

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY LINE/ROW
---	---	ABUTTER LINE/ROW
---	---	SETBACK
---	---	EASEMENT
□	□	MONUMENT
○	●	IRON PIPE/ROD
---	---	CURVE/LINE NO.
---	---	BENCHMARK
---	---	BUILDING
---	---	EDGE PAVEMENT
---	---	CURB/LINE
---	---	TREELINE
---	---	CONTOURS
---	---	SPOT GRADE
---	---	RETAINING WALL
○	○	DECIDUOUS TREE
○	○	CONIFEROUS TREE
W	W	WATER
W	W	WATER GATE VALVE
W	W	WATER SHUT OFF
W	W	HYDRANT
S	S	SEWER
S	S	SEWER MH
SD	SD	STORM DRAIN
⊖	⊖	CATCH BASIN
⊖	⊖	DRAINAGE MH
⊖	⊖	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
T	T	TRANSFORMER PAD
☆	☆	LIGHT POLE/WALL

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS ELIZABETH J. SMITH AND JENNIFER E. HOOPES BY DEED DATED JANUARY 3, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3021T, PAGE 301.
2. THE PROPERTY IS SHOWN AS LOT 11, BLOCK A ON THE CITY OF PORTLAND TAX MAP 222 AND IS LOCATED IN THE RESIDENTIAL 2 (R2) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE (R2) DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 10,000 SQUARE FEET
 MINIMUM AREA PER DWELLING UNIT: 10,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM LOT WIDTH: 80 FEET
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 14 FEET (2 STORIES)
 MINIMUM REAR YARD: 16 FEET 2.5 STORIES
 MAXIMUM BUILDING HEIGHT: 25 FEET
 MAXIMUM LOT COVERAGE: 35 FEET
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 20,056 SQUARE FEET/0.46 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL 2013.
6. PLAN REFERENCES:
 A. "PLAN OF KING'S MARK PORTLAND MAINE MADE FOR JANET LANE" DATED JUNE 1950 BY H.L. & E.C. JORDAN. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 35, PAGE 74.
 B. "PLAN OF PROPERTY IN STROUDWATER ROAD EXTENSION A REV. MADE FOR JANET LANE" DATED DECEMBER 5, 1955 BY H.L. & E.C. JORDAN. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 45, PAGE 40.
1. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE NGVD'29 CITY OF PORTLAND DATUM.
2. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
3. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0012 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X AREAS DETERMINED TO FALL OUTSIDE THE 500-YEAR FLOOD.
10. SEE DEED OF NICHOLAS S. NADZIO AND ELAINE J. NADZIO TO WALTER E. COREY, III AND MARY PATRICIA COREY DATED JULY 31, 1979 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4470, PAGE 105. THIS DEED GRANTS A 12' WIDE EASEMENT FOR PURPOSES OF A RESIDENTIAL DRIVEWAY FOR INGRESSES AND EGRESSES TO THE LOCUS PARCEL.
11. SEE DEEDS OF NATIONAL BANK OF COMMERCE OF PORTLAND, EXECUTOR OF THE LAST WILL AND TESTAMENT OF WALTER G. HAY TO THE CITY OF PORTLAND, MAINE DATED SEPTEMBER 2, 1943 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1121, PAGE 4 AND BOOK 1121 PAGE 6. BOOK 1121, PAGE 4 TRANSFERS THE EXISTING SEWER LINE BUILT IN OCTOBER AND NOVEMBER OF 1940 TO THE CITY OF PORTLAND, MAINE. BOOK 1121, PAGE 6 GRANTS A 50' WIDE RIGHT-OF-WAY OVER THIS STRIP OF LAND FOR PURPOSES OF MAINTAINING, REPAIRING AND REBUILDING THE SEWER LINE AS REFERENCED IN BOOK 1121, PAGE 4.
12. SEE DEED OF LAURA MEANS, JANET LANE AND OTHERS TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 9, 1950 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2028, PAGE 123. THIS DEED GRANTS THE RIGHT PERPETUALLY TO ERECT, CONSTRUCT AND MAINTAIN A LINE OF POLES WITHIN ROUNDABOUT LANE AND OTHER STREETS AND WAYS AS ARE LAID OUT OR MAY BE LAID OUT IN THE FUTURE OVER LANDS OF THE GRANTORS. REFERENCE IS ALSO MADE TO CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 2326, PAGE 190, EASEMENT DEED FROM JANET LANE TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED AUGUST 23, 1956.

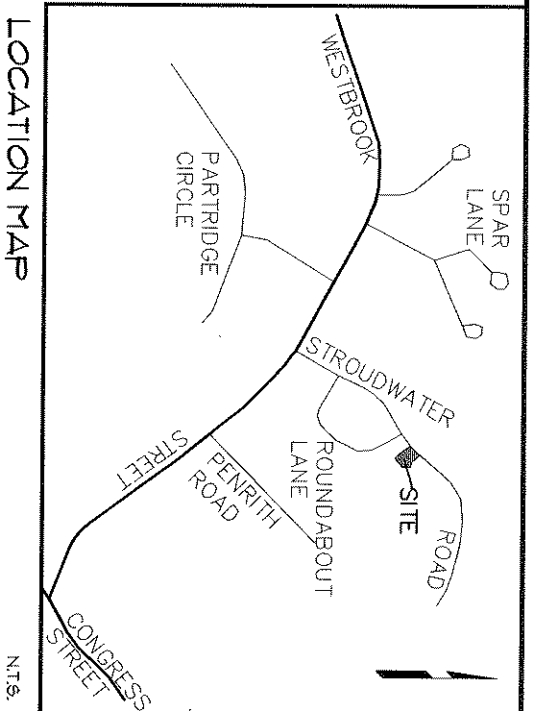
WAIVER REQUEST

1. THE APPLICANT IS PROPOSING TO UTILIZE THE EXISTING CURB CUT FOR DRIVEWAY ACCESS. THE PROPOSED DRIVEWAY IS APPROXIMATELY 84' FROM THE NEAREST DRIVEWAY.
2. THE APPLICANT IS REQUESTING A WAIVER FROM THE STREET TREE REQUIREMENT AND WILL MAINTAIN THE THIRTEEN EXISTING TREES LOCATED WITHIN THE FRONT SETBACK.

SHEET INDEX

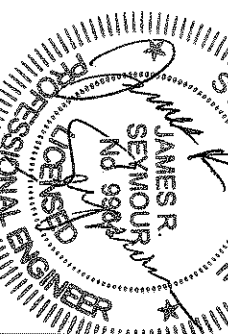
1. COVER SHEET (NOTES, LEGEND, LOCATION MAP)
2. SITE PLAN
3. GRADING/UTILITY PLAN

REV	BY:	DATE:	STATUS:
A	JRS	05-24-13	ISSUED FOR CITY REVIEW



GENERAL NOTES CONTINUED

13. TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 0,000 SQUARE FEET.
14. TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 000 SQUARE FEET.
15. SOILS ON THE PROPERTY ARE GENERALLY DEERFIELD LOAMY SAND AND HINGKELY GRAYELLY SAND LOAM AS CLASSIFIED BY THE US DANCOS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.
16. THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.
17. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
18. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO STANDARDS.
19. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: "BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN AT ALL TIMES.



COVER SHEET

63 STROUDWATER ROAD
 PORTLAND, MAINE 04102

FOR:
ELIZABETH J. SMITH & JENNIFER E. HOOPES
 776 OCEAN AVENUE
 PORTLAND MAINE 04103

DESIGN BY: APP
 DRAWN BY: APP
 CHECKED BY: JRS
 DATE: 04-17-2013
 SCALE: 1"=20'
 FIELD BK:
 PROJ. NO.: 13143
 DWG: 13143

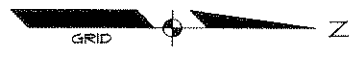
SHEET 1 OF 3



WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A 250 Goddard Rd. - Suite B
 South Portland, ME 04106 Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-5656

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POSSIBLE SEWER STUB
LOCATION COORDINATE
SEWER CONNECTION WITH THE
CITY OF PORTLAND PRIOR
TO CONSTRUCTION

COORDINATE WATER
SERVICE CONNECTION WITH
PORTLAND WATER DISTRICT
PRIOR TO CONSTRUCTION

INSTALL STABILIZED
CONSTRUCTION ENTRANCE
TYP.

COORDINATE GAS SERVICE
WITH UTILTY PRIOR TO
CONSTRUCTION

COORDINATE ELECTRICAL
SERVICE CONNECTION WITH
CENTRAL MAINE POWER
PRIOR TO CONSTRUCTION

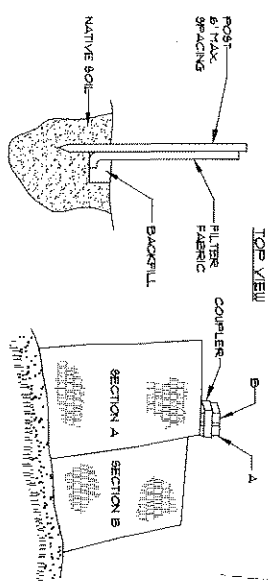
N/F
JULIETTE G.
SENGELMANN
&
MARK E.
SENGELMANN
14721/170
MAP 222-A-9

N/F
PARKE A.
BURMEISTER
&
SARAH T. PLIMPTON
28276/93
MAP 222-A-30

EXISTING 1"
IRON PIPE, 6"
ABOVE GRADE

CURVE DATA:
RADIUS: 134.84'
LENGTH: 58.76'
CHORD: S 72°17'03" E, 58.30'

LOAN AND SEED ALL
DISTURBED AREAS TYP.

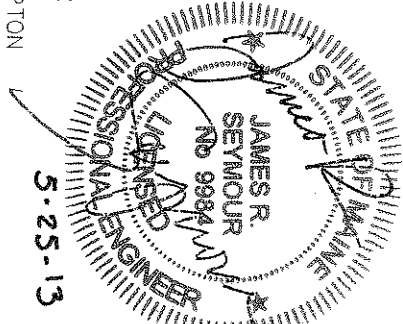
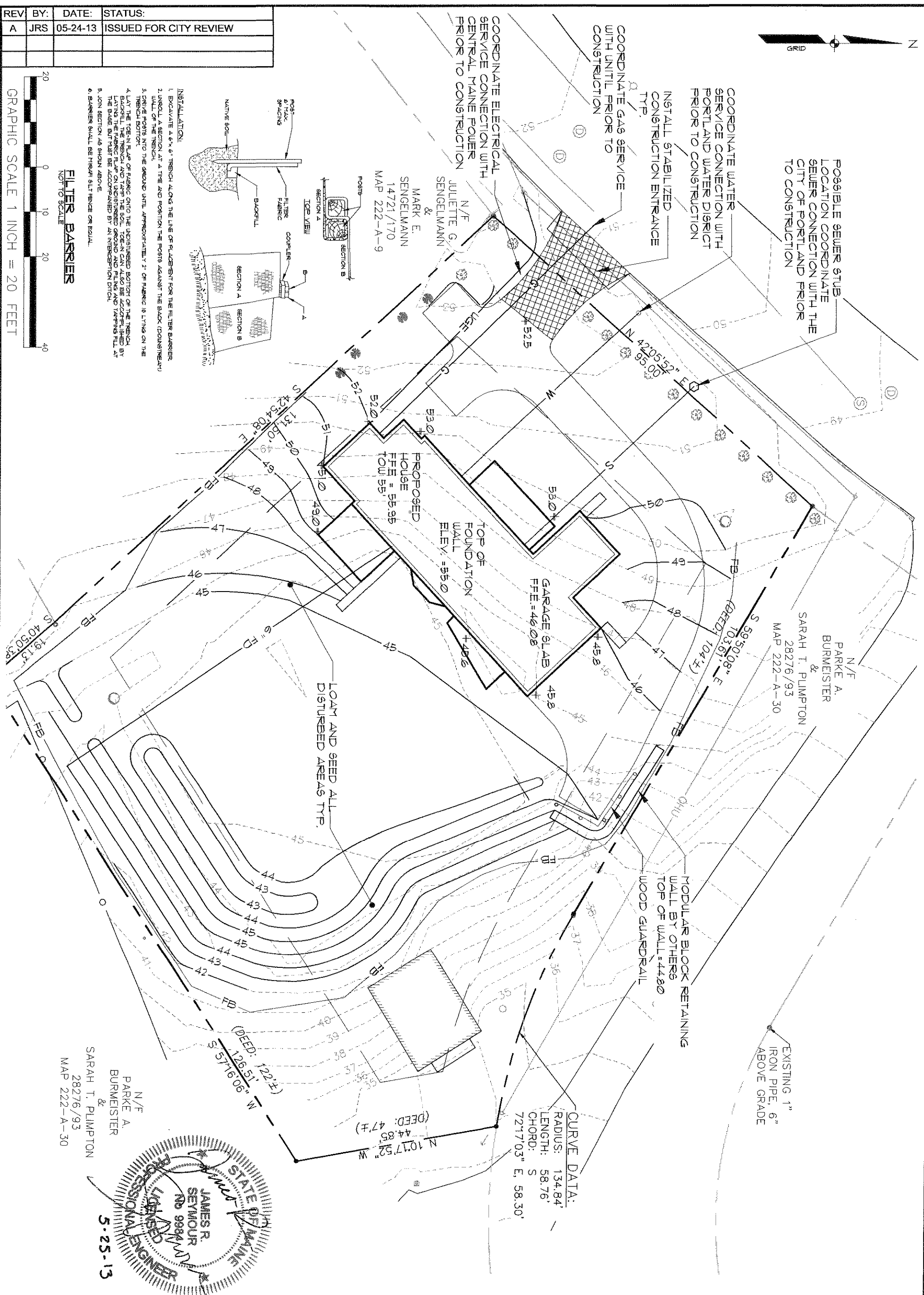


- INSTALLATION:
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LING ON THE TRENCH BOTTOM.
 4. LAY THE TRENCH FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TRENCH CAN ALSO BE ACCOMPANIED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE BUT MUST BE ACCOMPANIED BY AN INTERSECTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE HIGHER SLIT TRENCH OR EQUAL.

FILTER BARRIER
NOT TO SCALE



GRAPHIC SCALE 1 INCH = 20 FEET



N/F
PARKE A.
BURMEISTER
&
SARAH T. PLIMPTON
28276/93
MAP 222-A-30

GRADING AND UTILITY PLAN

63 STROUDWATER ROAD
PORTLAND, MAINE 04102
FOR:
ELIZABETH J. SMITH & JENNIFER E. HOOPES
776 OCEAN AVENUE
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