

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**PLAN REFERENCES**

1. "BOUNDARY SURVEY PLAN, LAND OF VERONICA L. MORIN, 116 BRADLEY STREET, PORTLAND, MAINE" DATED OCTOBER 2014 BY BH2M.

**GENERAL NOTES**

- OWNER OF RECORD: CASSI O. BROOKS AND KIMBERLY A. CRABB, 108 BRADLEY STREET, PORTLAND, MAINE, C.C.R.D. BOOK 32035 PAGE 272.
- PARCEL IS SHOWN AS LOT 4 BLOCK F ON CITY OF PORTLAND'S ASSESSORS MAP 17B.
- BEARINGS ARE BASED ON GRID NORTH NAD83 PER POST PROCESSED GPS OBSERVATION.
- ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. CITY BENCHMARK: PK NAIL IN UP J20 BRADLEY STREET ELEVATION 97.285 CITY FIELD BOOK T149-46 PROVIDED BY CITY OF PORTLAND.
- PER USDA, NRCS WEB SOIL SURVEY THE SITE SOILS ARE BELGRADE VERY FINE SANDY LOAM.

**FLOOD ZONE NOTE**

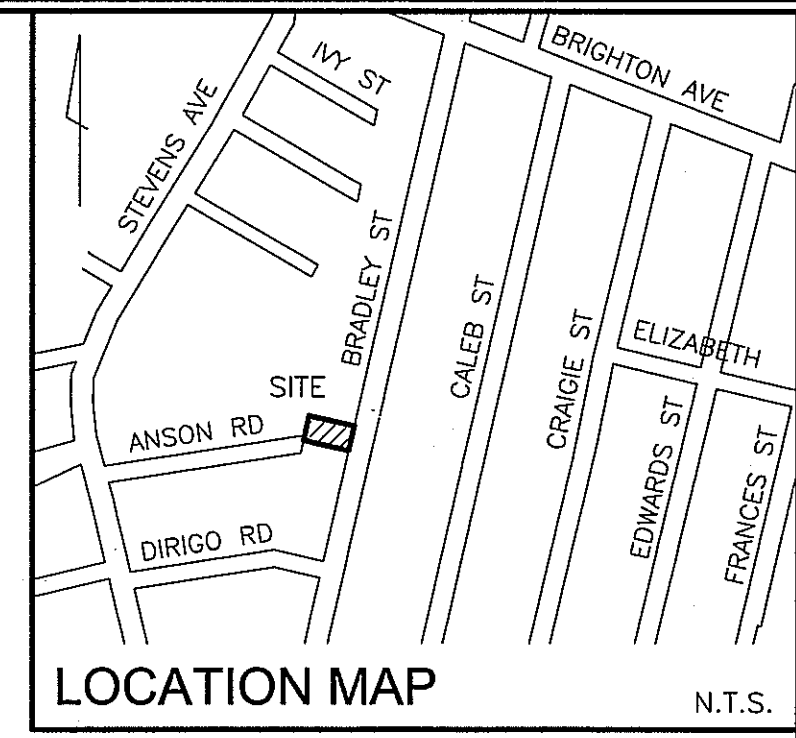
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**ZONING**

R3 RESIDENTIAL ZONE  
 MINIMUM LOT SIZE: 6,500 SQ. FT.  
 MINIMUM STREET FRONTAGE: 50 FT.  
 FRONT SETBACK: 25 FT. OR AVERAGE OF ABUTTING LOTS  
 SIDE SETBACK: 8 FT. 1 & 1.5 STORY, 14 FT. 2 STORY  
 REAR SETBACK: 25 FT.  
 MAXIMUM LOT COVERAGE: 35%  
 MAXIMUM HEIGHT: 35 FT.

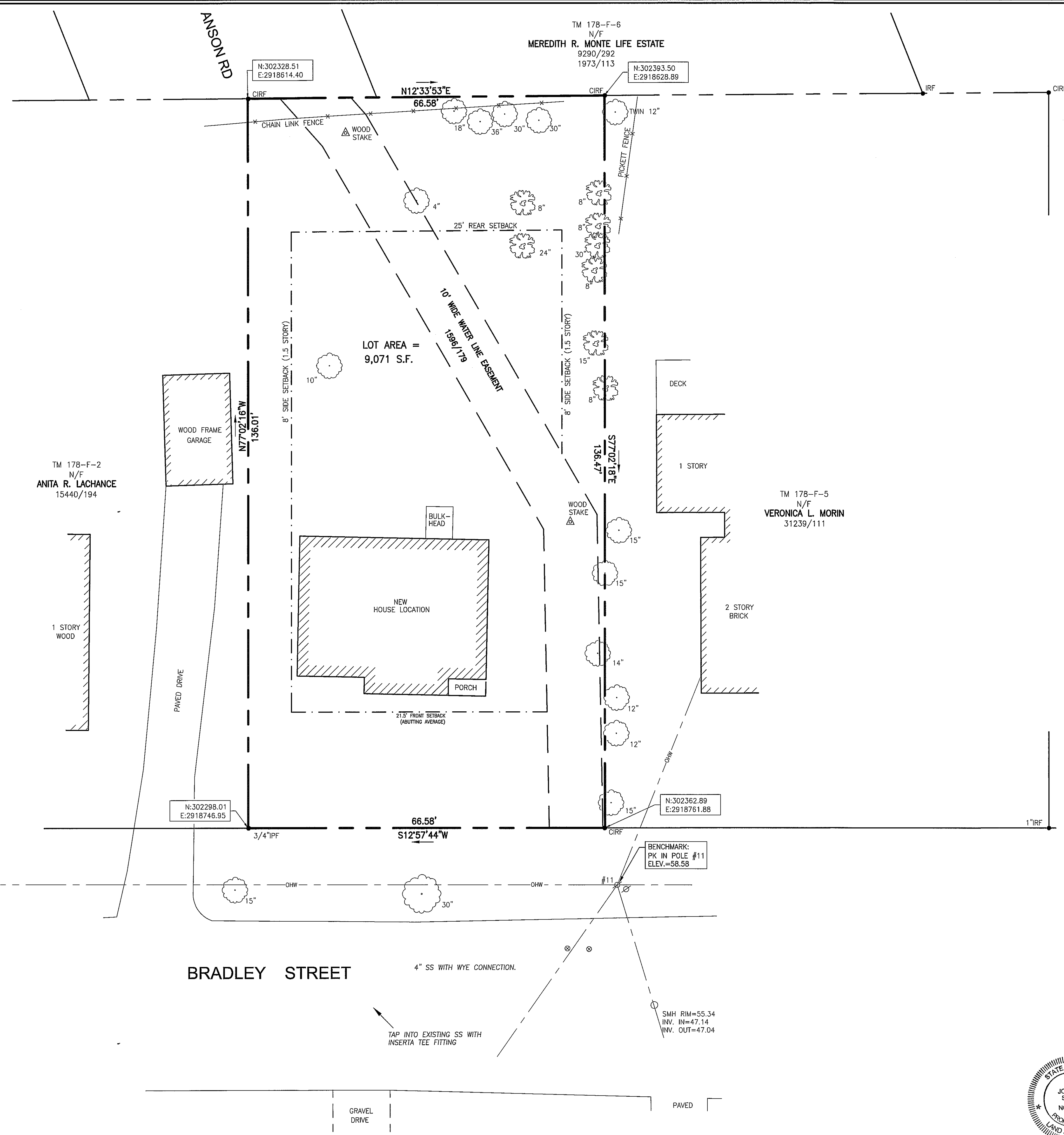
**DENSITY CALCULATIONS**

LOT SIZE: 9,071 SQ. FT.  
 LOT COVERAGE: 1,695 S.F.  
 % OF SITE COVERED: 18.7 %  
 TOTAL DISTURBED AREA: 4,707 S.F.  
 % OF SITE DISTURBED: 51.9 %  
 GROUND FLOOR AREA OF BUILDING: 956 S.F.

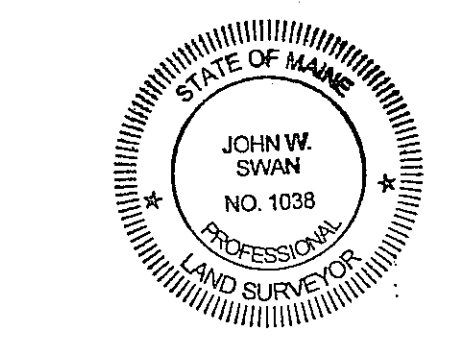
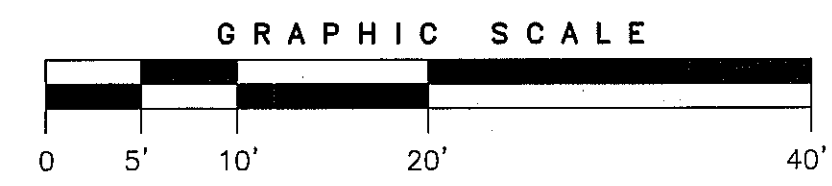


**LEGEND**

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SANITARY SEWER
- - - SETBACK LINE
- - - SILT FENCE
- - - PROPOSED CONTOUR
- - - PROPOSED SPOT GRADE



○ SMH RIM=41.56  
 INV. IN=36.76  
 INV. OUT=36.56



JOHN W. SWAN, PLS NO. 1038

**AS-BUILT**  
 ON  
 108 BRADLEY STREET, PORTLAND, MAINE  
 MADE FOR  
**CASSI BROOKS & KIMBERLY CRABB**  
 108 BRADLEY STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
 390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

|          |      |               |           |
|----------|------|---------------|-----------|
| Drwn By  | RS   | Date          | Job No.   |
| Trace By | JLW  | JUNE 23, 2015 | 2015-030P |
| Check By | JWS  | Scale         | Drwg. No. |
| Book No. | FILE | 1" = 10'      | 1         |