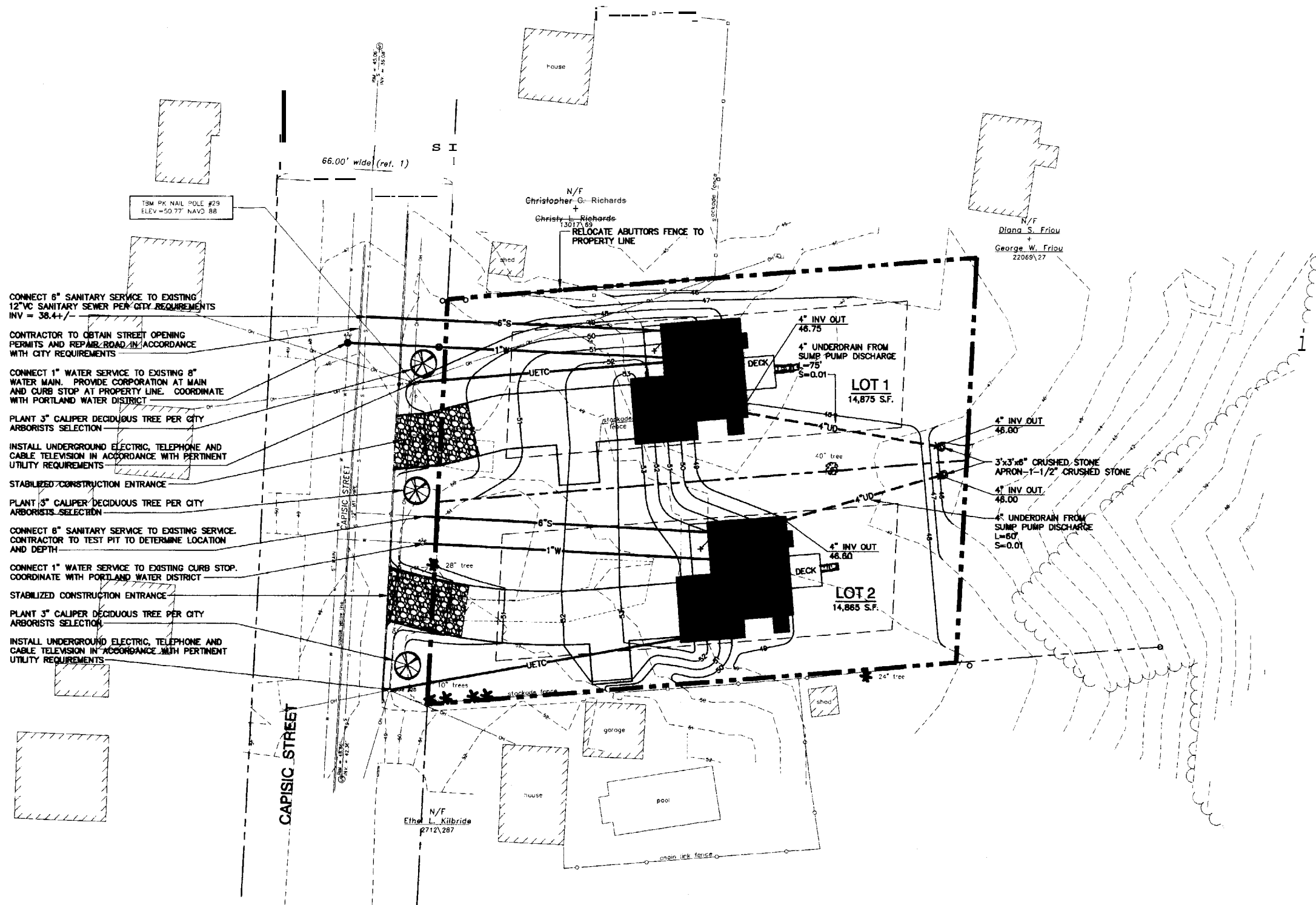




NORTH



CONNECT 6" SANITARY SERVICE TO EXISTING 12" VC SANITARY SEWER PER CITY REQUIREMENTS  
INV = 38.4+/-

CONTRACTOR TO OBTAIN STREET OPENING PERMITS AND REPAIR ROAD IN ACCORDANCE WITH CITY REQUIREMENTS

CONNECT 1" WATER SERVICE TO EXISTING 8" WATER MAIN. PROVIDE CORPORATION AT MAIN AND CURB STOP AT PROPERTY LINE. COORDINATE WITH PORTLAND WATER DISTRICT

PLANT 3" CALIPER DECIDUOUS TREE PER CITY ARBORISTS SELECTION

INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERTINENT UTILITY REQUIREMENTS

STABILIZED CONSTRUCTION ENTRANCE

PLANT 3" CALIPER DECIDUOUS TREE PER CITY ARBORISTS SELECTION

CONNECT 8" SANITARY SERVICE TO EXISTING SERVICE. CONTRACTOR TO TEST PIT TO DETERMINE LOCATION AND DEPTH

CONNECT 1" WATER SERVICE TO EXISTING CURB STOP. COORDINATE WITH PORTLAND WATER DISTRICT

STABILIZED CONSTRUCTION ENTRANCE

PLANT 3" CALIPER DECIDUOUS TREE PER CITY ARBORISTS SELECTION

INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERTINENT UTILITY REQUIREMENTS

CAPISIC STREET

66.00' wide (ref. 1)

N/F  
Ethel L. Kilbride  
2712/287

N/F  
Christopher G. Richards  
13017/89

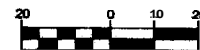
RELOCATE ABUTTERS FENCE TO PROPERTY LINE

N/F  
Diana S. Friou  
George W. Friou  
22069/27

LOT 1  
14,875 S.F.

LOT 2  
14,865 S.F.

SCALE  
SCALE: HOR 1" = 20'



### PROJECT INFORMATION

RECORD OWNER AND APPLICANT:

KEVIN TRACY  
NORTH ATLANTIC CUSTOM BUILDERS  
PORTLAND 04104

DEVELOPERS:

NORM ATLANTIC CUSTOM BUILDERS  
P.O. BOX 1973  
PORTLAND, MAINE 04104

ENGINEER:

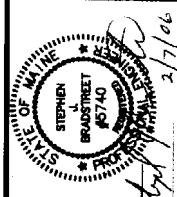
EDWARDS AND KELCEY, INC  
STEPHEN J. BRADSTREET  
228 ISLANDHAM BRIDGE #418 QUITE 314

SURVEYOR:

TITCOMB ASSOCIATES  
DAVID TITCOMB  
133 GRAY ROAD  
FALMOUTH, MAINE 04101

### DEVELOPMENT REQUIREMENTS

	R-3 ZONE
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' (1 STORY) 8' (1 1/2 STORY) 14' (2 STORY) 16' (2 1/2 STORY)
MINIMUM LOT WIDTH	75'
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT SIZE	6,500 S.F.



228 Islandham Bridge, Suite 314  
Portland, ME 04104  
PHONE: (207) 885-1272  
FAX: (207) 774-6607



PROJECT DESIGNER:  
SCALE: 1" = 20'  
DATE: 01-03-06  
DESIGNED BY: SJB  
DRAWN BY: SJB  
CHECKED BY: SJB  
APPROVED: SJB

NORTH ATLANTIC CUSTOM BUILDERS  
PORTLAND, MAINE  
CAPISIC STREET

GENERAL  
SITE PLAN

NO.	DATE	DESCRIPTION	BY	SUB
A	01-18-06	ISSUED FOR CITY REVIEW		

PROJ. NO.: 080057124  
EK FILE: 8124\_C-100  
AIP NO.:

DRAWING NO.

# C-100

SHEET 1 OF 1



CONNECT 6" SANITARY SERVICE TO EXISTING 12" SANITARY SEWER PER CITY REQUIREMENTS. R/W = 38.44'.

CONTRACTOR TO OBTAIN STREET OPENING PERMITS AND REPAIRS IN ACCORDANCE WITH CITY REQUIREMENTS.

CONNECT 1" WATER SERVICE TO EXISTING 6" WATER MAIN. PROVIDE CORPORATION AT MAIN AND CURB STOP AT PROPERTY LINE. COORDINATE WITH PORTLAND WATER DISTRICT.

PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORIST'S SELECTION.

INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERMITS AND UTILITY REQUIREMENTS.

STABILIZED CONSTRUCTION ENTRANCE.

PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORIST'S SELECTION.

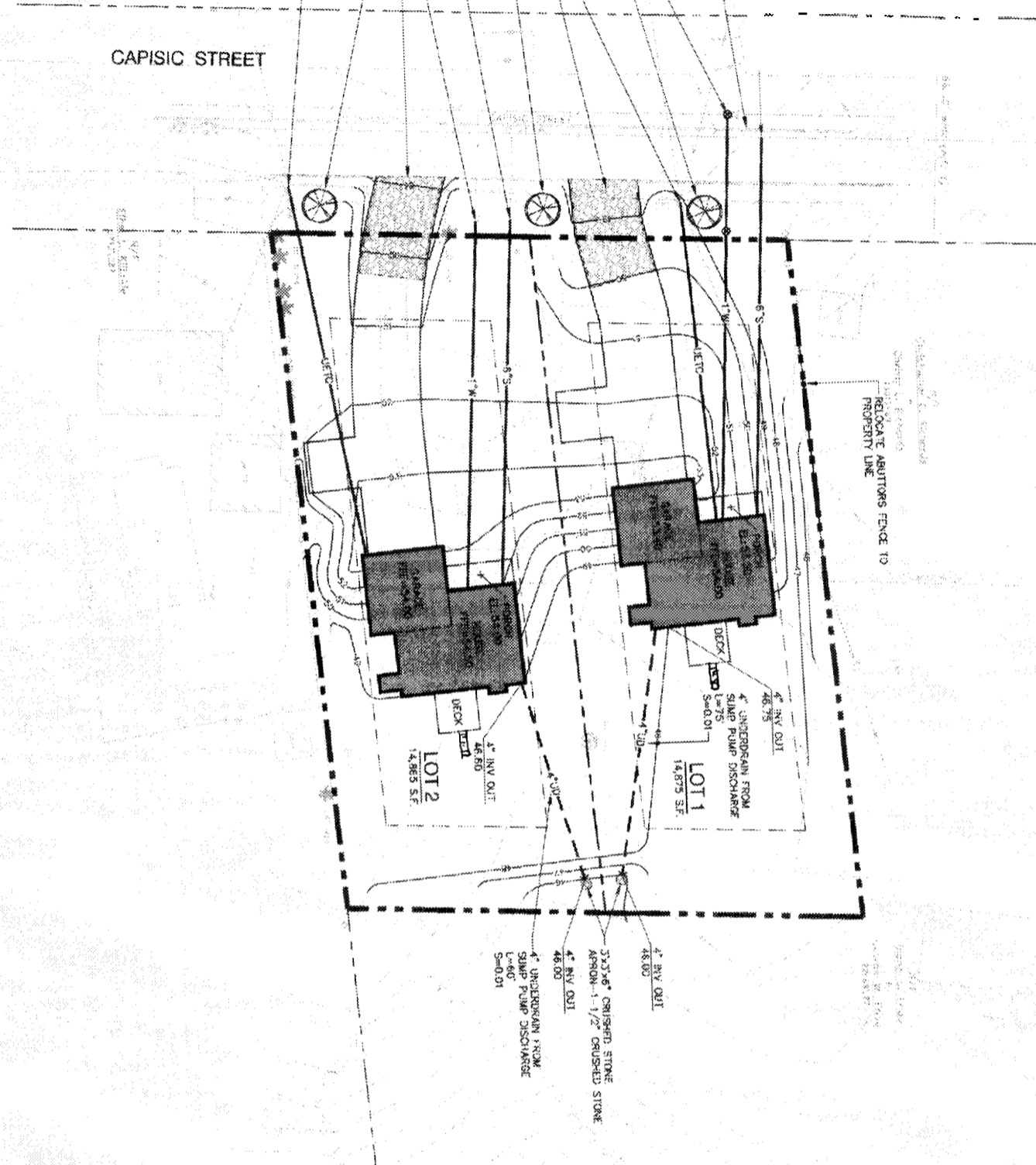
CONNECT 6" SANITARY SERVICE TO EXISTING SERVICE. CONTRACTOR TO TEST PIT TO DETERMINE LOCATION AND DEPTH.

CONNECT 1" WATER SERVICE TO EXISTING CURB STOP. COORDINATE WITH PORTLAND WATER DISTRICT.

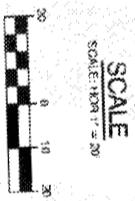
STABILIZED CONSTRUCTION ENTRANCE.

PLANT 3" CALIBER DECIDUOUS TREE PER CITY ARBORIST'S SELECTION.

INSTALL UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION IN ACCORDANCE WITH PERMITS AND UTILITY REQUIREMENTS.



CAPISIC STREET



**DEVELOPMENT REQUIREMENTS**  
R-3 ZONE

FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' (1 STORY) 8' (1 1/2 STORY) 14' (2 STORY) 18' (2 1/2 STORY)
MINIMUM LOT WIDTH	75'
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT SIZE	6,500 S.F.

**RECORD OWNER AND APPLICANT:**  
KENN TRACY  
NORTH ATLANTIC CUSTOM BUILDERS  
PO BOX 1773  
PORTLAND, ME 04104

**DEVELOPERS:**  
NORTH ATLANTIC CUSTOM BUILDERS  
P.O. BOX 1773  
PORTLAND, MAINE 04104

**ENGINEER:**  
EDWARDS AND KELCEY, INC  
STEPHEN J. BRADSTREET, SUITE 214  
222 ST. JOHN STREET  
PORTLAND, MAINE 04103

**SURVEYOR:**  
FITCOB ASSOCIATES  
DAVID FITCOB  
133 GRAY ROAD  
PALMOUTH, MAINE 04105

<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01-03-06</td> <td>ISSUED FOR CITY REVIEW</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	01-03-06	ISSUED FOR CITY REVIEW	<p><b>PROJECT DESIGNER</b> <b>Edwards and Kelcey</b> 222 St. John Street, Suite 214 Portland, ME 04102 PHONE: (207) 828-1272 FAX: (207) 774-9677</p>	
NO.	DATE	DESCRIPTION							
1	01-03-06	ISSUED FOR CITY REVIEW							
<p><b>NORTH ATLANTIC CUSTOM BUILDERS</b> PORTLAND, MAINE</p> <p><b>CAPISIC STREET</b></p> <p><b>GENERAL SITE PLAN</b></p>		<p>SCALE: 1" = 20' DATE: 01-03-06 DESIGNED BY: SJR DRAWN BY: JAR CHECKED BY: SJR APPROVED BY: SJR</p>							
<p><b>C-100</b> SHEET 1 OF 1</p>		<p>STEPHEN J. BRADSTREET REGISTERED PROFESSIONAL ENGINEER NO. 45740</p>							

**PROJECT INFORMATION**

**RECORD OWNER AND APPLICANT:**

KEVIN TRACY  
NORTH ATLANTIC CUSTOM BUILDERS  
PO BOX 197E  
PORTLAND, ME 04104

**DEVELOPERS:**

NORTH ATLANTIC CUSTOM BUILDERS  
P.O. BOX 197E  
PORTLAND, MAINE 04104


**ENGINEER:**

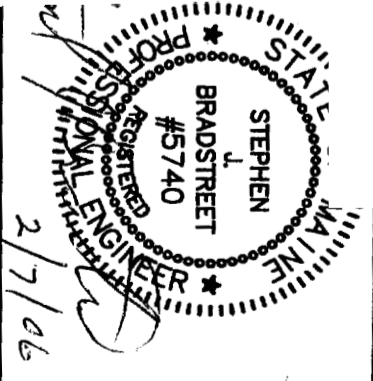
EDWARDS AND KELCEY, INC  
STEPHEN J. BRADSTREET  
333 ST. JOHN STREET SUITE 314  
PORTLAND, MAINE 04102

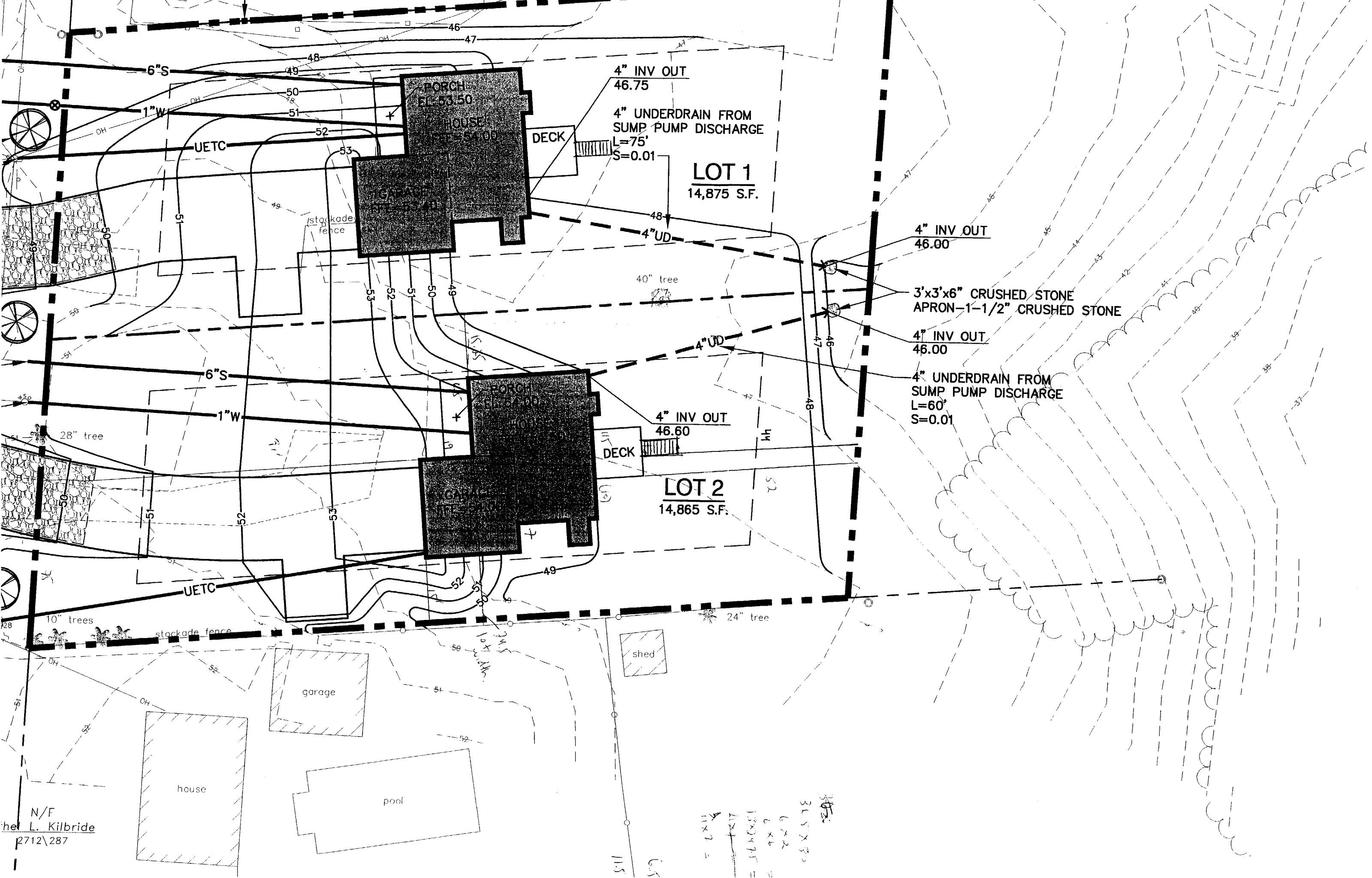
**SURVEYOR:**

DAVID TITCOMB  
133 GRAY ROAD  
FALMOUTH, MAINE 04105

<b>DEVELOPMENT REQUIREMENTS</b>	
<b>R-3 ZONE</b>	
FRONT YARD SETBACK	25'
REAR YARD SETBACK	25'
SIDE YARD SETBACK	8' (1 STORY) 8' (1 1/2 STORY) 14' (2 STORY) 16' (2 1/2 STORY)
MINIMUM LOT WIDTH	75'
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT SIZE	6,500 S.F.

<b>NORTH ATLANTIC CUSTOM BUILDERS</b>	
PORTLAND, MAINE	
CAPISIC STREET	295
<b>GENERAL SITE PLAN</b>	
SCALE:	1" = 20'
DATE:	01--03--06
DESIGNED BY:	SSB
DRAWN BY:	JAR
CHECKED BY:	SJB
APPROVED:	SJB
<b>PROJECT DESIGNER:</b>	
	
222 St. John Street, Suite 314 Portland, ME 04102 PHONE: (207) 828-1272 FAX: (207) 774-6907	





4" INV OUT  
46.75  
4" UNDERDRAIN FROM  
SUMP PUMP DISCHARGE  
L=75'  
S=0.01

**LOT 1**  
14,875 S.F.

4" INV OUT  
46.00

3'x3'x6" CRUSHED STONE  
APRON-1-1/2" CRUSHED STONE

4" INV OUT  
46.00

4" UNDERDRAIN FROM  
SUMP PUMP DISCHARGE  
L=60'  
S=0.01

4" INV OUT  
46.60

**LOT 2**  
14,865 S.F.

N/F  
L. Kilbride  
2712\287

31.5 x 5.5 = 173.625  
6 x 2 = 12  
6 x 6 = 36  
11 x 2 = 22  
= 243.625

shed

garage

pool

house

PORCH  
EL: 53.50

HOUSE  
EL: 54.00

DECK

PORCH  
EL: 57.00

GARAGE  
EL: 57.00

DECK

stockade  
fence

UETC

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