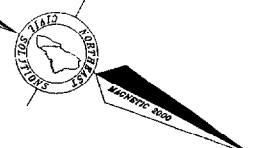
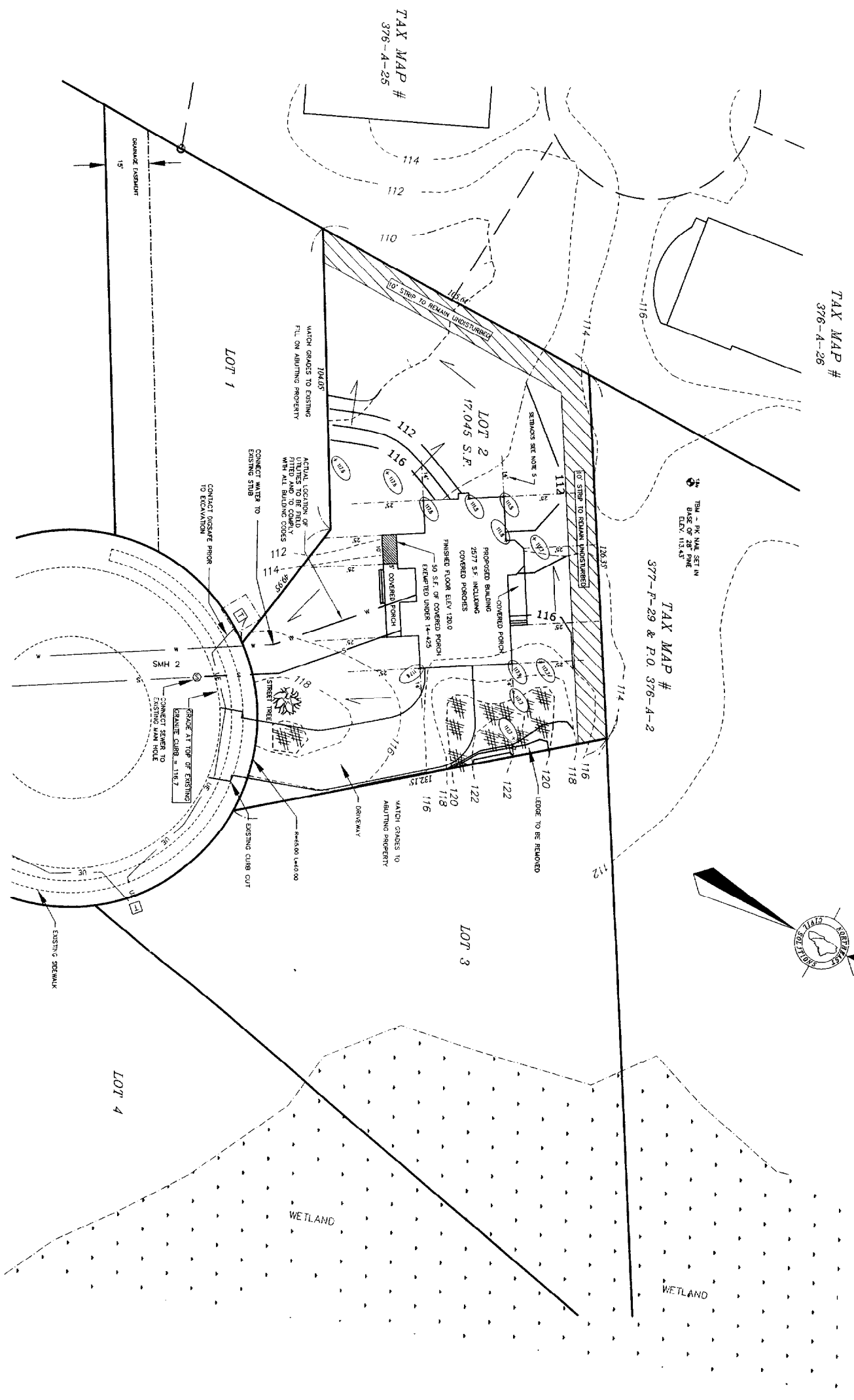


SEWER MAIN	STATION	FIN. ELEV.	INVERT IN.	INVERT OUT	LENGTH AND SLOPE
EXIST	RT 35' 00+30	114.48'	109.43'	109.33'	EXIST TO SMH 1
1	RT 3' 00+65	114.14'	109.92'	109.72'	99 @ 0.5%
2	RT 6' 34+18.75	115.85'	110.88'	110.78'	SMH 1 TO SMH 2 100 @ 0.9%



TAX MAP #
377-F-29 & P.O. 376-A-2

FARM HOUSE LANE
CUL-DE-SAC

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 1 2 2004

SITE PLAN LEGEND

- TEMPORARY BENCHMARK
- ABUTTER LINE
- BOUNDARY LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED CONTROL LINE
- PROPOSED SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC
- SETBACK LINE
- LEDGE OUTFLOORING
- SEWER MANHOLE TRANSFORMER (WITH EASEMENT)
- SPOT GARAGE (PROPOSED)
- FLM LINE

NOTES

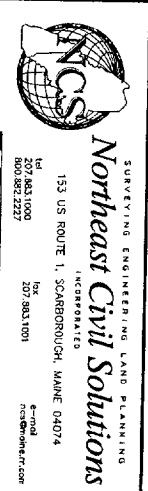
1. THE BASIS OF BEARING FOR THIS PLAN IS TAKEN FROM PLAN REFERENCE 4.c. BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
3. RECORD OWNERSHIP OF THE LOT 2 CAN BE FOUND IN A DEED FROM AUDET LAND COMPANY LLC TO JAMES A. LOMBARDO DATED DECEMBER 3, 2001 AND RECORDED IN BOOK 16545, PAGE 1, CORP.
4. PLAN REFERENCES:
 - a. NORTHGATE FARMS SUBDIVISION FOR AUDET LAND COMPANY, LLC, DATED AUGUST 21, 2001, BY NORTHEAST CIVIL SOLUTIONS.
 - b. LOT 2 IS DESCRIBED ON THE CITY OF PORTLAND ASSESSOR'S CHART 37A-B-3-01-01-02. SAID PARCEL IS LOCATED IN THE R-3 DISTRICT. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 6,500 S.F. (SIXTHED)
 - FRONT YARD SETBACK: 25'
 - SIDE YARD SETBACK: 14' (2 STORY)
 - REAR YARD SETBACK: 25'
 - NEAR YARD COVERAGE: 25%
 - MAXIMUM STRUCTURE HEIGHT: 35'
5. THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM REFERENCE 4.c. ABOVE. SAID UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.c. ABOVE.
6. THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM REFERENCE 4.c. ABOVE. SAID UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.c. ABOVE.
7. THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.c. ABOVE.

RE: Northgate Farm - Job # 2 go Farmhouse & Co

PROJECT NUMBER: 26420
 ACAD FILE: 26420.DWG
 SCALE: 1" = 20'
 DATE: APRIL 5, 2004

SITE, GRADING, AND UTILITY PLAN

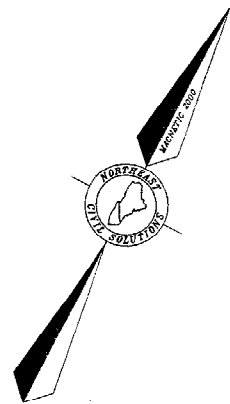
Project Name: LOT 2, NORTHGATE FARMS
 Farm House Lane, PORTLAND, MAINE
 Prepared for: JAMES A. LOMBARDO
 89 AVON STREET, PORTLAND, MAINE 04103



SHEET	1
OF	1

ORIGINAL PROPOSED MANHOLE TABLE

SEWER	STATION	RIM ELEV.	INVERT IN	INVERT OUT	LENGTH AND SLOPE
EXIST	RT 55' 00+30	114.48'	109.43	109.33'	EXIST TO SMH 1 59' @ 0.5%
1	RT 3' 00+65	114.14'	109.82'	109.72'	SMH 1 TO SMH 2 193' @ 0.5%
2	RT 6' 34+16.76	115.83'	110.88'	110.78'	

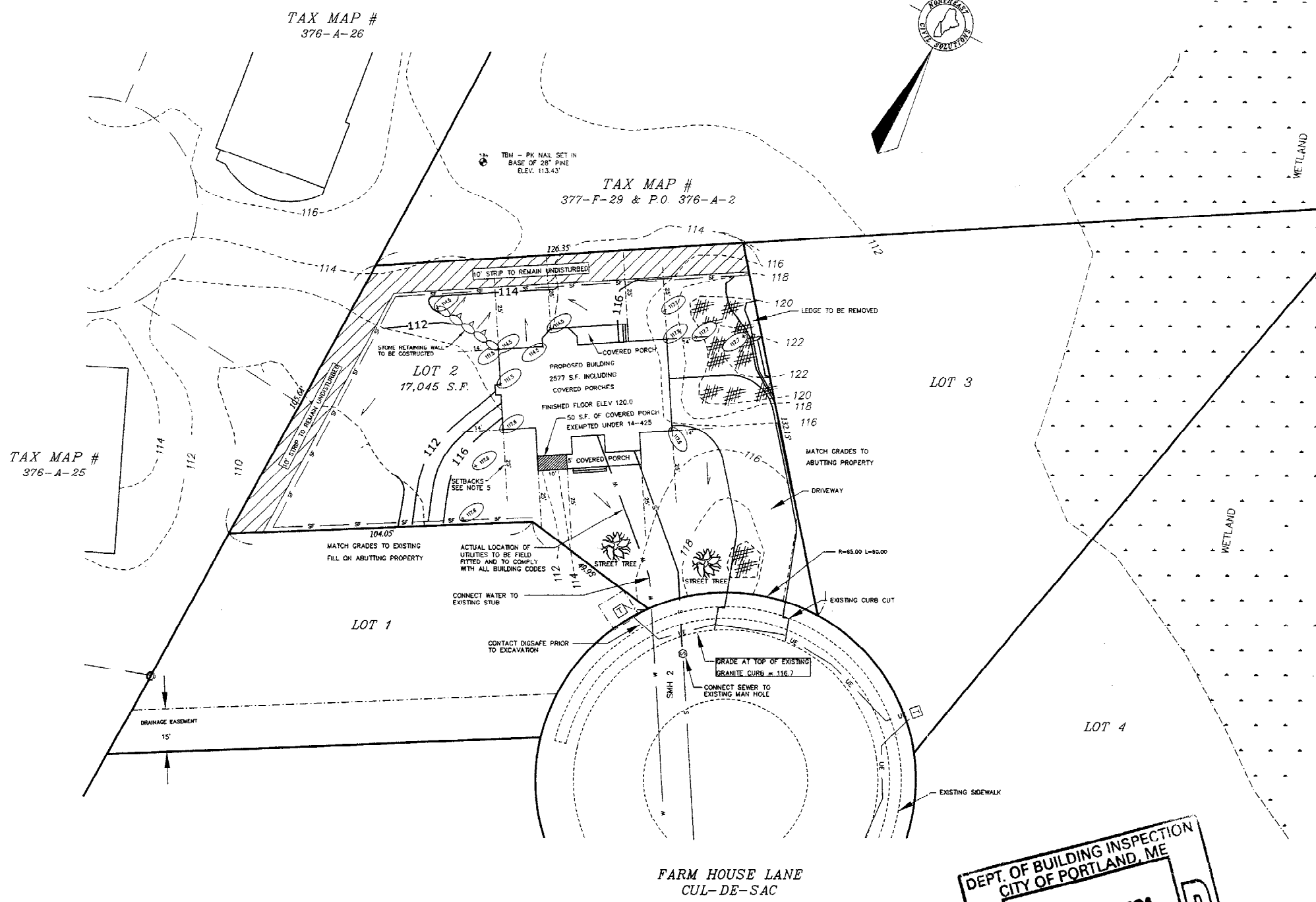


SITE PLAN LEGEND

- ⊕ TEMPORARY BENCHMARK
- ABUTTER LINE
- BOUNDARY LINE
- TRAVELLED WAY
- - - - - EDGE OF WETLANDS
- - - - - EXISTING CONTOUR LINE
- - - - - PROPOSED CONTOUR LINE
- s — PROPOSED SEWER LINE
- w — PROPOSED WATER LINE
- e — UNDERGROUND ELECTRIC
- SETBACK LINE
- SILT FENCE
- ⊕ LEDGE OUTCROPPING
- ⊕ SEWER MANHOLE
- ⊕ TRANSFORMER (WITH EASEMENT)
- ⊕ SPOT GRADE (PROPOSED)
- FLOW LINE

NOTES

- THE BASIS OF BEARING FOR THIS PLAN IS TAKEN FROM PLAN REFERENCE 4.c. BELOW.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- RECORD OWNERSHIP OF THE LOT 2 CAN BE FOUND IN A DEED FROM AUDET LAND COMPANY LLC TO JAMES A. LOMBARDO DATED DECEMBER 3, 2001 AND RECORDED IN BOOK 16545, PAGE 1, CCRD.
- PLAN REFERENCES:
 - a. NORTHGATE FARMS SUBDIVISION FOR AUDET LAND COMPANY, LLC. DATED AUGUST 21, 2001. BY NORTHEAST CIVIL SOLUTIONS.
- LOT 2 IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S CHART 376-A, BLOCK 052, LOT 001. THE PARCEL IS LOCATED IN THE R-3 DISTRICT. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE 6,500 S.F. (SEWERED)
 - FRONT YARD SETBACK 25'
 - SIDE YARD SETBACK 14' (2 STORY)
 - REAR YARD SETBACK 25'
 - MAXIMUM LOT COVERAGE 25%
 - MAXIMUM STRUCTURE HEIGHT 35'
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM REFERENCE 4.c. ABOVE. SAID UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
- THE ELEVATIONS SHOWN ARE BASED ON MEAN SEA LEVEL AS PER PLAN REFERENCE 4.c. ABOVE.



CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL
PRIOR DATED PLANS

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 28 2004

RECEIVED

PROJECT NUMBER: 26420	ACAD FILE: 26420.DWG	SCALE: 1" = 20'	DATE: APRIL 9, 2004
SITE, GRADING, AND UTILITY PLAN			
Project Name: LOT 2, NORTHGATE FARMS FARM HOUSE LANE, PORTLAND, MAINE			
Prepared For: JAMES A. LOMBARDO 89 MILTON STREET, PORTLAND, MAINE 04103			
SURVEYING ENGINEERING LAND PLANNING Northeast Civil Solutions INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 800.882.2227 www.northeastcivil.com			SHEET 1 OF 1



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 APR 28 2004
 SUPERSEDES ALL
 PRIOR DATED PLANS

Front Elevation

Scale: 1/4" = 1'-0"

Sheet No. **1/12**
 Drawn By: John A. Perron
 Checked By: [blank]
 Date: 2/03/04
 Issue: 2/25/04

Drafting Plus
 14 Cathedral Oaks Drive
 Biddeford, ME 04005
 Tel. (207) 282-7744
 Fax. (207) 282-3777

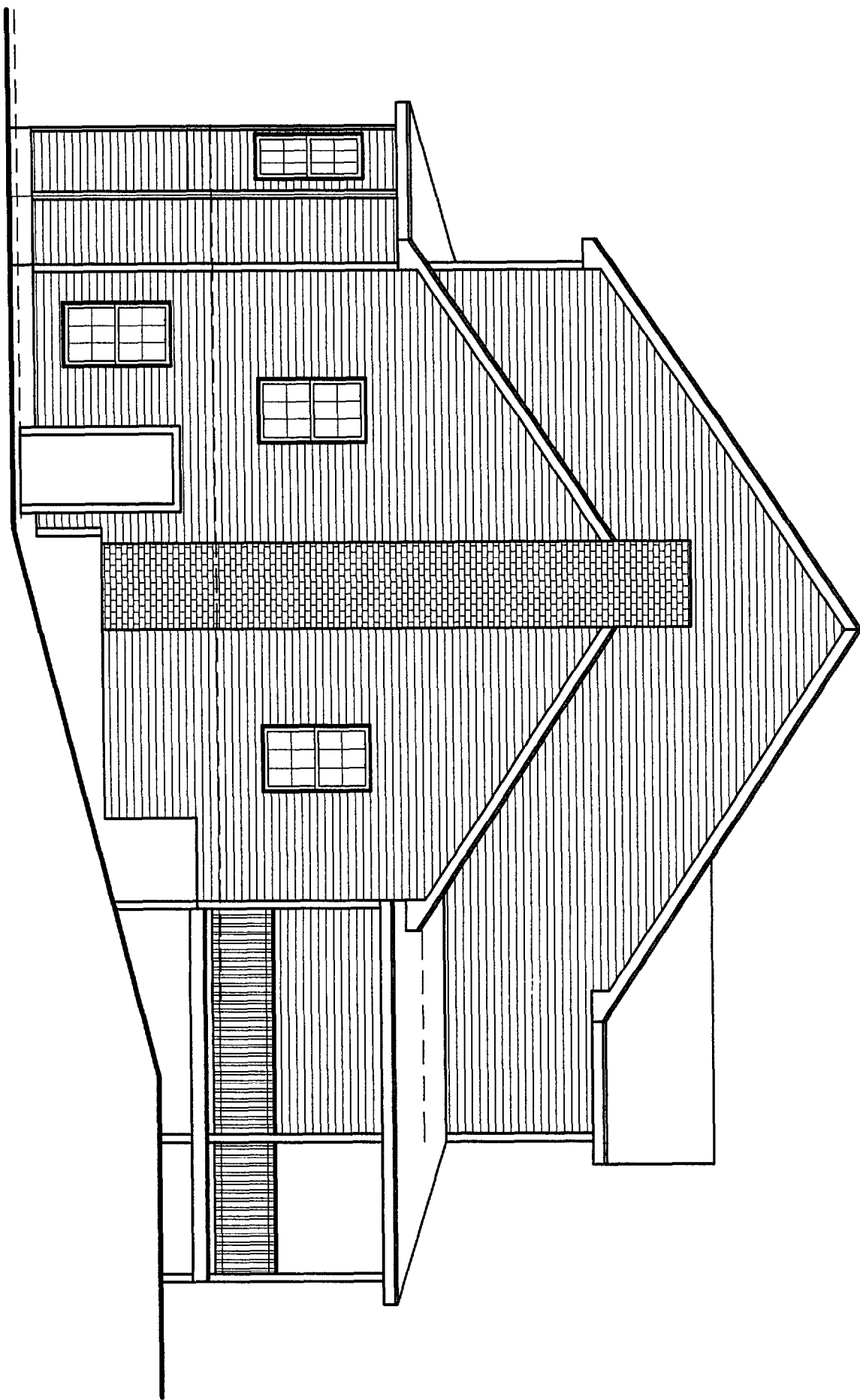
Approvals

[Signature Lines]

Contractor: **Jim Lombardo**

Rogosienski Residence
 Portland Maine

Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.



Left Elevation

Scale: 1/4" = 1'-0"

Drafting Plus

14 Cathedral Oaks Drive
 Biddeford, ME 04005
 Tel. (207) 282-7744
 Fax. (207) 262-3777

Approvals

Contractor:

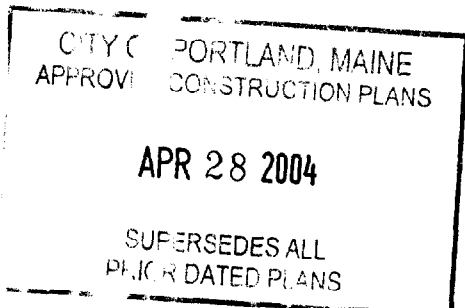
Jim Lombardo

Rogosienski Residence

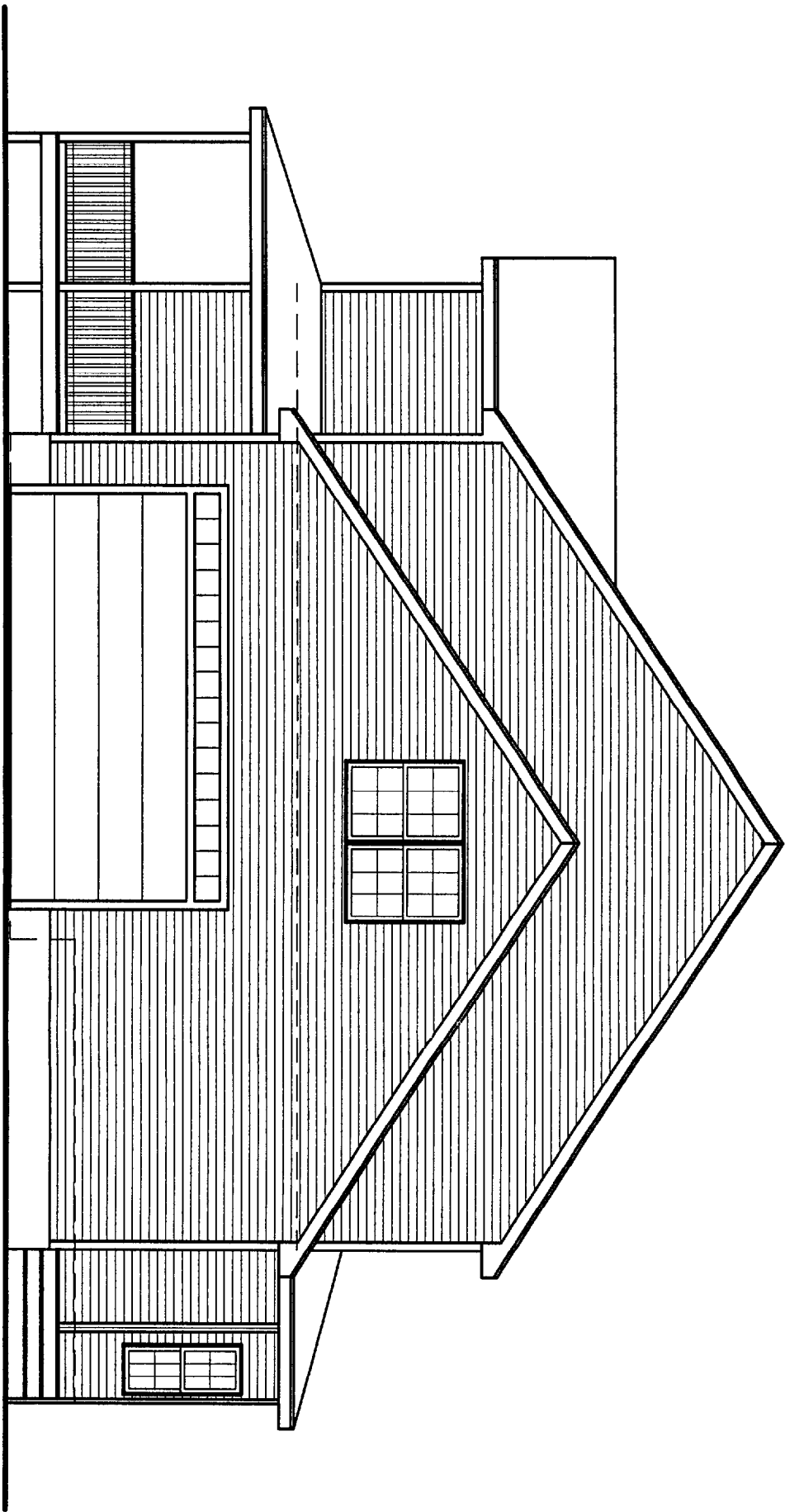
Portland

Maine

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Sheet No. 2/12
 Date: 2/13/04
 Revised: 2/25/04
 By: JAF
 John A. Perron



Right Elevation

Scale: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, MAINE
MAR 23 2004

Drafting Plus
14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Approvals

Contractor: **Jim Lombardo**

Rogosieski Residence
Portland Maine

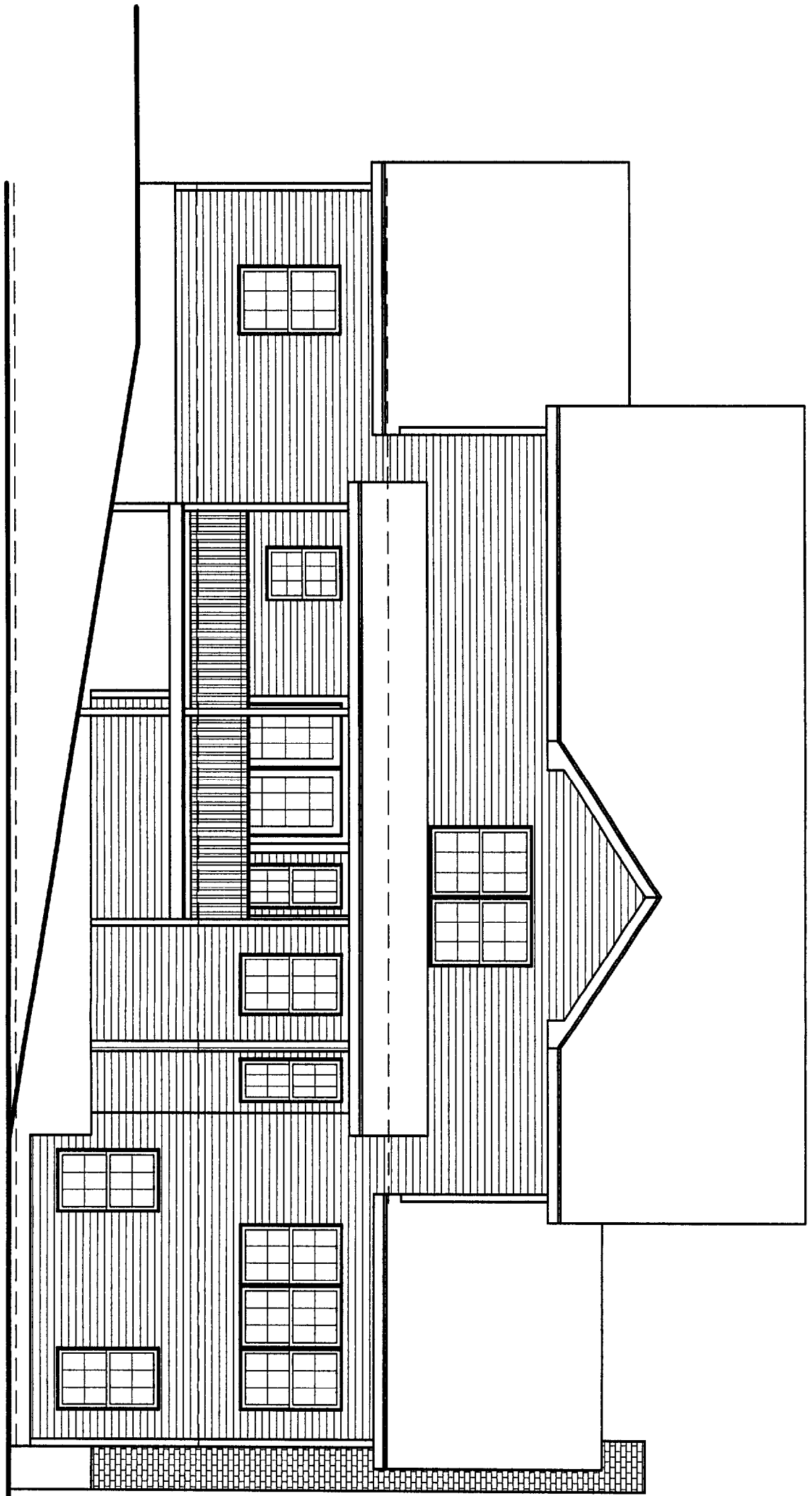
Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.

Date: 2/03/04
Revised: 2/25/04
Dr. By: John A. Perron
Sheet No. 3/12

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL
PRIOR DATED PLANS



Rear Elevation

Scale: 1/4" = 1'-0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 30 2004

Sheet No. 4/12

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14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Approvals

Contractor: **Jim Lombardo**

Rogosieski Residence
Portland Maine

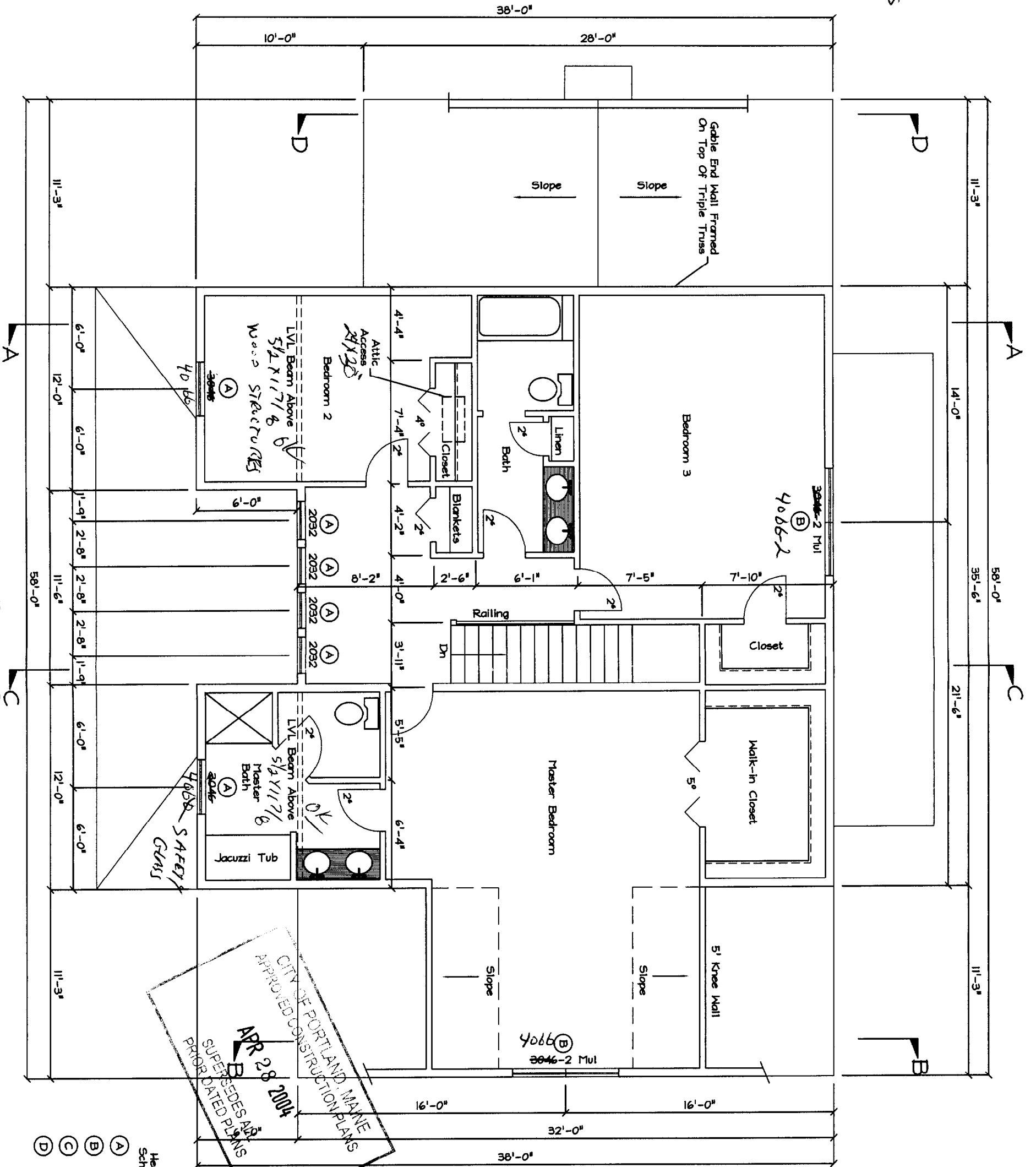
Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to have structural beams sized and to ensure that this home is built according to all state & local codes in effect at the time of construction.

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL
PRIOR DATED PLANS

4066
MEETS
Egress



Second Floor Plan

Scale: 1/4" = 1'-0"

Drafting Plus

14 Cathedral Oaks Drive
Biddeford, ME 04005
Tel. (207) 282-7744
Fax. (207) 282-3777

Approvals

Contractor:

Jim Lombardo

Rogosienski Residence

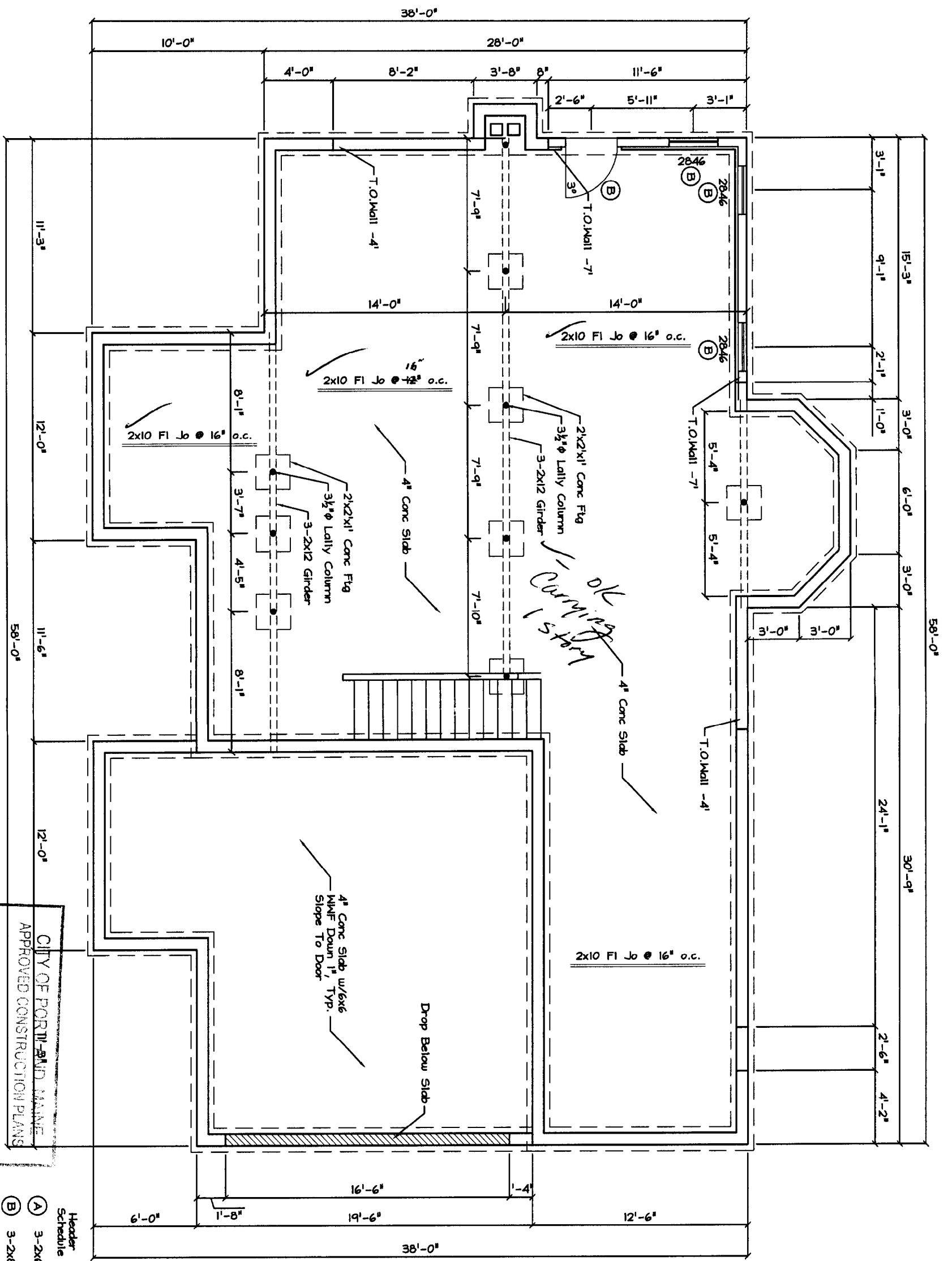
Portland

Maine

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Project: 2/03/04
Issued: 2/23/04
By: John A. Perron

6/12



Foundation Plan

Scale: 1/4" = 1'-0"

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

APR 28 2004

SUPERSEDES ALL
PRIOR DATED PLANS

Header Schedule
(A) 3-2x6
(B) 3-2x6
(C) 3-2x10
(D) 3-2x12

Drafting Plus

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Biddeford, ME 04005
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Approvals

Contractor:

Jim Lombardo

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Portland

Maine

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MAR 30 2004

FIVE