITY
OVERHEAD UTILITY
SETBACK LINE
NOW OR FORMERLY OWNED BY
DEED BOOK AND PAGE (?????)
TAX MAP-BLOCK-LOT
PARENTHESIS DENOTE RECORD DATA
(12345)
SOIL BOUNDARY

SOILS LEGEND

| SYMBOL | SOIL TYPE | HSG |
|--------|--|-----|
| BgB | BELGRADE VERY FINE SANDY LOAM, 0% TO 8% SLOPES | C |
| Sn | SCANTIC SILT LOAM, 0% TO 3% SLOPES | D |

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

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 RECORDED IN DEED BOOK 20964, PAGE 310.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. SUBMITTED FOR FRED E. BRIGGS, MAY 1913, BY E.C. JORRAN & CO., RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 68.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 145 BLOCK B, PARCEL 32.
6. THE PARCEL SURVEYED IS LOCATED IN THE 95 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: 20 FEET
MINIMUM REAR SETBACK: 12 FEET
MINIMUM LOT COVERAGE: 40%
*OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
7. THE WIDTH AND LAYOUT OF WAVERFIELD STREET IS 50 FEET PER PLAN REFERENCE 4.a.
8. THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW.
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. ROOF TO BE CUTTERED SUCH THAT RUNOFF IS DIRECTED TOWARD INFILTRATION TRENCH.
11. THE PROPOSED LOT SIZE IS 11,916 SF OR 0.27 ACRES.
12. THE SITE DISTURBANCE IS 9,011 SF.

| Revision | By | Date | Change |
|----------|-----|---------|---------------------------|
| 1 | SMK | 8/4/14 | REVISED PER TOWN COMMENTS |
| 2 | SMK | 1/25/14 | REVISED PER PWD |

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

SITE PLAN

Project Name:
SINGLE FAMILY RESIDENCE
29 WAVERFIELD STREET, PORTLAND ME 04103

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



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
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Email: info@northeastcivilsolutions.com