VICINITY MAP
SCALE: N.T.S.

JOB #22978
SANDY LIVERSIDGE
STAKEOUT PNTS 1000-1011
4 BUILDING CORNERS
8 20' BC OFFSETS
6/26/02
SCALE 1"=20'

LEGEND

	PINCHED IRON PIPE (SIZE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	PROPOSED TREE LINE (APPROXIMATE)
	EXISTING TREE LINE (APPROXIMATE)
	WETLANDS
	NUMBER OF PARKING SPACES
	EXISTING SEWER MANHOLE
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
	APPROXIMATE EDGE OF WETLANDS
SF	SILT FENCE
C	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
	TRAVELLED WAY
	BUILDING SETBACK LINE
	ABUTTER OR RIGHT-OF-WAY LINE
	BOUNDARY LINE
125	EXISTING CONTOUR LINE
125	PROPOSED CONTOUR LINE
12x34	PROPOSED SPOT GRADE
	STORMWATER DRAINAGE FLOW ARROW
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (CCRD)

APPROVED BY THE TOWN OF WESTBROOK PLANNING BOARD

CHAIRPERSON DATE

LANDSCAPING SC

A	JAPANESE MAPLE TREES, 2 FOOT EV PERENNIAL FLOWERS
B	2 FOOT EVERGREEN BUSHES, PEREN
C	BALSAM OR FRAZIER FIR
D	2 FOOT EVERGREEN BUSHES, DWARF PERENNIAL FLOWERS

NOTES

1. THE BASIS OF BEARING OF THIS SURVEY WAS REFERENCED IN NOTE 7.a. BELOW. SAID BEA SEPTEMBER 1979.
2. THE BOUNDARY SHOWN HEREON WAS TAKEN FI REFERENCED IN NOTE 7.a. BELOW.
3. THE WETLANDS AND TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.b. BELOW.
4. THE SITE LAYOUT SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 7.c. BELOW.
5. A PORTION OF THE LOUIS PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 239A, BLOCK A, LOT 2, AND THE CITY OF WESTBROOK ASSESSOR'S MAP 8, P/O PARCEL 17.
6. THE WESTBROOK PORTION OF THE PARCEL SURVEYED IS LOCATED IN THE INDUSTRIAL DISTRICT.
7. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "STROUDWATER ESTATES – FIRST AMENDED FINAL PLAN," BY LAND USE CONSULTANTS, INC. DATED SEPTEMBER 14, 1988 AND RECORDED IN PLAN BOOK 180, PAGE 8.
   b. "TOPOGRAPHIC PLAN – LOT 8 STROUDWATER ESTATES," BY TRICOMI ASSOCIATES, DATED JULY 2, 1998. (NOT RECORDED)
   c. "PLAN OF LOT 8, STROUDWATER ESTATES, CONGRESS STREET, PORTLAND, MAINE," PROVIDED BY SANDY LIVERSIDGE.
   d. "PORTLAND WATER DISTRICT/REGIONAL WASTE SYSTEMS LEACH ATE TRANSPORT FACILITIES, SHEET 1 & 2", BY T.Y.LIN INTERNATIONAL HUNTER–BALLEW ASSOCIATES.
8. PORTIONS OF SPACE AND BULK ARE AS FOLLOWS:
   MINIMUM LOT SIZE = 20,000 S.F.
   MAXIMUM BUILDING COVERAGE = ANY INDUSTRY SHALL PROVIDE FOR EACH 1 S.F. OF INDUSTRIAL PLANT SPACE, 2 S.F. OF OPEN SPACE. P/O INDUSTRIAL PLANT SPACE SHALL BE THE SUM TOTAL OF ALL BUILDINGS.
   MINIMUM FRONT YARDS = 100 FEET
   MINIMUM SIDE AND REAR YARDS = 25 FEET OR 50% OF BUILDING HEIGHT, WHICHEVER IS GREATER.
   MAXIMUM BUILDING HEIGHT = NONE
9. OFF–STREET PARKING REQUIREMENTS ARE AS FOLLOW:
   ALL PARKING SPACES ARE 9'x18'
   REQUIRED = 1 PARKING SPACE FOR EACH 1,000 S.F. OF FLOOR AREA
   4,888 S.F. FLOOR AREA @ 1 SP./1,000 S.F. = 5 SPACES
   PROVIDED = 20 REGULAR SPACES, 1 HANDICAP SPACE
10. UTILITIES SHOWN HEREON WERE TAKEN FROM THE PLANS REFERENCED IN NOTE 7.d. ABOVE.

UTILITY NOTES

1. THE CONTRACTOR SHALL CONTACT DIG SAFE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE WORK WITH AND OBTAIN APPROVAL OF PLANS, MATERIALS AND OTHER UTILITIES FROM EACH SERVING UTILITY PRIOR TO THE BEGINNING OF WORK.
3. THE WATER MAIN CONNECTION SHALL BE APPROVED BY THE PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN ALL OPENING PERMITS FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
5. ALL BACK FILL SHALL BE GRANULAR AND COMPACTED TO SPECIFICATIONS.
6. WITH RESPECT TO SEWER LINES THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
   a. USE MINIMUM 4" SCH. 40 PVC FOR SANITARY SEWER LINES.
   b. PIPING WITH LESS THAN FOUR FEET OF COVER SHALL BE INSULATED WITH 2" OF WATERPROOF INSULATION.
   c. THE PIPE, CONNECTIONS AND BEDDING SHALL BE APPROVED BY THE CITY – PORTLAND PUBLIC WORKS DEPARTMENT.
   d. SEWER MANHOLE RIM AND INVERT ELEVATIONS ARE FROM FIELD INSPECTION AND ARE APPROXIMATE.
7. SEE SHEET 3 OF 3 – MISCELLANEOUS DETAILS FOR UTILITY CONNECTIONS AND SPECIFICATIONS.

Revision	By	Date	Change
1	LCJ.	6/24/02	REMOVED SECOND 20' SEWERS CHANGE, REVISED CHANGE
2	LCJ.	1/24/03	ADDED 20' BLC PARCEL BOUNDARY & CHANGES
3	LCJ.	5/24/03	REVISED CHANGE, ADJUSTED STORMWATER
4	LCJ.	5/23/05	ADDED CURB ON DRIVEWAY, EXTENDED SIDEWALK

PROJECT NUMBER: 22978 ACAD FILE: 22978.dwg SCALE: 1" = 30' DATE: MARCH 28, 2002

Drawing Name:
SITE PLAN
LOT 8 STROUDWATER ESTATES

Project Name:
LOT 8 STROUDWATER ESTATES
WESTBROOK / PORTLAND, MAINE

Prepared For:
SANDY LIVERSIDGE
93 COUNTY ROAD WESTBROOK, MAINE 04092

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SHEET 1 OF 3

0 30' 60' 90'

Inspections Division
Date: 06/29/17

SEE PLAN, PROJECT DATA'S, MORTGAGE CAN, SOLUTIONS, INC.