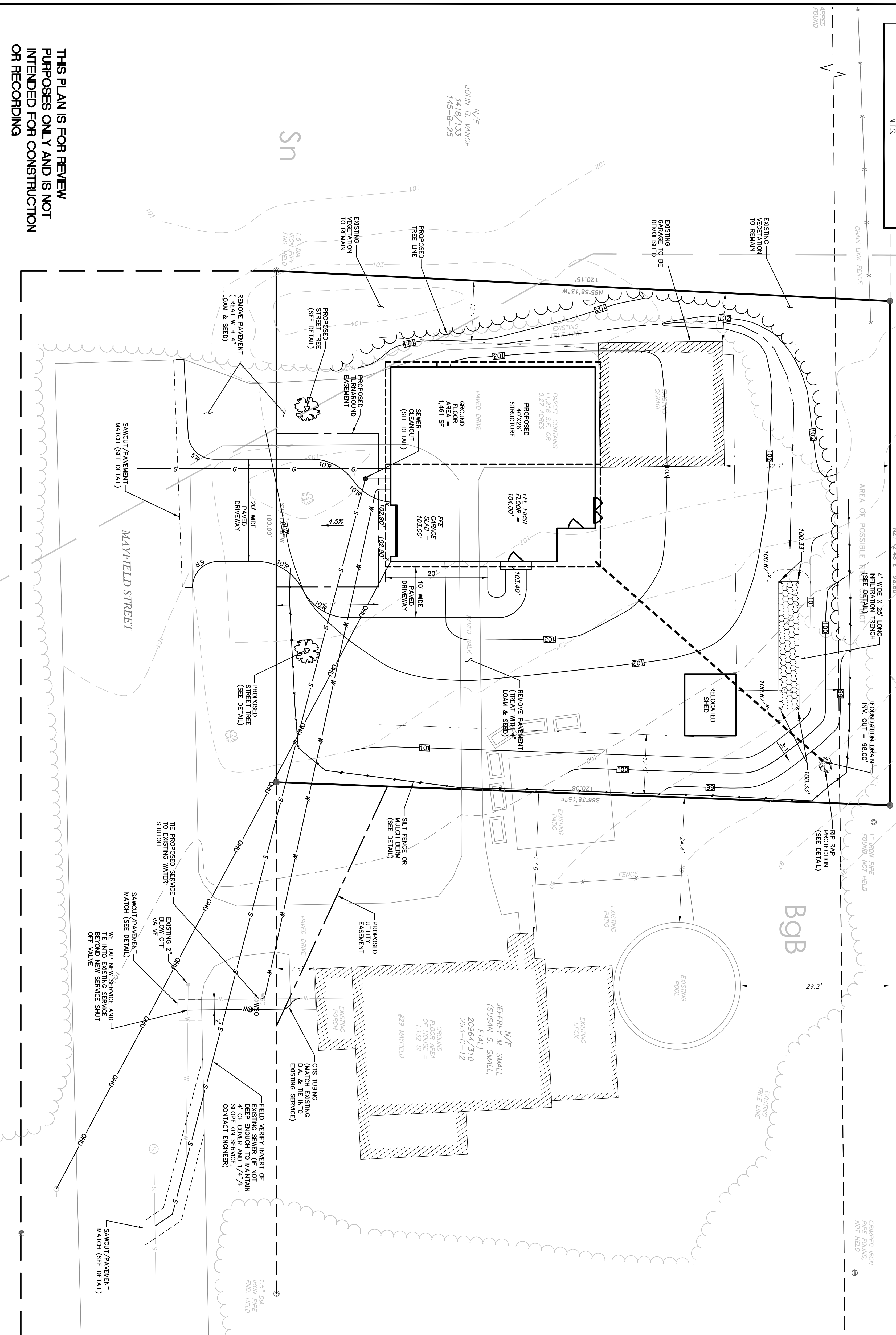


N/E
UNIVERSITY OF NEW
ENGLAND
145-B-27

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 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 POSSIBLE PLAN OF THE PARCEL CENTER LINE. THE AREA SHOWN ON THIS PLAN IS RECOMMENDED THAT THE TENTH FOOT REAR SETBACK BE HELD FROM THE LIMIT OF POSSIBLE CONFLICT AS SHOWN.



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 REBAR SET ON 12" (TYP. AS NOTED)
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND FRANCHISE IRON PIPE
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- BARR 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
- OVERHEAD UTILITY
- SEWER LINE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (727280) TAX MAP-BLOCK-LOT PARENTHESIS DENOTE RECORD DATA 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

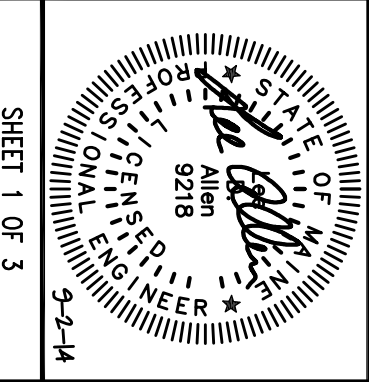
1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 2013.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JANE H. McDONALD TO JEFFREY M. SMALL DATED JANUARY 31, 2004 AND RECORDED IN DEED BOOK 20964, 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 68.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 145 BLOCK B, PARCEL 52.
6. THE PARCEL SURVEYED IS LOCATED IN THE RS ZONE/DISTRICT*, PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 6,000 S.F.
 - MINIMUM FRONT SETBACK: 20 FEET
 - MINIMUM REAR SETBACK: 20 FEET
 - MINIMUM SIDE SETBACK: 20 FEET
 - MAXIMUM LOT COVERAGE: 40%
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. REFER TO THE CITY OF PORTLAND UTILITY MAP FOR A COMPLETE LISTING OF ALL UTILITIES. SAFETY (888)DUG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. ROADS TO BE GUTTERED 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.

Number	By	Date	Change
1	SMA	8/2/14	REVISED PER CITY COMMENTS
2	SMA	8/19/14	REVISED PER CITY COMMENTS
3	SMA	8/4/14	REVISED PER TOWN COMMENTS
4	SMA	1/23/14	REVISED PER PWD

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

SITE PLAN
 Project Name: SINGLE FAMILY RESIDENCE
 29 MAYFIELD STREET, PORTLAND ME, 04103
 Owner/Client: RUSS DOUCETTE HOMES
 3 FREDERICK THOMPSON DRIVE, SCARBOROUGH, ME 04074

NCS
 Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 201.883.1000 Fax: 201.883.1001
 800.882.2227
 info@northeastcivilsolutions.com



SHEET 1 OF 3

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