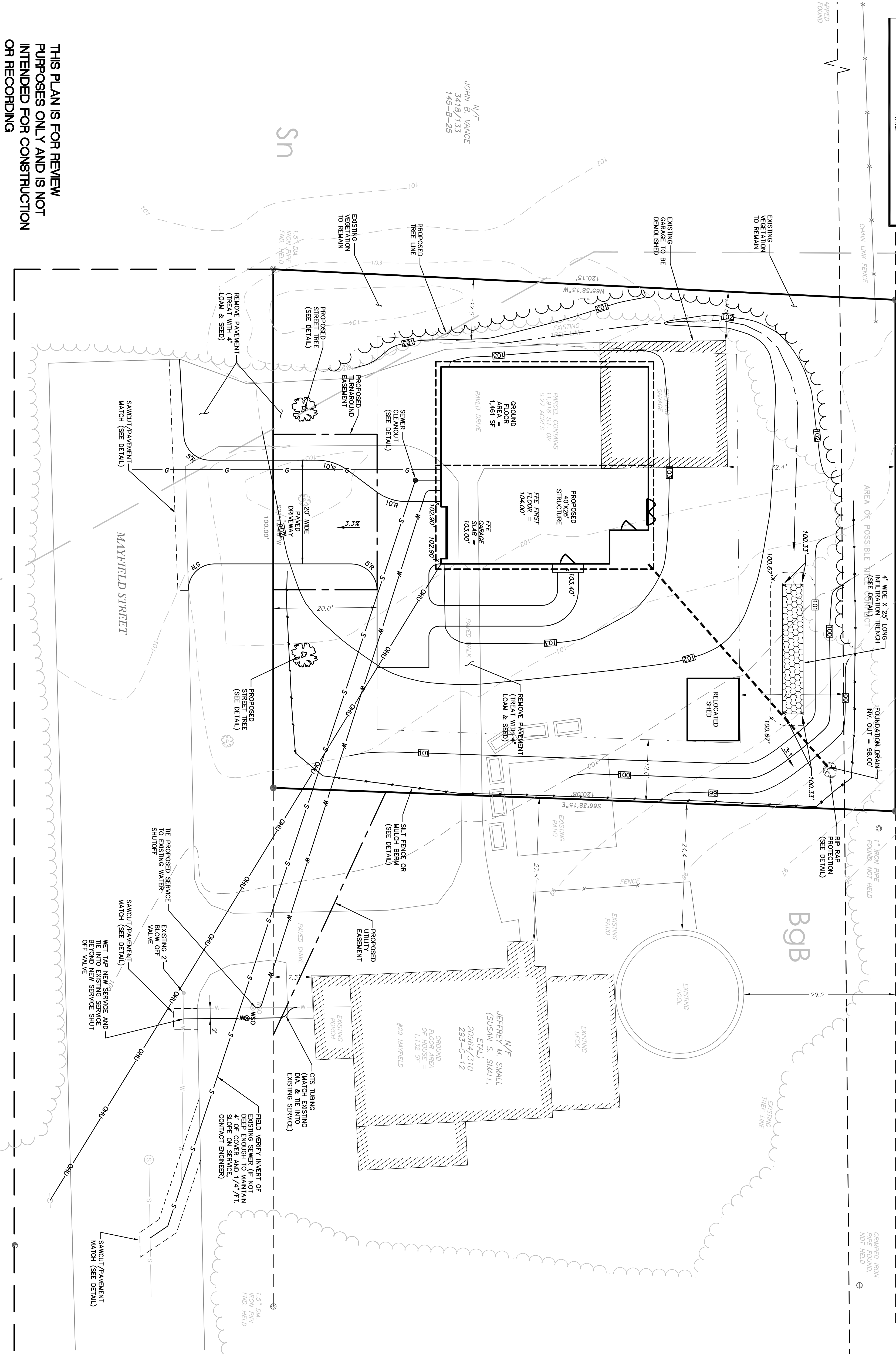


N/F OF NEW UNIVERSITY AVE  
145-B-27

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. 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.



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

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

N/F  
JERREY M. SMALL  
(SUSAN S. SMALL)  
20964/310  
293-C-12

**SHEET INDEX**

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

**LEGEND**

- #5 REBAR WITH PLASTIC CAP STAMPED
- #5 2028' SET ON
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND PINCHED IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD
- BARE WIRE REMAINTS FOUND
- 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)

**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. SURVEYED 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 MAYFIELD 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)JUNG-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.

**SITE PLAN**

Project Name: **SINGLE FAMILY RESIDENCE**  
29 MAYFIELD STREET, PORTLAND ME 04103  
Submitted: **RUSS DOUCETTE HOMES**  
3 FREDERICK THOMPSON DRIVE, SCARBOROUGH, ME 04074

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