



- LEGEND**
- 0 PROPOSED NEW TREE (SEE AS NOTED)
 - 1 UTILITY POLE OWNERS AS NOTED
 - 2 PROPOSED TREE LINE (APPROXIMATE)
 - 3 EXISTING TREE LINE (APPROXIMATE)
 - 4 METELAND
 - 5 NUMBER OF PARKING SPACES
 - 6 EXISTING SEWER MANHOLE
 - 7 EXISTING DGS VALVE
 - 8 EXISTING FIRE HYDRANT
 - 9 APPROXIMATE EDGE OF METELANDS
 - 10 BEST FINISH
 - 11 UNDERGROUND ELECTRIC LINE
 - 12 UNDERGROUND GAS LINE
 - 13 UNDERGROUND SEWER LINE
 - 14 UNDERGROUND TELEPHONE LINE
 - 15 UNDERGROUND WATER LINE
 - 16 TRAVELLED ROAD
 - 17 NUMBER OF HOUSING UNITS
 - 18 EXISTING SIDEWALK LINE
 - 19 EXISTING CONTOUR LINE
 - 20 BOUNDARY LINE
 - 21 EXISTING CONDUIT LINE
 - 22 PROPOSED SPOT SIGN
 - 23 SIGNWAY
 - 24 SIGNWAY CHANGING FLAG ARROW
 - 25 NOW OR FORMERLY OWNED BY
 - 26 123456789
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APPROVED BY THE TOWN OF WESTBROOK PLANNING BOARD

CHAIRPERSON: _____ DATE: _____

LANDSCAPING SCHEDULE

A	JAPANESE MAPLE TREES, 2 FOOT EVERGREEN BUSHES, PERENNIAL FLOWERS
B	2 FOOT EVERGREEN BUSHES, PERENNIAL FLOWERS
C	BUSHES OR FRACAS (M)
D	2 FOOT EVERGREEN BUSHES, DWARF KOREAN LAURUS, PERENNIAL FLOWERS

NOTES

- THE BASIS OF BEARING OF THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.5. BELOW. SAID BEARING IS MAGNETIC, SEPTEMBER 1978.
- THE BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.5. BELOW.
- THE METELANDS AND TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.5. BELOW.
- THE SITE LAYOUT SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.5. BELOW.
- A PORTION OF THE LOCUS PARCEL IS DENOTED ON THE CITY OF PORTLAND ASSESSOR'S MAP SAID BLOCK A LOT 2, AND THE CITY OF WESTBROOK ASSESSOR'S MAP E, P/O PARCEL 17.
- THE WESTBROOK PORTION OF THE PARCEL SURVEYED IS LOCATED IN THE INDUSTRIAL DISTRICT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "PROVIDED ESTATES - FIRST AMENDED FINAL PLAN" BY LAND USE CONSULTANTS, INC. DATED SEPTEMBER 14, 1988 AND "TOPOGRAPHIC PLAN - LOT 10300 WATER ESTATES," BY "TERRACE ASSOCIATES,"
 - "PLAN OF LOT 8, STROUD WATER ESTATES, CONGRESS STREET, PORTLAND, MAINE," PROVIDED BY SAID LANDOWNER.
 - "PORTLAND WATER DISTRICT/REGIONAL WASTE SYSTEMS LEACH ARE TRANSFERT FACILITIES SHEET 1 & 2," BY TULLY INTERNATIONAL, HUNTER-SULLIVAN ASSOCIATES.
- PORTIONS OF SPACES AND BEARS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE = 20,000 SQ. FT.
 - MINIMUM BUILDING FOOTPRINT = 10,000 SQ. FT.
 - EACH 1/2" OF INDUSTRIAL PLANT SPACE, 2 1/2" OF OPEN SPACE, AND INDUSTRIAL PLANT SPACE SHALL BE THE SAME TOTAL OF ALL.
 - MINIMUM FRONT YARDS = 100 FEET
 - MINIMUM SIDE AND REAR YARDS = 25 FEET OR SIDE OF BUILDING HEIGHT, WHICHEVER IS GREATER
 - MAXIMUM BUILDING HEIGHT = NONE
- OFF-STREET PARKING REQUIREMENTS ARE AS FOLLOWS:
 - ALL PARKING SPACES ARE 5 FT. X 10 FT.
 - REQUIRED = 1 PARKING SPACE FOR EACH 1,000 S.F. OF FLOOR AREA
 - MINIMUM 8 FT. CLEARANCE OVER ALL PARKING SPACES
 - MINIMUM 5 FT. X 3 SPACES PROVIDED = 20 REGULAR SPACES, 1 HANDICAP SPACE
- UTILITIES SHOWN HEREON WERE TAKEN FROM THE PLANS REFERENCED IN NOTE 7.5. BELOW.

UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT DG SAFE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WORK WITH AND OBTAIN APPROVAL OF PLUMB, WATERWORKS AND GAS UTILITIES FROM EACH SERVING AGENCY PRIOR TO THE BEGINNING OF WORK.
- THE WATER MAIN CONNECTION SHALL BE APPROVED BY THE PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL OPENING PERMITS FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL BACK FILL SHALL BE GRANULAR AND COMPACTED TO SPECIFICATIONS.
- WITH RESPECT TO SEWER LINES THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
 - USE MINIMUM 4" SCH. 40 PIPE FOR SANITARY SEWER LINES.
 - PIPELINE WITH LESS THAN 48" OF COVER SHALL BE INSULATED WITH 2" OF WATERPROOF INSULATION.
 - THE PANEL CONNECTIONS AND JOINTS SHALL BE APPROVED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
 - SEWER MANHOLE AND JUNCTION ELEVATIONS ARE FROM FIELD PROJECTION AND ARE APPROXIMATE.
- SEE SHEET 3 OF 4 - MISCELLANEOUS DETAILS FOR UTILITY CONNECTIONS AND SPECIFICATIONS.

JOB #22978
SANDY LIVERSIDGE
STAKEOUT PNTS 1000-1011
4 BUILDING CORNERS
6 20' 80' OFFSETS
6/26/02
SCALE 1" = 20'

NO.	DATE	REVISION
1	6/26/02	ISSUED FOR PERMIT
2	6/26/02	REVISED PER CITY ENGINEER COMMENTS
3	6/26/02	REVISED PER CITY ENGINEER COMMENTS
4	6/26/02	REVISED PER CITY ENGINEER COMMENTS
5	6/26/02	REVISED PER CITY ENGINEER COMMENTS
6	6/26/02	REVISED PER CITY ENGINEER COMMENTS
7	6/26/02	REVISED PER CITY ENGINEER COMMENTS
8	6/26/02	REVISED PER CITY ENGINEER COMMENTS
9	6/26/02	REVISED PER CITY ENGINEER COMMENTS
10	6/26/02	REVISED PER CITY ENGINEER COMMENTS

PROJECT NUMBER: 22978
SCALE: 1" = 30'
DATE: MARCH 28, 2002

SITE PLAN
LOT 8 STROUD WATER ESTATES
SEWERIAL / PORTAL WORK

SANDY LIVERSIDGE
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

Northest Civil Solutions
INCORPORATED

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WWW.NCSOLUTIONS.COM

DATE PLOTTED: 03/28/02 10:00 AM