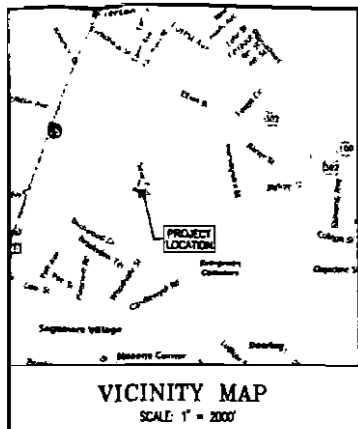
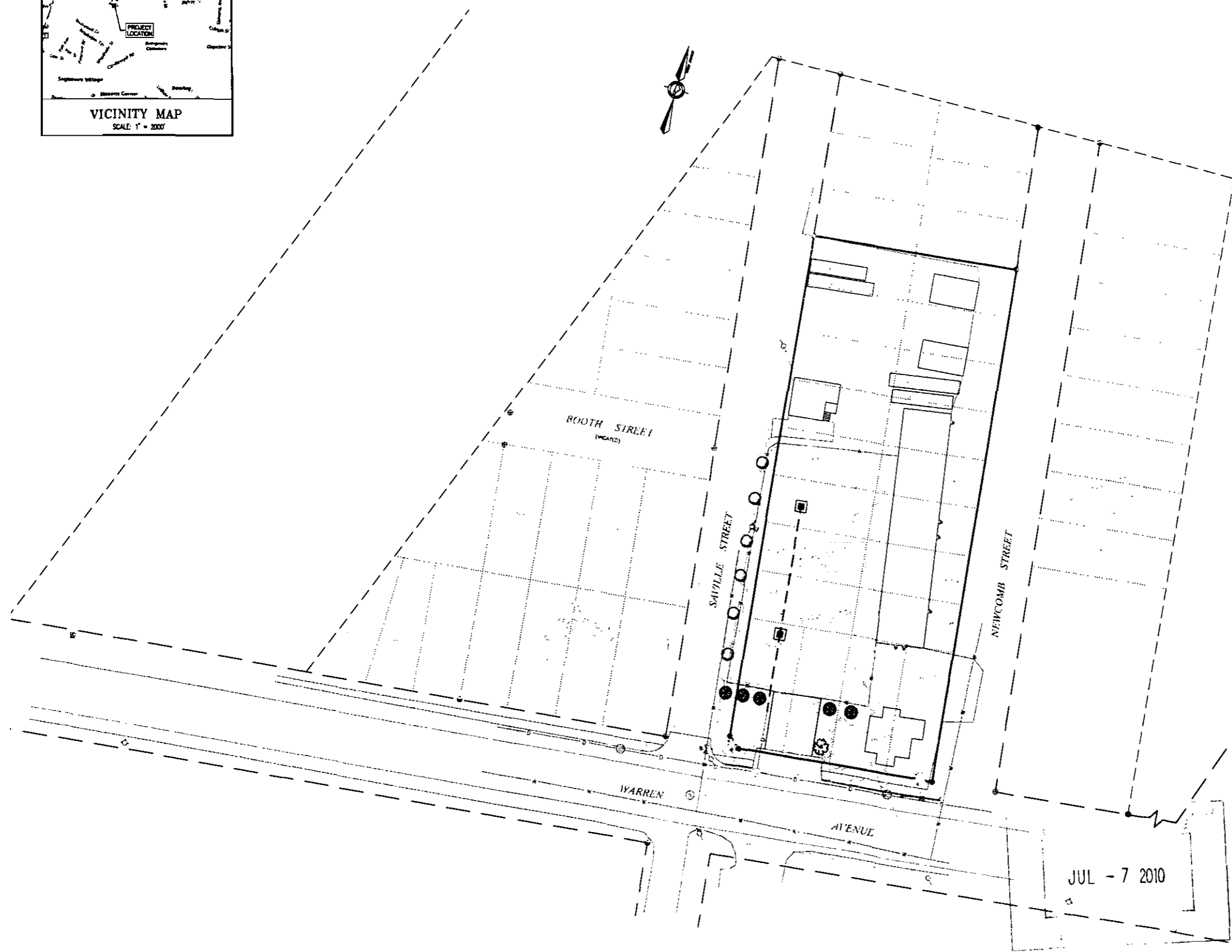


355 WARREN AVENUE PORTLAND, MAINE



SHEET INDEX

1. COVER/INDEX/VICINITY MAP PLAN
2. BOUNDARY SURVEY/EXISTING CONDITIONS
3. SITE PLAN
4. PRE & POST DEVELOPMENT DRAINAGE AREA PLAN
5. CONSTRUCTION DETAILS



*Set as approved
3-22-2010*

RECEIVED

FEB 25 2010

City of Portland
Planning Division

10# 2007-0138 UI
303-C-012
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-22-2010
THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND NOT
INTENDED FOR CONSTRUCTION

Number	Date	Change
5	SMA 2/20/10	REVISED PER CITY OF PORTLAND COMMENTS
4	SMA 1/21/10	REVISED PER CITY OF PORTLAND COMMENTS
3	SMA 10/27/09	REVISED PER CITY COMMENTS
2	SMA 11/4/09	REVISED PER CITY COMMENTS
1	SMA 7/11/09	REVISED PER CITY COMMENTS

PROJECT NUMBER: 29968 ACAD FILE: 29968-COVER SCALE: 1" = 30' DATE: JULY 31, 2007

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION
2-23-10

Project Name and Location:
JOHN VANCE
 355 WARREN AVE, PORTLAND, ME 04103

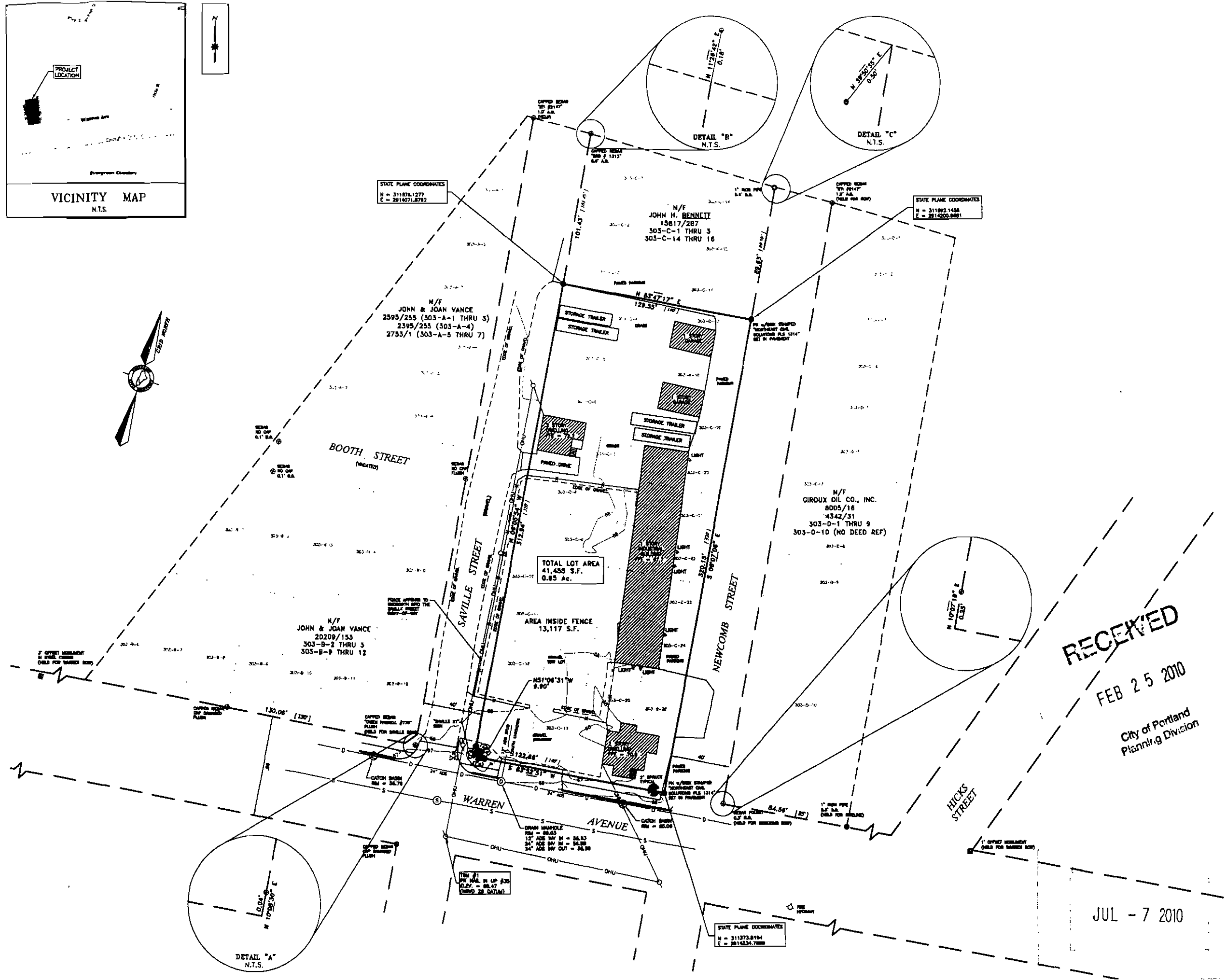
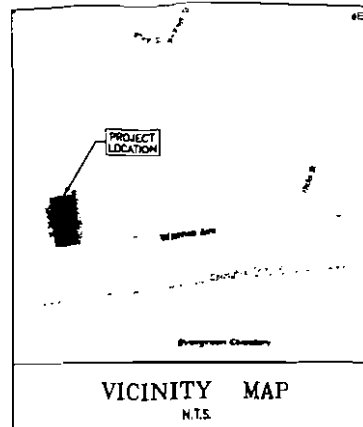
Prepared By:
JOHN VANCE
 355 WARREN AVE, PORTLAND, ME 04103

JUL - 7 2010



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074

TEL: 207.865.1000 FAX: 207.865.1001
 800.865.2277 E-MAIL: info@necsolutions.com



LEGEND

- ⊕ #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC."
- ⊖ PLS 1 3/4" SET ON 12/29/2009 (UNLESS NOTED OTHERWISE)
- ⊙ FOUND IRON PIPE (SIZE AS NOTED)
- ⊙ FOUND IRON ROD
- ⊙ FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- ⊙ UTILITY POLE WITH LIGHT (NUMBER AS NOTED)
- ⊙ UTILITY POLE (NUMBER AS NOTED)
- ⊙ CONIFEROUS TREE (SIZE AND TYPE AS NOTED)
- BOUNDARY LINE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - RIGHT-OF-WAY LINE
- - - ABUTTER LINE
- - - OVERHEAD UTILITY
- - - OHU
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CDRD)
- 12-3-45 TAX MAP-BLOCK-LT
- [1114] BRACKETS DENOTE RECORD DATA FROM PLANS

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM WEST ZONE (2 ZONE PROJECTION) GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - a. CITY OF PORTLAND TO JOHN & JOAN VANCE DATED AUGUST 13, 1985 AND RECORDED IN DEED BOOK 2822, PAGE 380 (PARCELS 12 & 13).
 - b. CITY OF PORTLAND TO JOHN & JOAN VANCE DATED AUGUST 13, 1985 AND RECORDED IN DEED BOOK 2922, PAGE 552 (PARCELS 17-21).
 - c. HAROLD AND AGNES DOUGHTY TO JOHN & JOAN VANCE DATED FEBRUARY 18, 1985 AND RECORDED IN DEED BOOK 2880, PAGE 388 (PARCELS 22-24).
 - d. CITY OF PORTLAND TO JOHN & JOAN VANCE DATED JUNE 21, 1973 AND RECORDED IN DEED BOOK 3418, PAGE 136 (PARCELS 10-12).
 - e. DANIEL DIPIETRO TO JOHN & JOAN VANCE DATED JUNE 27, 1984 AND RECORDED IN DEED BOOK 2833, PAGE 182 (PARCELS 4-11).
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "WARREN AVENUE TERRACE" BY ERNEST W. BRANCH, C.E. DATED APRIL 1911 AND RECORDED IN PLAN BOOK 12, PAGE 2.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 303, BLOCK C, PARCELS 4-13 & 17-26.
6. THE PARCEL SURVEYED IS LOCATED IN THE B4 ZONE PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 10,000 S.F.
 - MINIMUM FRONTAGE = 80'
 - SETBACKS:
 - FRONT = 20'
 - SECS:
 - 1-2 STORES = 10'
 - 3+ STORES = 12'
 - REAR = 20'
7. THE WIDTH OF WARREN AVENUE, SAVILLE STREET AND NEWCOMB STREET WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 4. ABOVE. SAID WIDTH OF WARREN AVE IS 66 FEET. SAID WIDTH OF SAVILLE AND NEWCOMB STREET IS 40 FEET. LAYOUT OF WARREN AVE TAKEN FROM CITY OF PORTLAND STREET-LINE SHEETS AND CORRESPONDING MONUMENTS FOUND.
8. ELEVATIONS AND CONTOURS ARE BASED ON MVD 1929 DATUM. SEE PLAN FOR TM DESCRIPTION.
9. IMPROVEMENTS SHOWN ON THIS PLAN ARE AS OF DECEMBER 29, 2009.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 3-22-2010

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PROJECT: 2009.3	DRAWING NAME: 2009.DWG
DATE: OCTOBER 16, 2009	SCALE: 1" = 30'
FIELD BY: JAP / CWN	DRAWN BY: JAP
BOUNDARY SURVEY/EXISTING CONDITIONS 335 WARREN AVENUE, PORTLAND, MAINE	
JOHN VANCE 383 WARREN AVENUE, PORTLAND, MAINE 04103	
JOHN VANCE 383 WARREN AVENUE, PORTLAND, MAINE 04103	

NCS SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.863.1000 Fax: 207.863.1001
207.863.1000 info@northeastcivil.com
207.863.2227

STAMP AND SIGNATURE

7 JAP
M. JOHANN
REGISTERED PROFESSIONAL ENGINEER
1314
MAINE REG. NO. 1214
DATE: 03-22-2010
SHEET 2 OF 3
IF THIS PLAN DOES NOT SHOW AN EXERCISE SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

LEGEND

	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTMENT
	UTILITY POLE WITH LIGHT
	EXISTING OVERHEAD UTILITY
	EXISTING CONTOUR
	PROPOSED CONTOURS
	PROPOSED 4" LOAM & SEED
	HAY BALE BARRIER OR SILT SACK
	SILT FENCE OR EROSION CONTROL MAT
	CONSTRUCTION YET TO BE COMPLETED

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS CITY STANDARDS AND SPECIFICATIONS, AND MOST RECENT SPECIFICATIONS, REVISED 2002.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE PERMITTED UNTIL ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED.
3. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY THE SUFFICIENCY OF EXISTING AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. CONSTRUCTION SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
6. CATCH BASIN SYSTEMS TO BE INSTALLED AND CLEANED OUT BY THE PROPERTY OWNER ON AN ANNUAL BASIS OR AS ADVISED BY THE CITY OF PORTLAND MAY INSPECT THE CATCH BASIN AS IT RELATES TO THIS PROJECT.
7. IMPROVABLE AREA:
 - TOTAL LOT AREA = 41,445 S.F.
 - TOTAL IMPROVABLE AREA ALLOWED (BASED ON 1.5% SLOPE) = 33,568 S.F.
 - EXISTING IMPROVABLE SURFACE AREA = 27,363 S.F. (66.3%)
8. ANY EXCAVATION TO BE DONE IN THE WARREN AVE. RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM THE CITY OF PORTLAND.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION

NO. 1	DATE	REVISION
1	01/11/07	REVISED PER CITY OF PORTLAND COMMENTS
2	02/01/07	REVISED PER CITY OF PORTLAND COMMENTS
3	02/01/07	REVISED PER CITY COMMENTS
4	02/01/07	REVISED PER CITY COMMENTS
5	02/01/07	REVISED PER CITY COMMENTS
6	02/01/07	REVISED PER CITY COMMENTS
7	02/01/07	REVISED PER CITY COMMENTS

SCALE: 1" = 30'
DATE: JUL 31, 2007

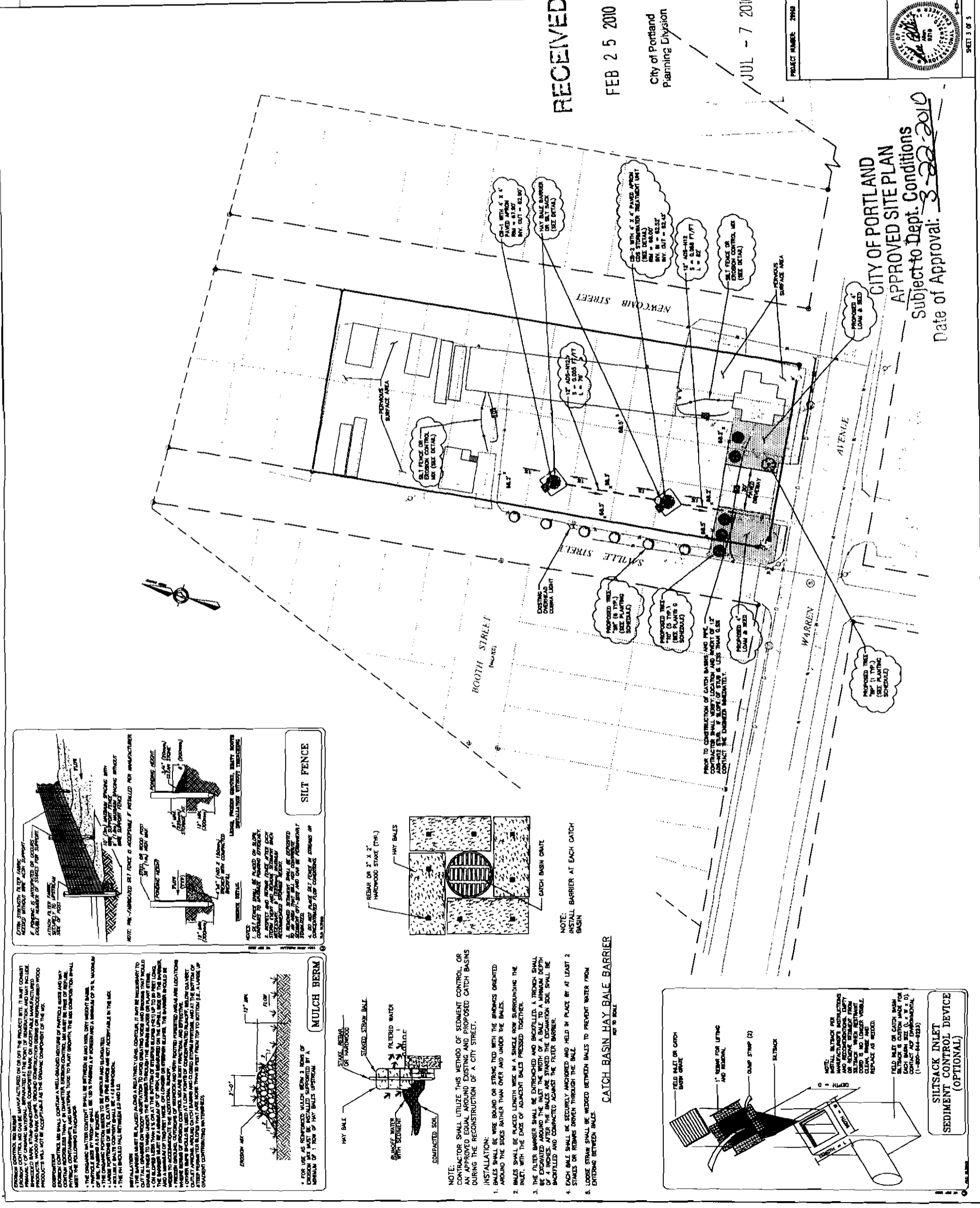
SITE PLAN

PROJECT NUMBER: 20069
CAD FILE: 20069-02

Prepared by: **JOHN VANCE**
350 WARREN AVE. PORTLAND, ME 04103

Checked by: **JOHN VANCE**
350 WARREN AVE. PORTLAND, ME 04103

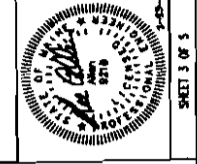
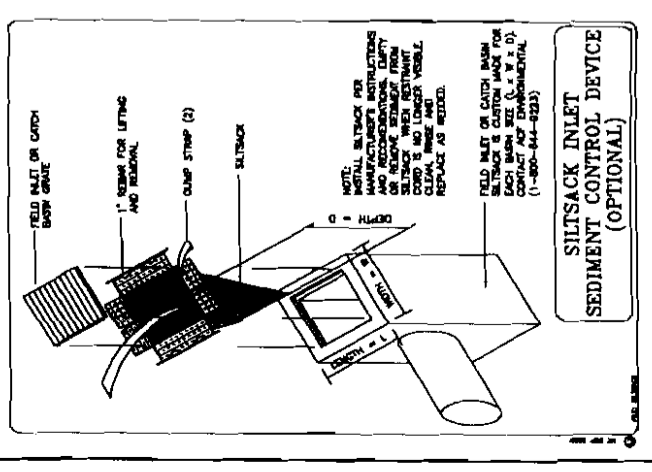
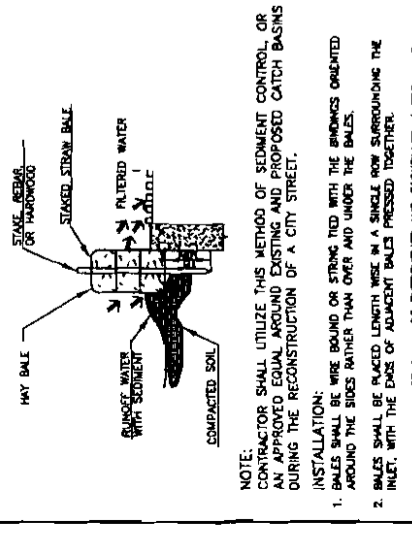
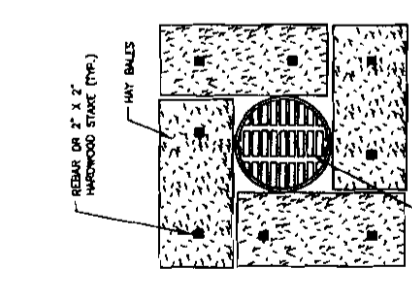
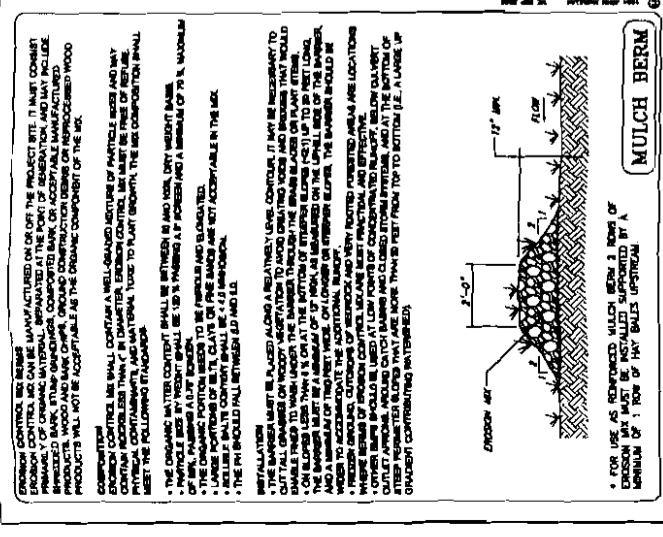
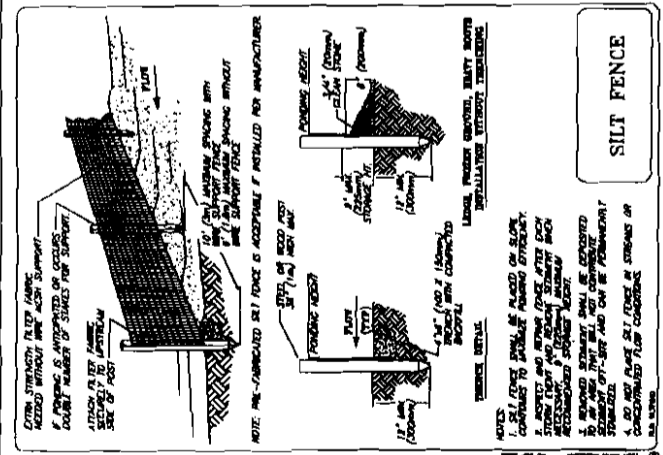
SURVEYING ENGINEERING LAND PLANNING
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www.neccivil.com

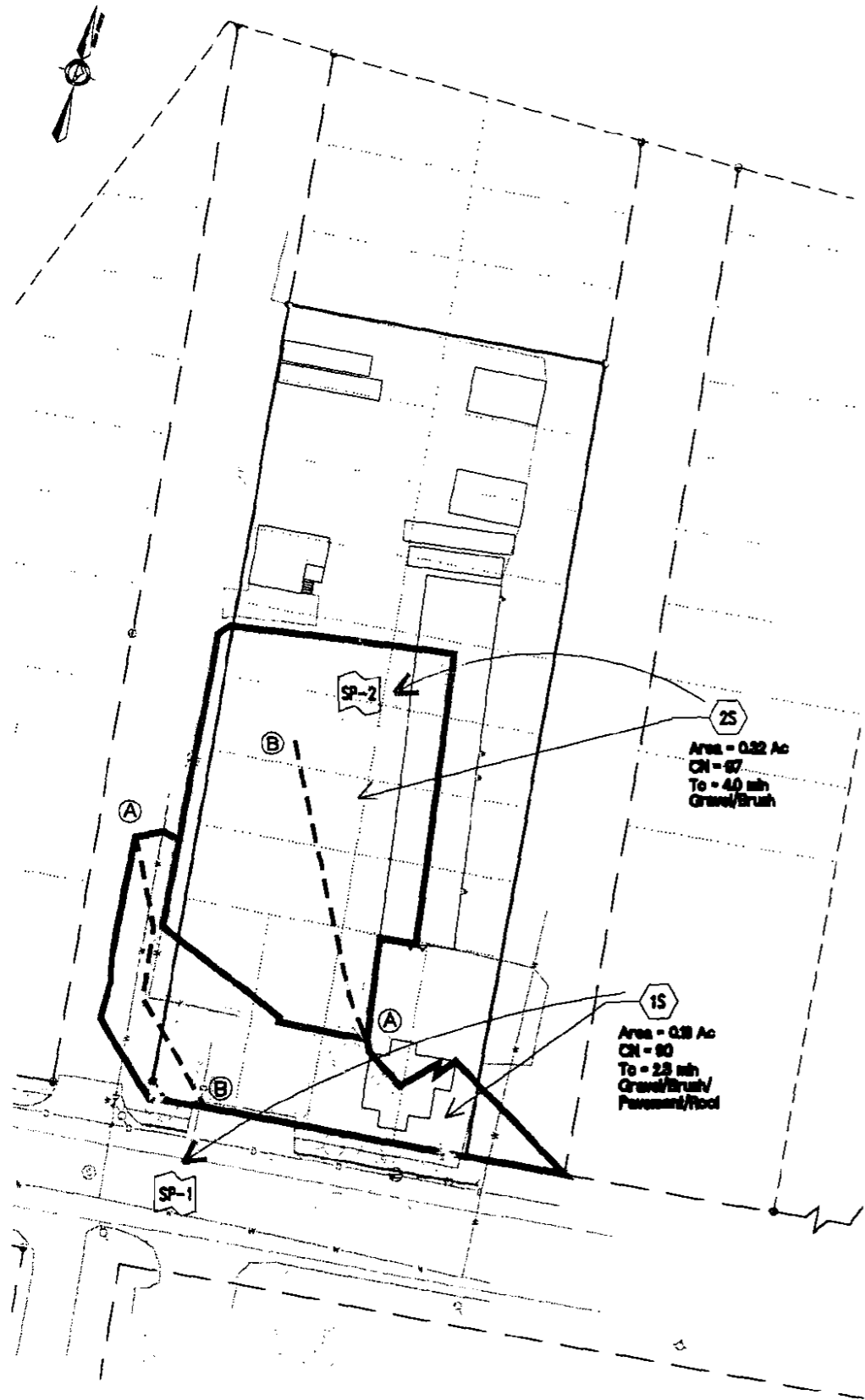


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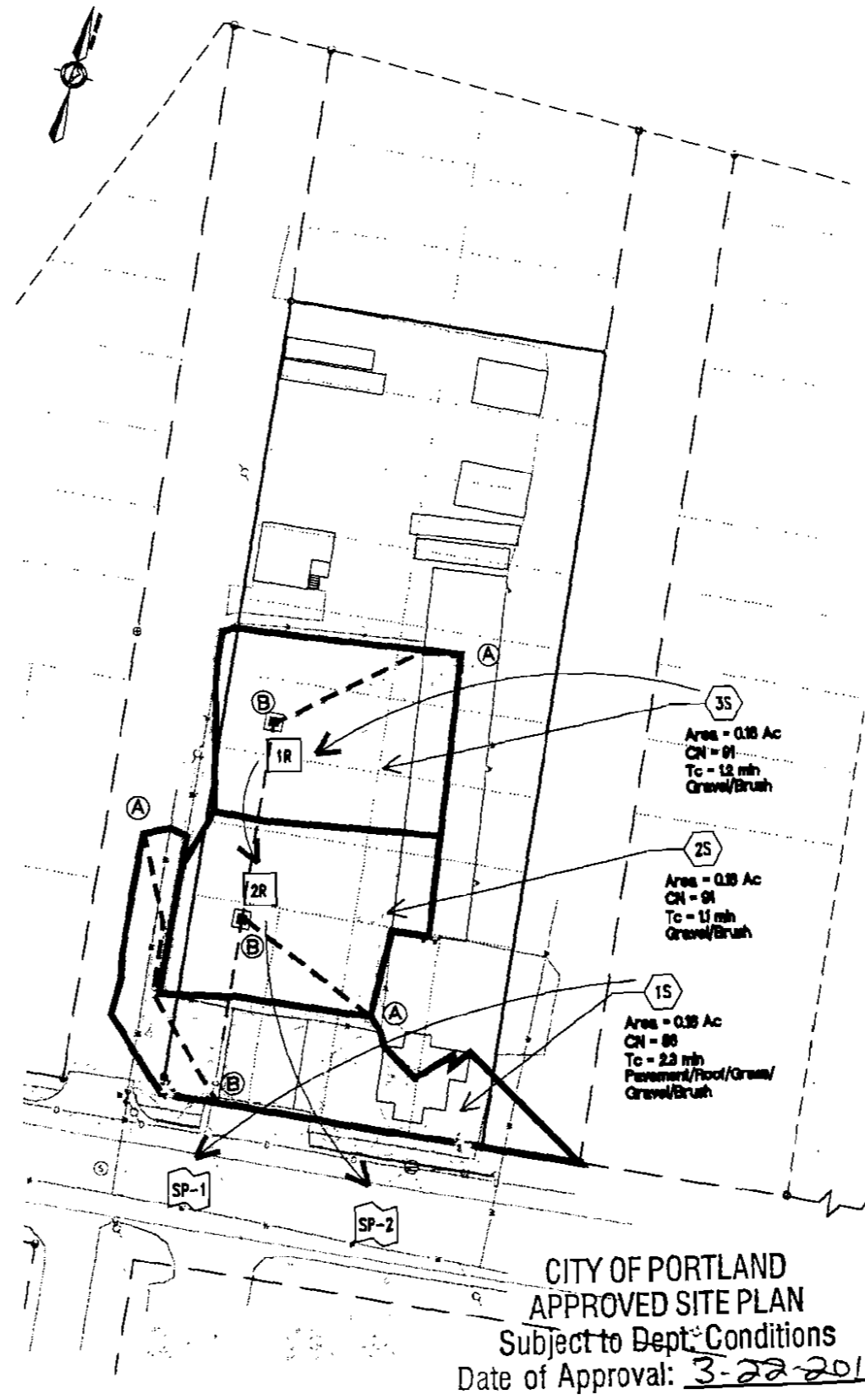
JUL - 7 2010

CITY OF PORTLAND
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PRE DEVELOPMENT DRAINAGE AREA
SCALE 1" = 30'



POST DEVELOPMENT DRAINAGE AREA
SCALE 1" = 30'

**CITY OF PORTLAND
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LEGEND

-  STUDY POINT
-  SUBCATCHMENT
-  REACH
-  DRAINAGE SUBCATCHMENT
-  TIME OF CONCENTRATION LINE

NOTES

PRE DRAINAGE Tc PATH TABLE

SUBCAT	Tc PATH	FLOW SHEET	LENGTH	SLOPE (FT/FT)
1S	A-B	SHEET	115'	0.0055
2S	A-B	SHEET	150'	0.0025

POST DRAINAGE Tc PATH TABLE

SUBCAT	Tc PATH	FLOW SHEET	LENGTH	SLOPE (FT/FT)
1S	A-B	SHEET	115'	0.0055
2S	A-B	SHEET	60'	0.0100
3S	A-B	SHEET	64'	0.0063

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BgB	NICHOLVILLE VERY FINE SANDY LOAM, 0-8% SLOPES	C

THE SOURCE OF THE SOILS AND BOUNDARIES IS THE SOIL CONSERVATION SERVICE SOIL SURVEY OF CUMBERLAND COUNTY, MAINE.

FEB 25 2010

City of Portland
Planning Division
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JUL - 7 2010

Revision	By	Date	Change
4	SMA	1/27/10	REVISED PER CITY OF PORTLAND COMMENTS
2	SMA	11/4/09	REVISED PER CITY COMMENTS
1	SMA	7/11/09	REVISED PER CITY COMMENTS

PROJECT NUMBER: 29948 ACAD FILE: 29948-DRAINAGE SCALE: 1" = 30' DATE: JULY 31, 2007

PRE & POST DEVELOPMENT DRAINAGE AREA PLAN

Prepared by:
JOHN VANCE
355 WARREN AVE, PORTLAND, ME 04103

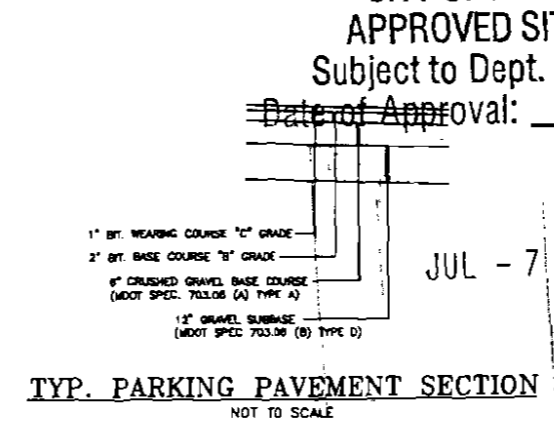
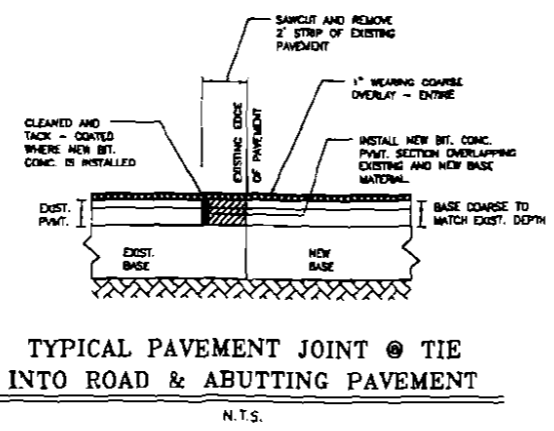
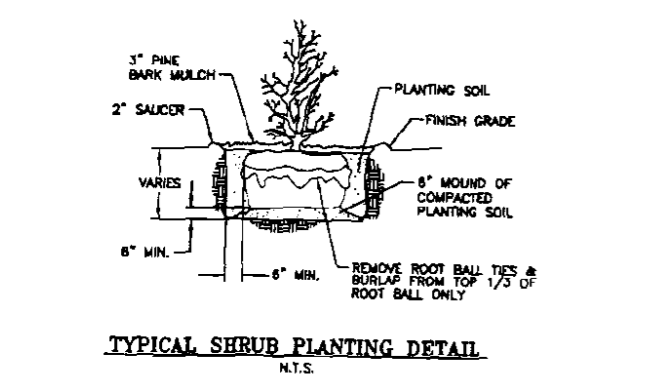
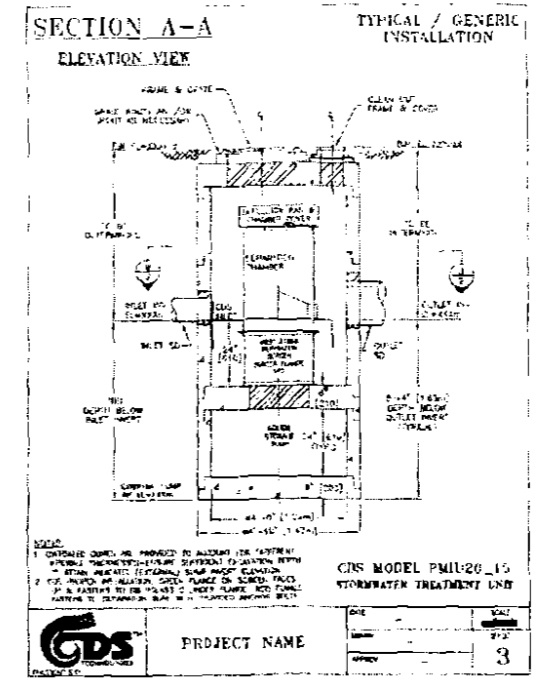
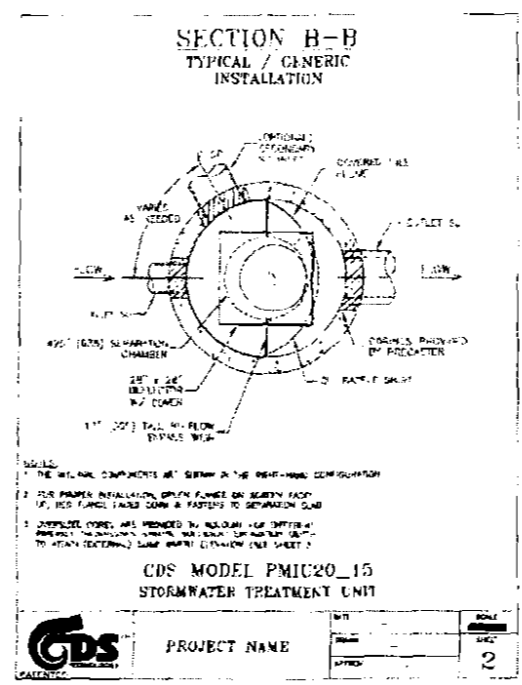
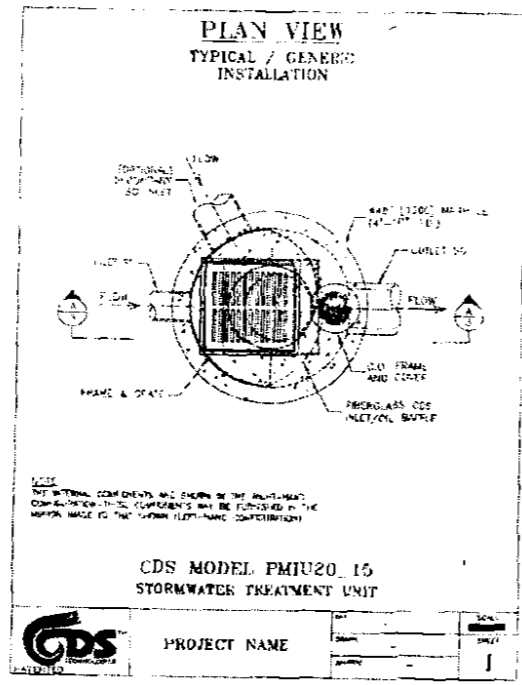
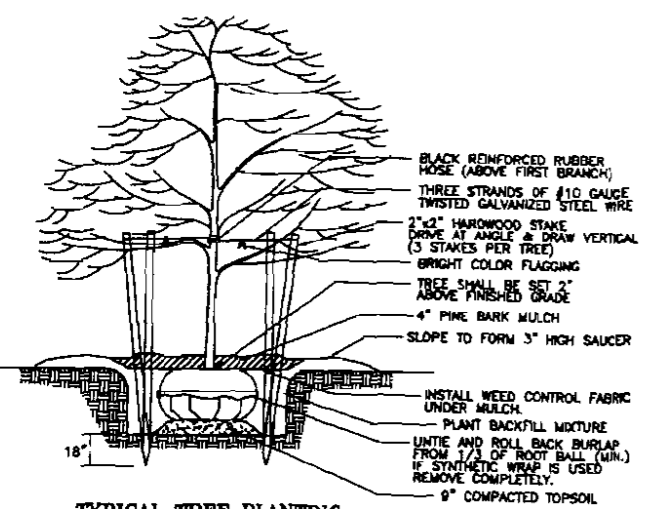
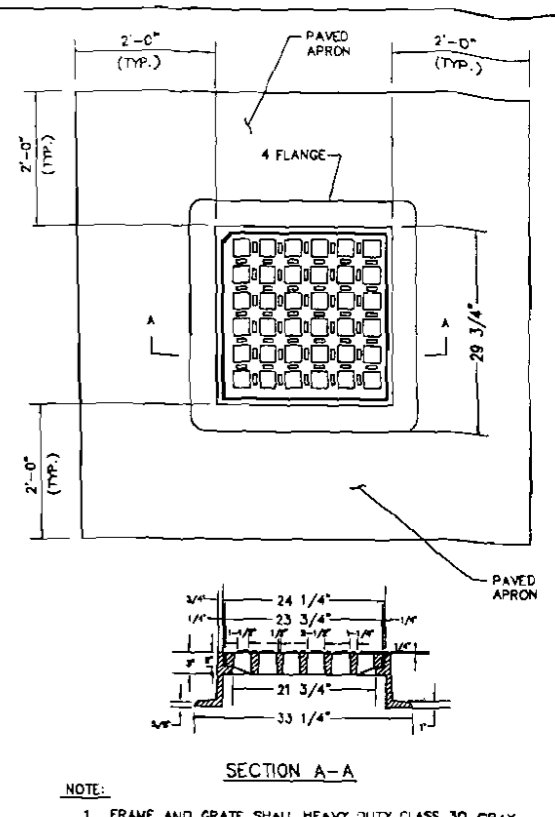
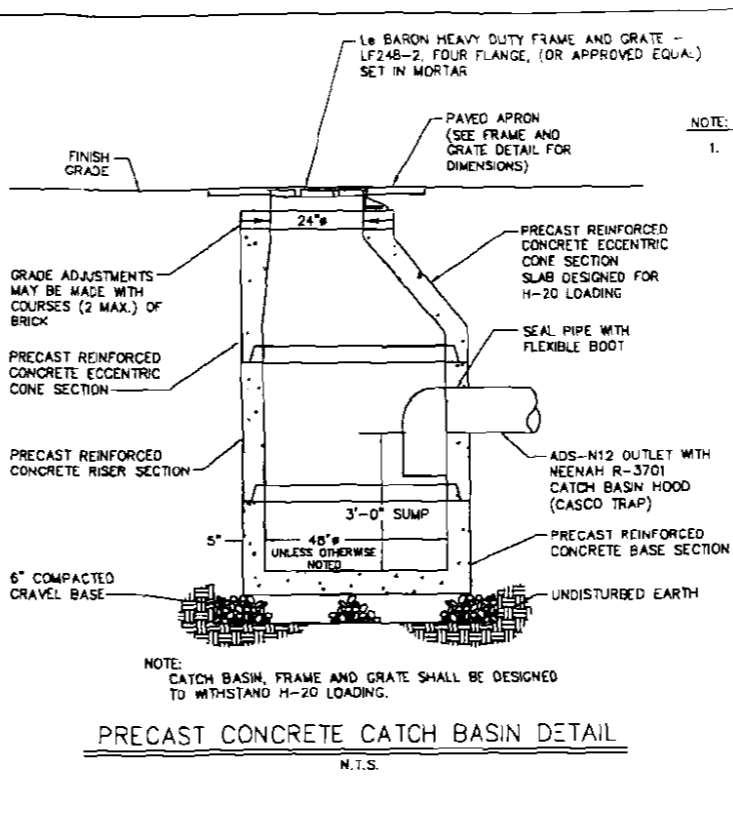
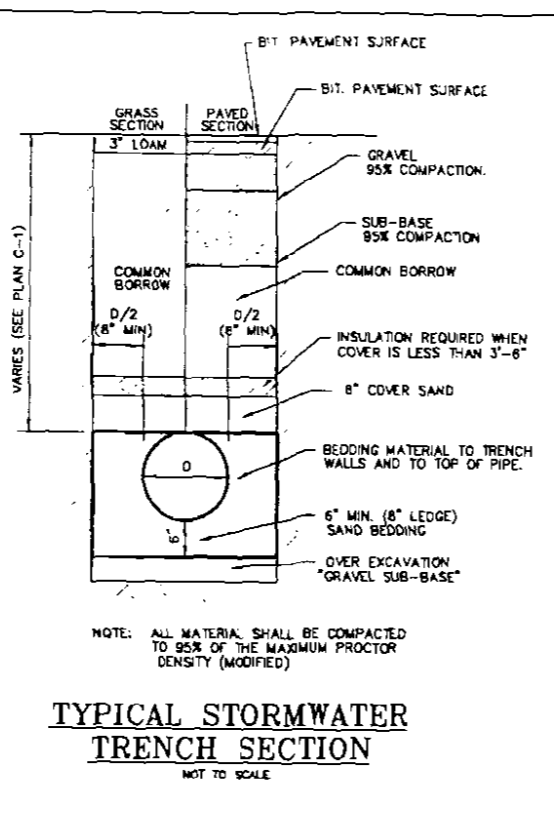
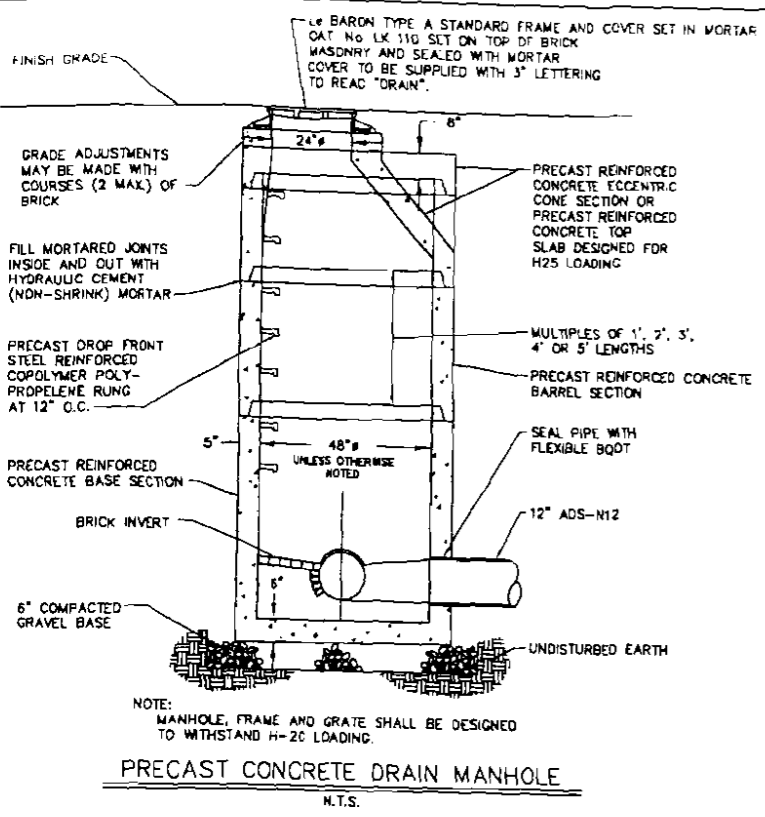
Prepared for:
JOHN VANCE
383 WARREN AVE, PORTLAND, ME 04103



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PLANT	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SR	5	SYRINGA RETICULATA	LILAC TREE	2" CAL.
TO	6	THUJA OCCIDENTALIS 'AMERICAN'	ARBORVITAE	2 FEET
BP	1	CHINENSIS 'BLUE POINT' JUNIPER	JUNIPER	2" CAL.

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1	SMA	7/17/09	REVISED PER CITY COMMENTS

PROJECT NUMBER: 29946
ACAD FILE: 29946-DETAILS
SCALE: NTS
DATE: JULY 31, 2007

CONSTRUCTION DETAILS

Prepared by: JOHN VANCE
355 WARREN AVE, PORTLAND, ME 04103

Checked by: JOHN VANCE
383 WARREN AVE, PORTLAND, ME 04103

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