

CURVE TABLE

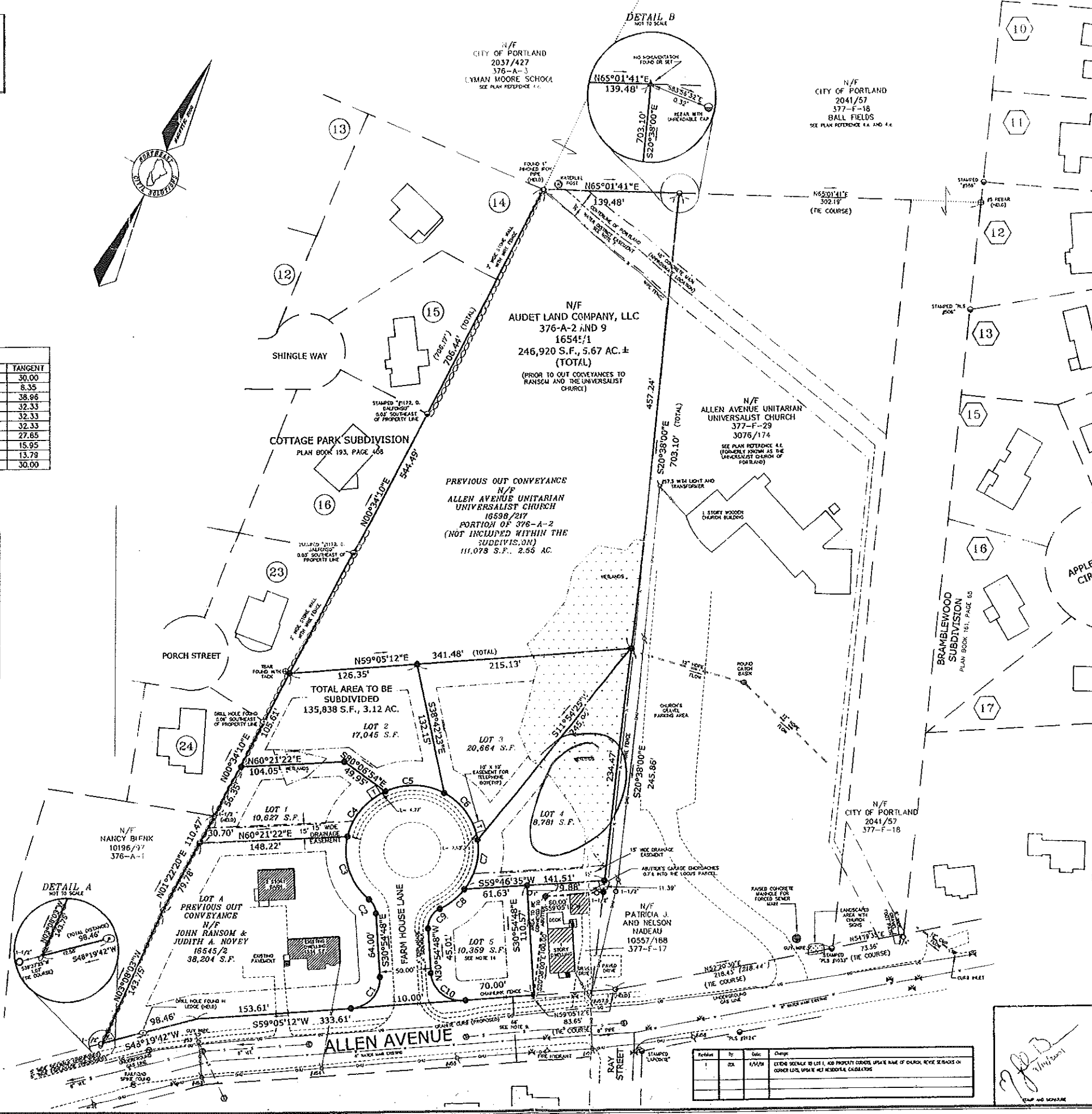
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT
C1	47.12	30.00	N14°05'12"E	42.43	90°00'00"	30.00
C2	15.82	20.00	N53°34'41"W	15.41	45°19'45"	8.35
C3	70.19	65.00	S45°18'20"E	66.83	81°52'27"	38.96
C4	60.00	65.00	S12°04'28"W	57.89	52°53'10"	32.33
C5	60.00	65.00	S64°57'38"W	57.89	52°53'10"	32.33
C6	60.00	65.00	N62°09'12"W	57.89	52°53'10"	32.33
C7	52.62	65.00	N12°31'14"W	51.19	46°22'48"	27.85
C8	31.28	65.00	N24°27'25"E	30.98	27°34'32"	15.95
C9	24.14	20.00	S03°39'56"W	22.70	69°09'29"	13.79
C10	47.12	30.00	S75°54'48"E	42.43	90°00'00"	30.00

NET RESIDENTIAL AREA CALCULATIONS

TOTAL AREA	135,838 S.F.
1) STORM WATER	0 S.F.
2) WATERCOURSES	0
3) INACCESSIBLE AREA	0
4) WETLANDS	16,074 S.F.
5) EASEMENTS	4,471 S.F.
6) SLOPES	4,575 S.F.
	110,718 S.F.
7) 20% OF REMAINING AREA	22,144 S.F.
TOTAL NET RESIDENTIAL AREA	88,574 S.F.

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

CHAIRPERSON _____ DATE _____



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED NCS INC. PLS 1314" (TO BE SET)
- FOUND #5 REBAR WITH CAP STAMPED AS NOTED
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND REBAR (SIZE AS NOTED)
- FOUND "PK" NAIL
- SEWER MANHOLE
- WATER SHUTOFF VALVE
- UTILITY POLE
- TREE LINE (APPROXIMATE)
- STONERWALL
- (123.4') PARENTHESES DENOTE RECORD DATA
- BUTTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- FENCE (TYPE AS NOTED)
- BUILDING ENVELOPE
- N/F NOW OR FORMERLY OWNED BY THE COURSE
- TRAVELLED WAY
- OVERHEAD UTILITY LINE
- SEWER LINE
- WATER LINE
- EDGE OF WETLANDS
- CONTOUR LINE (EXISTING)
- DEED BOOK AND PAGE (CCRO)
- TAX MAP-BLOCK-LOT
- LOT NUMBER (BRAMBLEWOOD SUBDIVISION)
- LOT NUMBER (COTTAGE PARK SUBDIVISION)
- WETLAND AREA

- GENERAL NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS 2000 MAGNETIC NORTH MERIDIAN.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, (CCRO).
 - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM WILFRED J. AUDET, JR. TO AUDET LAND COMPANY, LLC, DATED JULY 17, 2001 AND RECORDED IN DEED BOOK 16545, PAGE 1.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - PLAN OF LANDS FOR NORTH DEERING SCHOOL PROPERTY MADE FOR THE CITY OF PORTLAND, BY H.L. & E.G. JORDAN, DATED NOVEMBER, 1915. (NOT RECORDED)
 - PLAN OF PROPERTY FOR ROBERT L.S. WOODRUFF II AND JENNE D. WOODRUFF, BY SURVEY, INC., DATED NOVEMBER, 1994. (NOT RECORDED)
 - PLAN OF LYMAN MOORE MIDDLE SCHOOL, BY CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, DATED JUNE 14, 1994. (NOT RECORDED)
 - "BRAMBLEWOOD," BY SURVEY, INC., DATED FEBRUARY, 1987, RECORDED IN PLAN BOOK 181, PAGE 65.
 - "COTTAGE PARK PRUD LAYOUT PLAN," BY FINNAN & GREER, DATED OCTOBER 28, 1993, RECORDED IN PLAN BOOK 193, PAGE 408.
 - "STANDARD BOUNDARY SURVEY OF UNITARIAN UNIVERSALIST CHURCH FOR STEELE-KELLOGG ARCHITECTS," BY OWEN HASKELL, INC., DATED MARCH 15, 1990, JOB #00118P.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 376, BLOCK A, PARCELS 2 AND 9.
 - THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 6,500 S.F. (SEWERED)
 - FRONT YARD SETBACK: 25'
 - SIDE YARD SETBACK: 8' (1 TO 1-1/2 STORY), 14' (2 STORY) AND 18' (2-1/2 STORY)
 - REAR YARD SETBACK: 25'
 - SIDE YARD SETBACK ON A SIDE STREET: 20'
 - MINIMUM LOT WIDTH: 75'
 - MAXIMUM LOT COVERAGE: 25% OF LOT AREA
 - MAXIMUM STRUCTURE HEIGHT: 35'
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - WATER LINE EASEMENT CONVEYED TO THE PORTLAND WATER DISTRICT IN A DEED DATED JANUARY 15, 1934 AND RECORDED IN DEED BOOK 2167, PAGE 162.
 - UTILITY EASEMENT CONVEYED TO CMP, DATED DECEMBER 25, 2000.
 - THE WESTERLY BOUNDARY LINES WERE ESTABLISHED USING FOUND MONUMENTS AND EVIDENCE OF OCCUPATION.
 - THE WIDTH AND LAYOUT OF ALLEN AVENUE WAS FOUND IN THE "BLUE SHEETS" RECORDS OF THE CITY OF PORTLAND ENGINEER'S OFFICE. SAID WIDTH IS 66'. THE RIGHT-OF-WAY WAS ESTABLISHED USING THE RECORD LAYOUT ("BLUE SHEETS") AND FOUND MONUMENTATION.
 - THE SUBJECT PARCEL IS LOCATED IN ZONE C OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230051-00029 WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICED ON THE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR ANY DEVIATIONS FROM THE APPROVED PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
 - EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CODE. ALL LOTS SHALL BE GRADED AND CONSIDERED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN ON SHEET 3. ANY CHANGES, WHICH SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN, MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
 - A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.
 - LOT 5 SHALL BE ACCESSED FROM FARM HOUSE LANE ONLY. NO ACCESS SHALL BE PROVIDED FOR LOT 5 FROM ALLEN AVENUE.
 - NO CITY OF PORTLAND PUBLIC SERVICE SHALL BE PROVIDED TO THE NORTHGATE FARMS DEVELOPMENT UNTIL THE CITY HAS ACCEPTED THE STREET.

PROJECT NUMBER:	20358	SOFTWARE PROJECT:	20358
ACAD FILE:	20358SBS.dwg	SCALE:	1" = 50'
DATE:	AUGUST 21, 2001		
FINAL SUBDIVISION PLAN			
Project Name: NORTHGATE FARMS ON ALLEN AVENUE			
Project Location: PORTLAND, MAINE			
Prepared For: AUDET LAND COMPANY, LLC			
100 ALLEN AVENUE, PORTLAND, MAINE 04103			

Northeast Civil Solutions
SURVEYING ENGINEERING LAND PLANNING
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel: 207.883.1000 fax: 207.883.1001 e-mail: ncs@neciv.com
207.883.1000 207.883.1001

SHEET 2 OF 13

SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

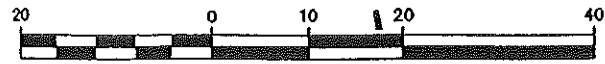
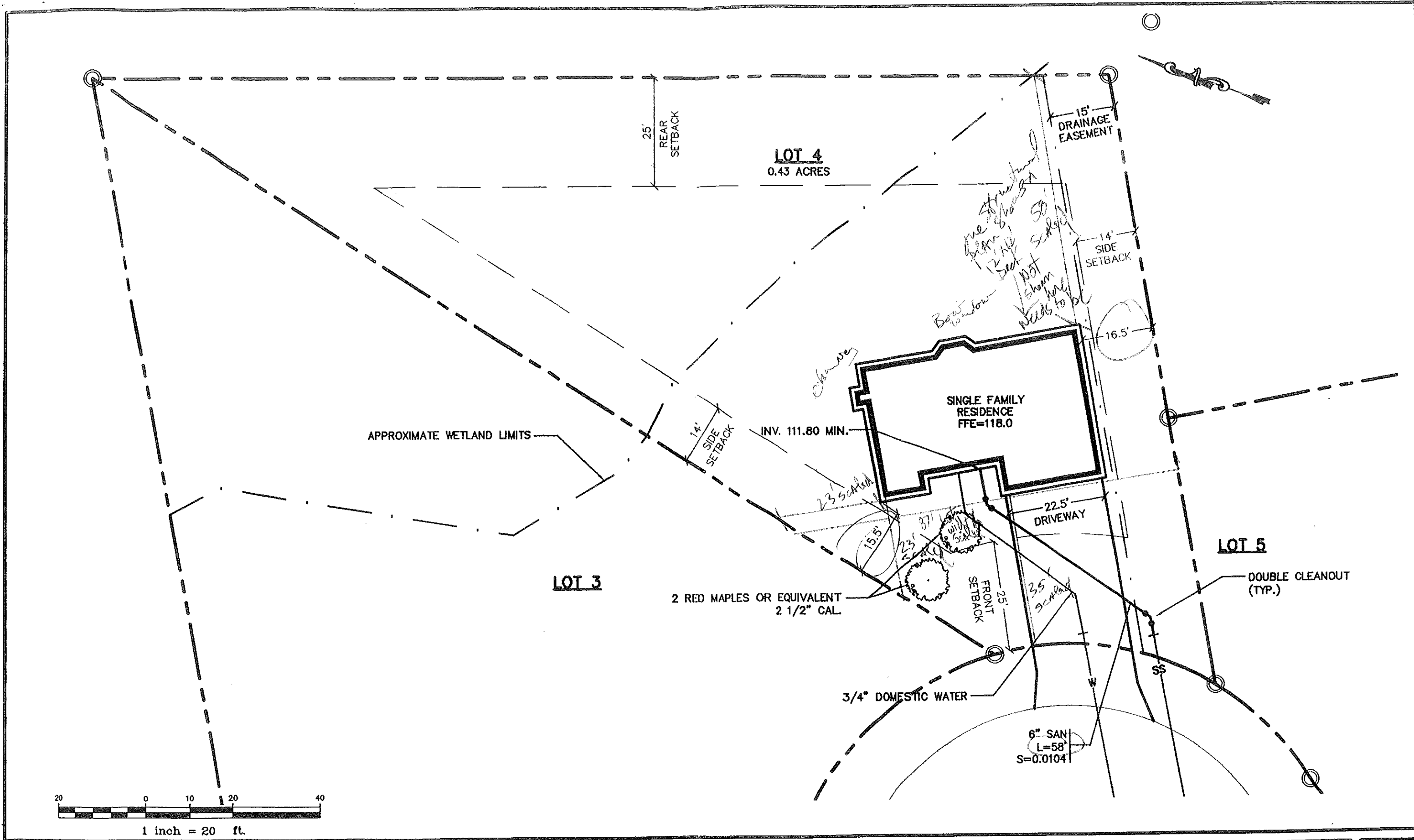
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JULY 2002
Draft: SGB	Job No.: 616-1
Checked: AMP	Scale: NTS
File Name: 616-1-SP.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
NORTHGATE FARMS, PORTLAND

Figure No.
1



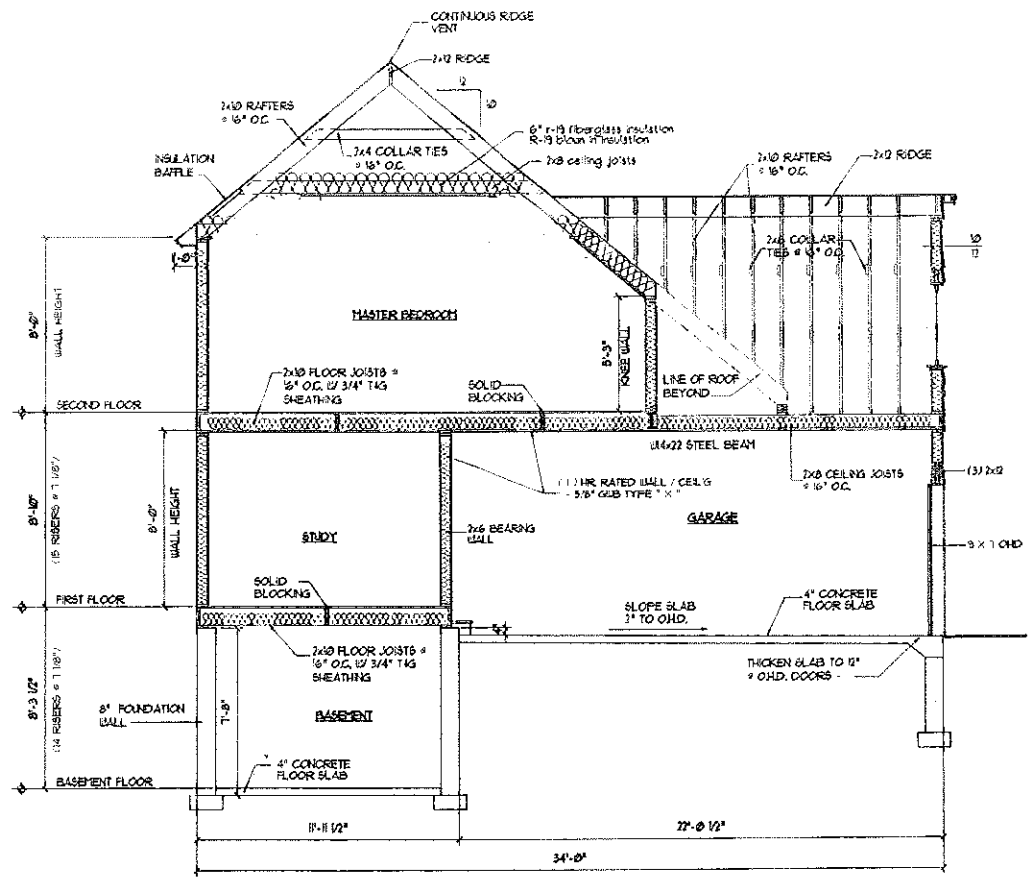
1 inch = 20 ft.

Rev.	Date	Revision

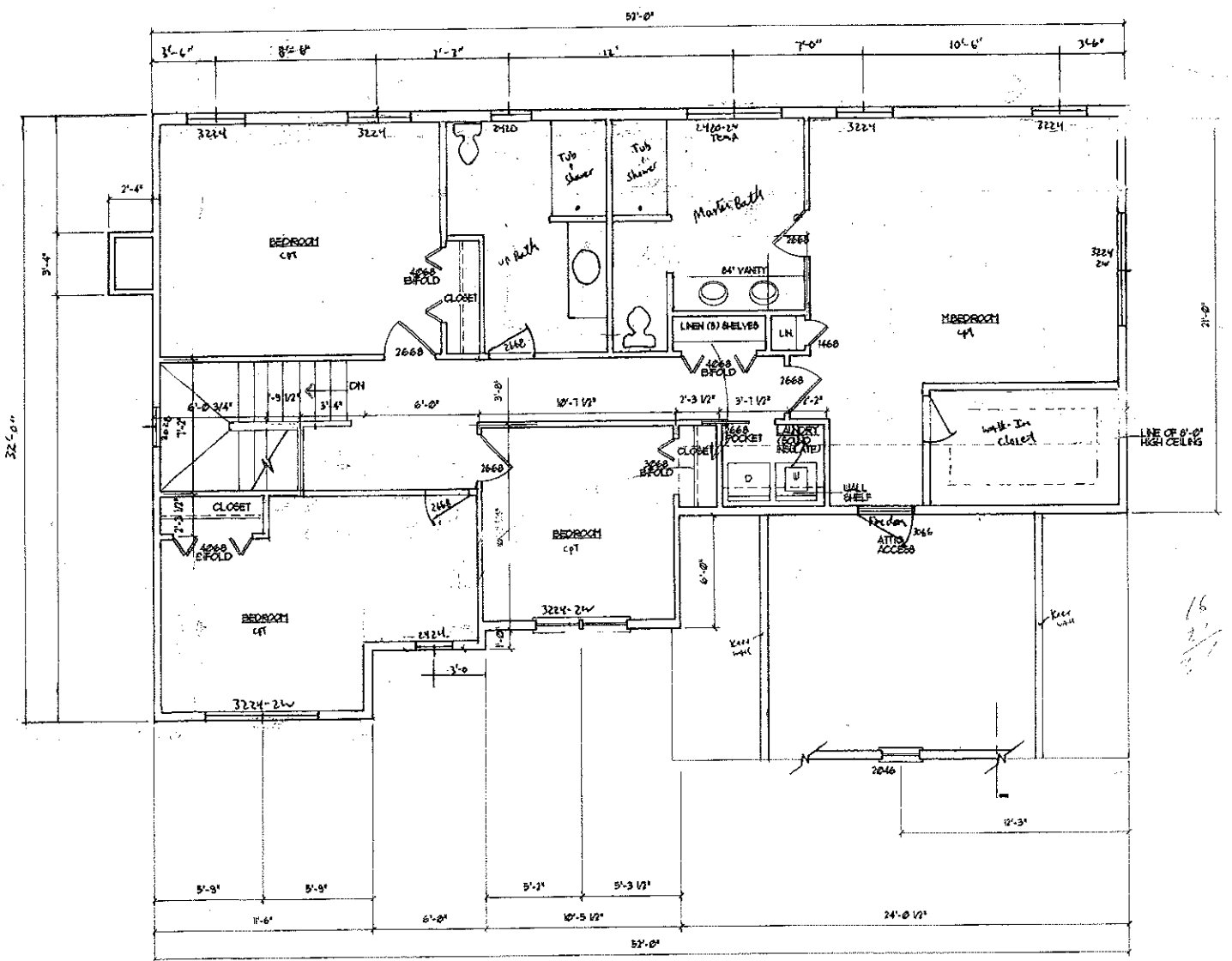
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 15 Shaker Road
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 207-657-6910
 FAX: 207-657-6912
 E-Mail: molbox@gorrilpalmer.com

Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND



BUILDING SECTION THRU GARAGE / HOUSE
SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

Lot #3 Northgate Farms
Portland, ME.

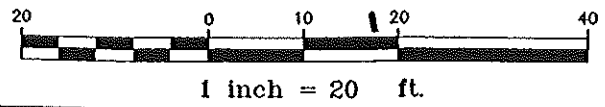
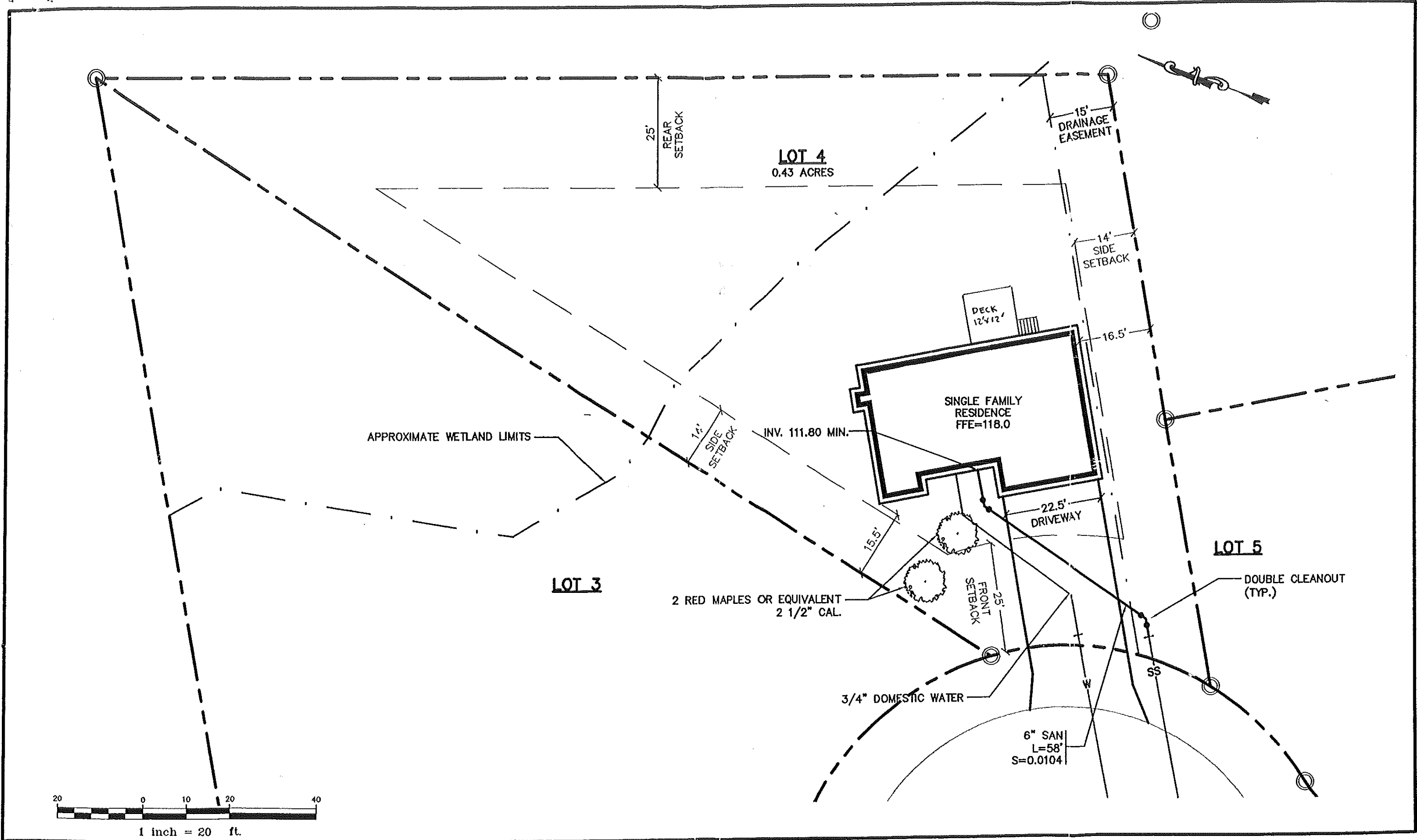
NO.	DATE	REVISIONS DESCRIPTION

NEW RESIDENCE FOR:
S. S. Wyse Builders Inc. - 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
SECOND FLOOR PLAN SECTION

NUMBER	DATE
	Aug-02
DRAWN	CHECKED

A3



Rev.	Date	Revision

Design: PDO	Date: JULY 2002
Draft: SGB	Job No.: 616-1
Checked: DER	Scale: 1"=20'
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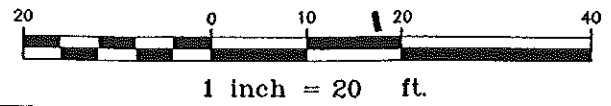
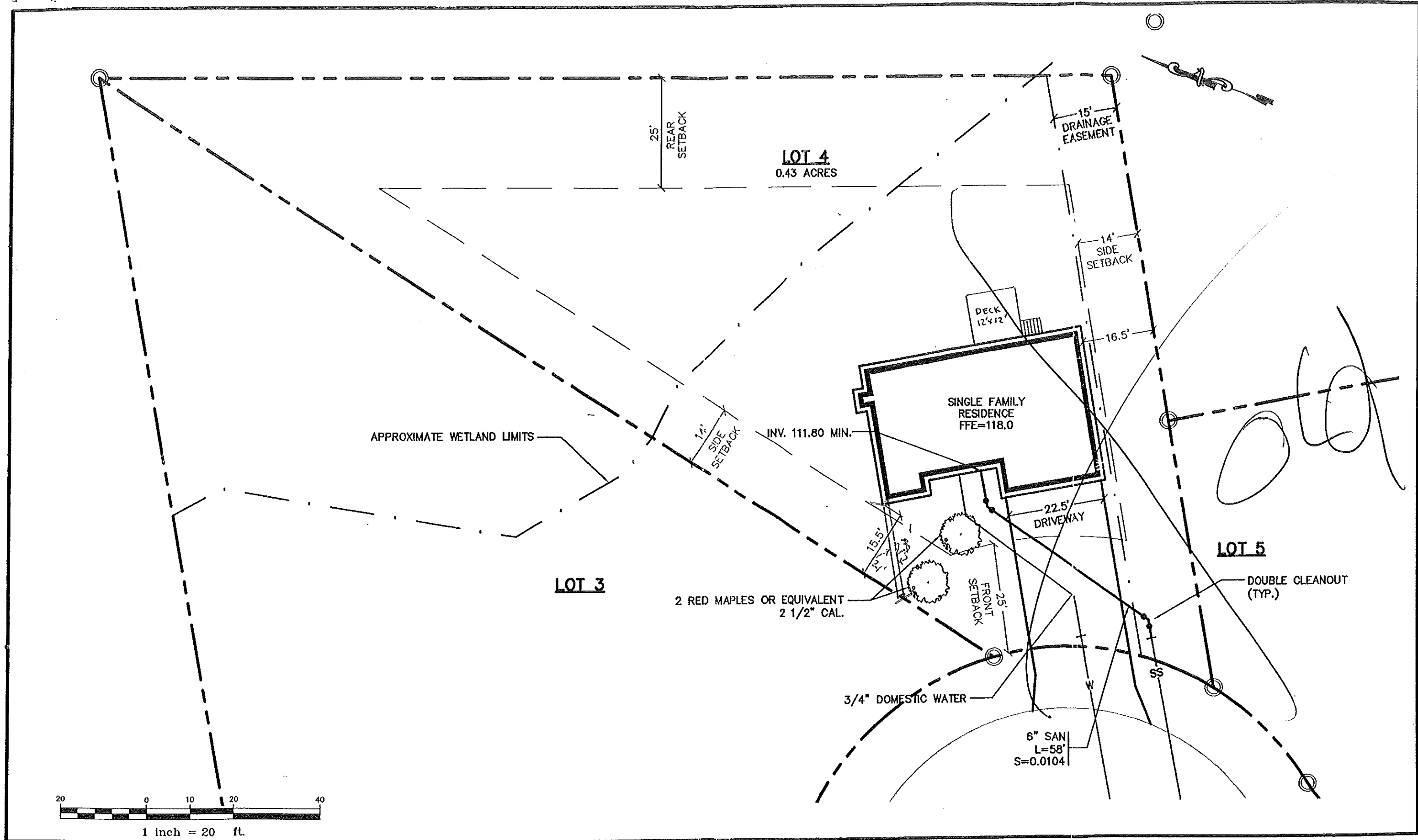
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

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 15 Shaker Road
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207-657-6910
 FAX: 207-657-6912
 E-Mail: mail@gorrillpalmer.com

Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
2



Rev.	Date	Revision

Design: PDO	Date: JULY 2002
Draft: SGB	Job No.: 616-1
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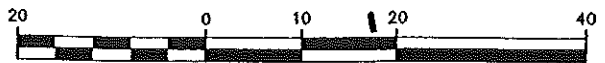
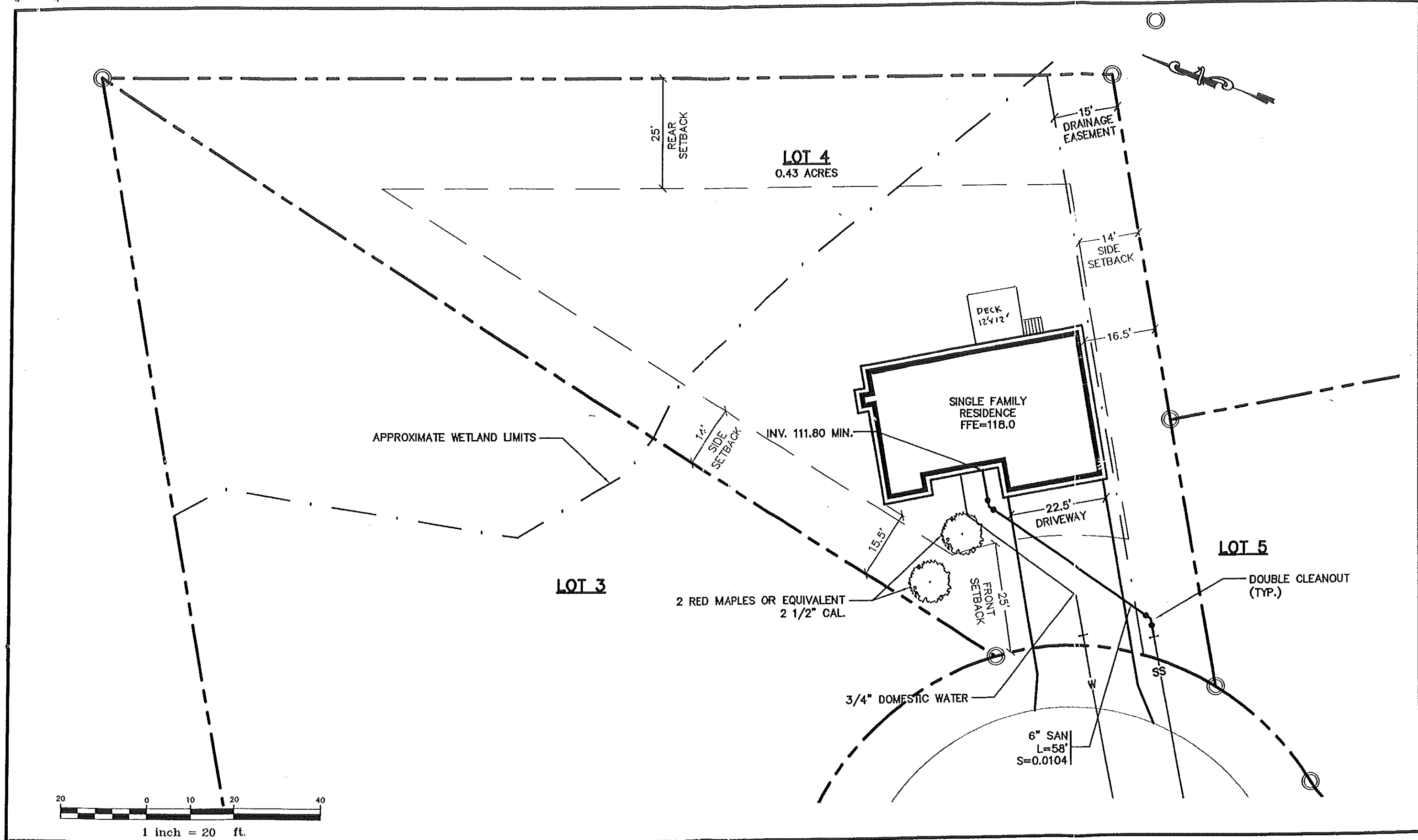
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Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
 2



1 inch = 20 ft.

Rev.	Date	Revision

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Draft: SGB	Job No.: 616-1
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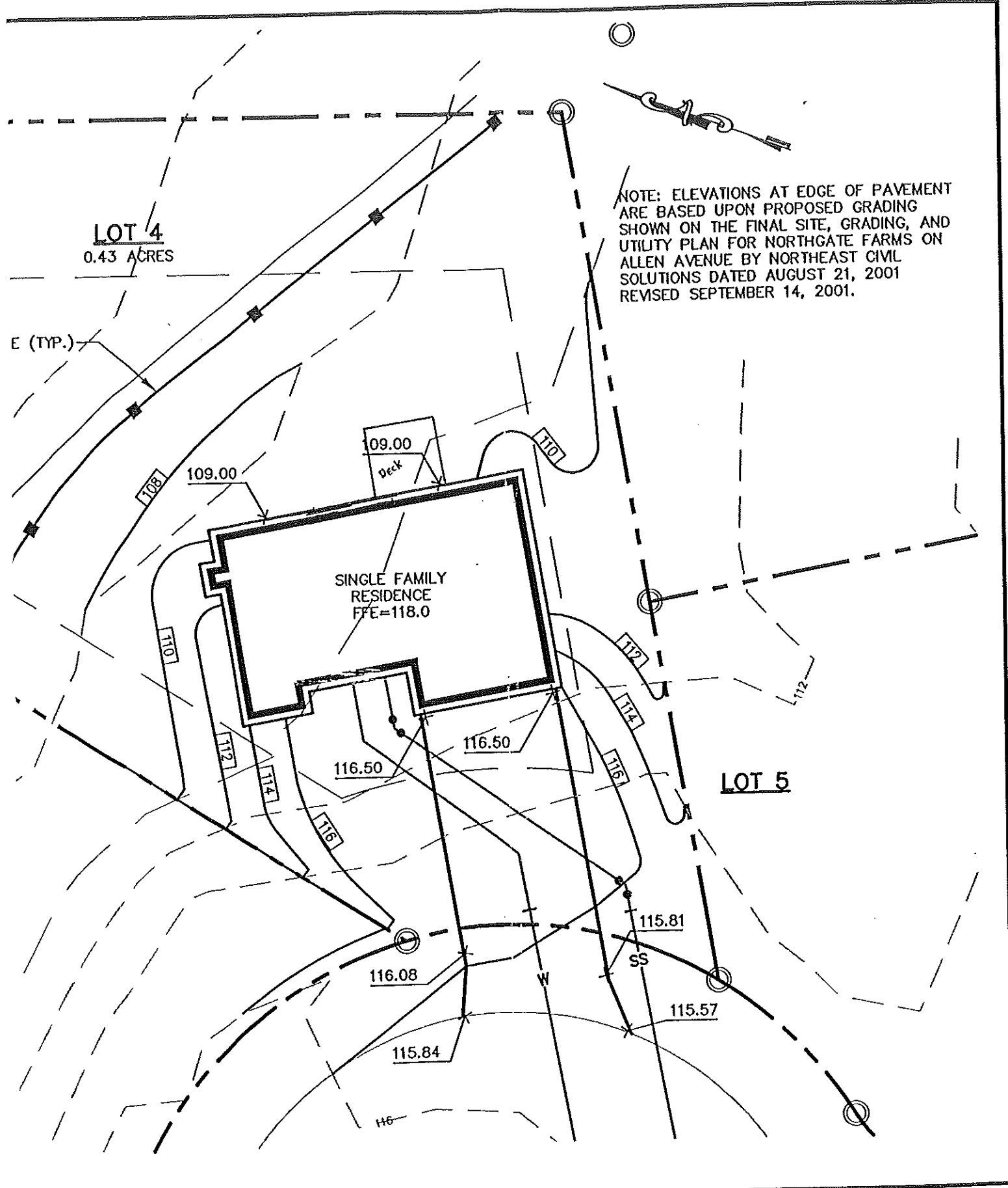
GP Gorrill-Palmer Consulting Engineers, Inc.
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 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
2



NOTE: ELEVATIONS AT EDGE OF PAVEMENT
 ARE BASED UPON PROPOSED GRADING
 SHOWN ON THE FINAL SITE, GRADING, AND
 UTILITY PLAN FOR NORTHGATE FARMS ON
 ALLEN AVENUE BY NORTHEAST CIVIL
 SOLUTIONS DATED AUGUST 21, 2001
 REVISED SEPTEMBER 14, 2001.

LOT 4
 0.43 ACRES

E (TYP.)

SINGLE FAMILY
 RESIDENCE
 FFE=118.0

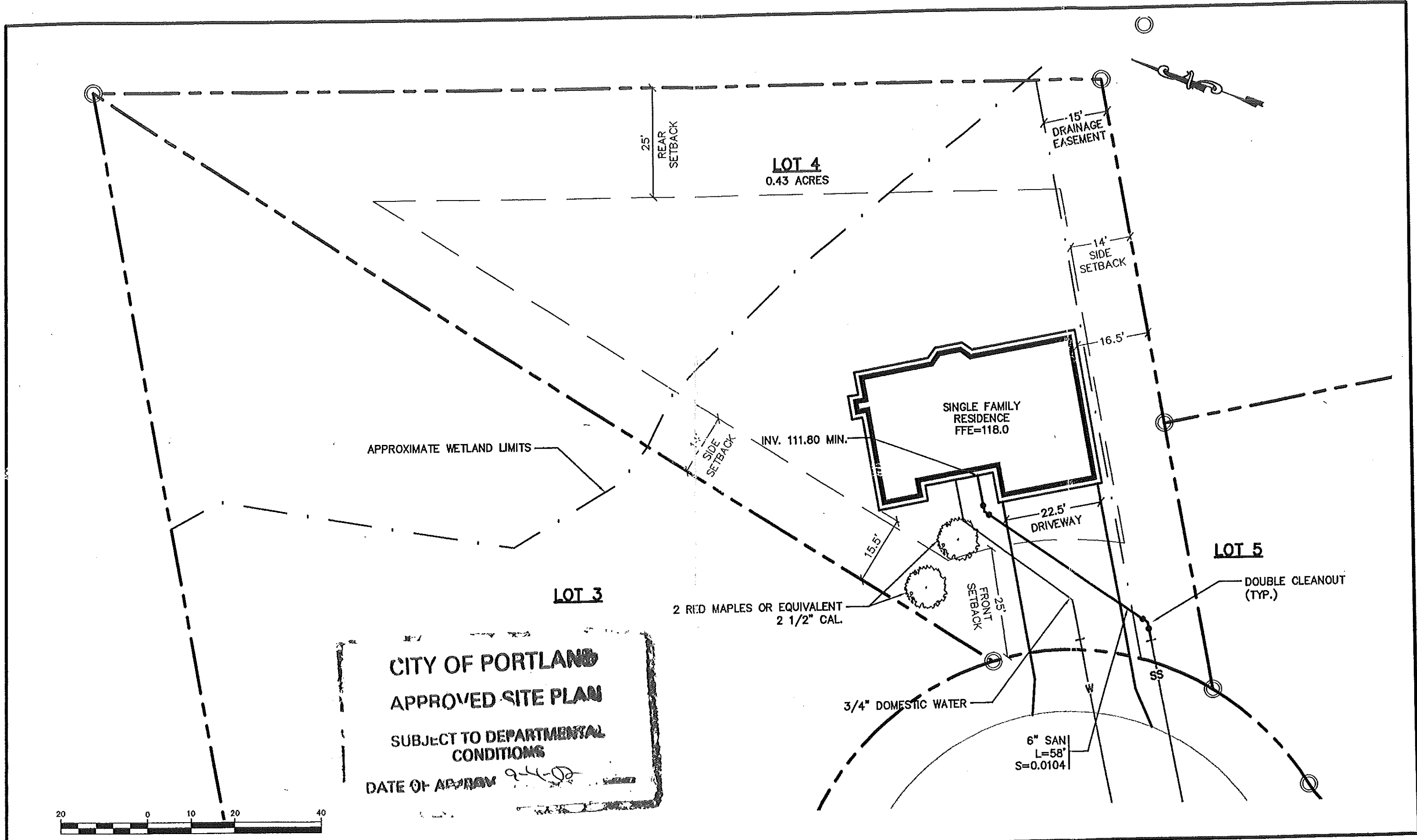
109.00
 Deck

LOT 5

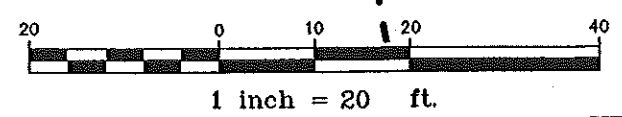
PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrilpalmer.com

Drawing Name: **Grading & Drainage Plan**
 Project: **LOT 4 - NORTHGATE FARMS, PORTLAND**

Figure No.
3




CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 9-4-02



Rev.	Date	Revision

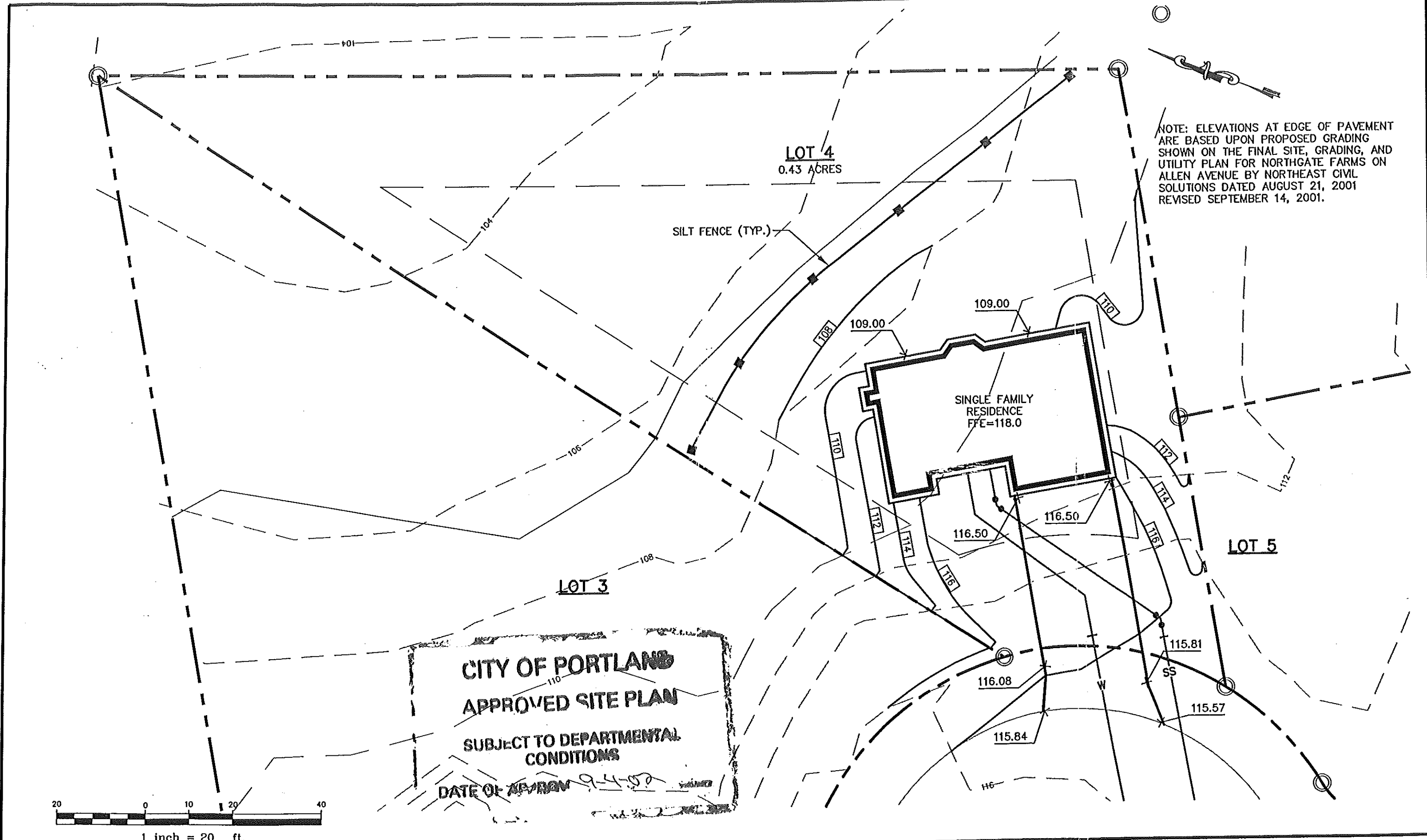
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 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site Layout & Utilities Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
2

NOTE: ELEVATIONS AT EDGE OF PAVEMENT ARE BASED UPON PROPOSED GRADING SHOWN ON THE FINAL SITE, GRADING, AND UTILITY PLAN FOR NORTHGATE FARMS ON ALLEN AVENUE BY NORTHEAST CIVIL SOLUTIONS DATED AUGUST 21, 2001 REVISED SEPTEMBER 14, 2001.



CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 9-4-02

1 inch = 20 ft.

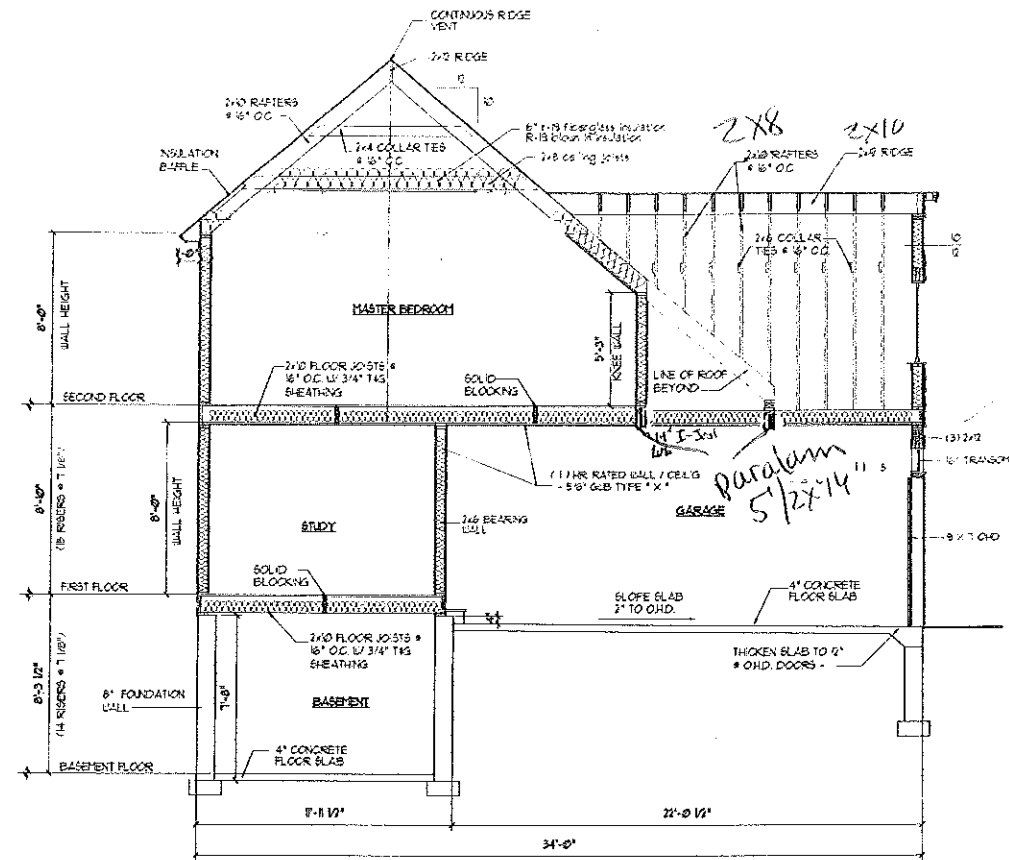
Rev.	Date	Revision

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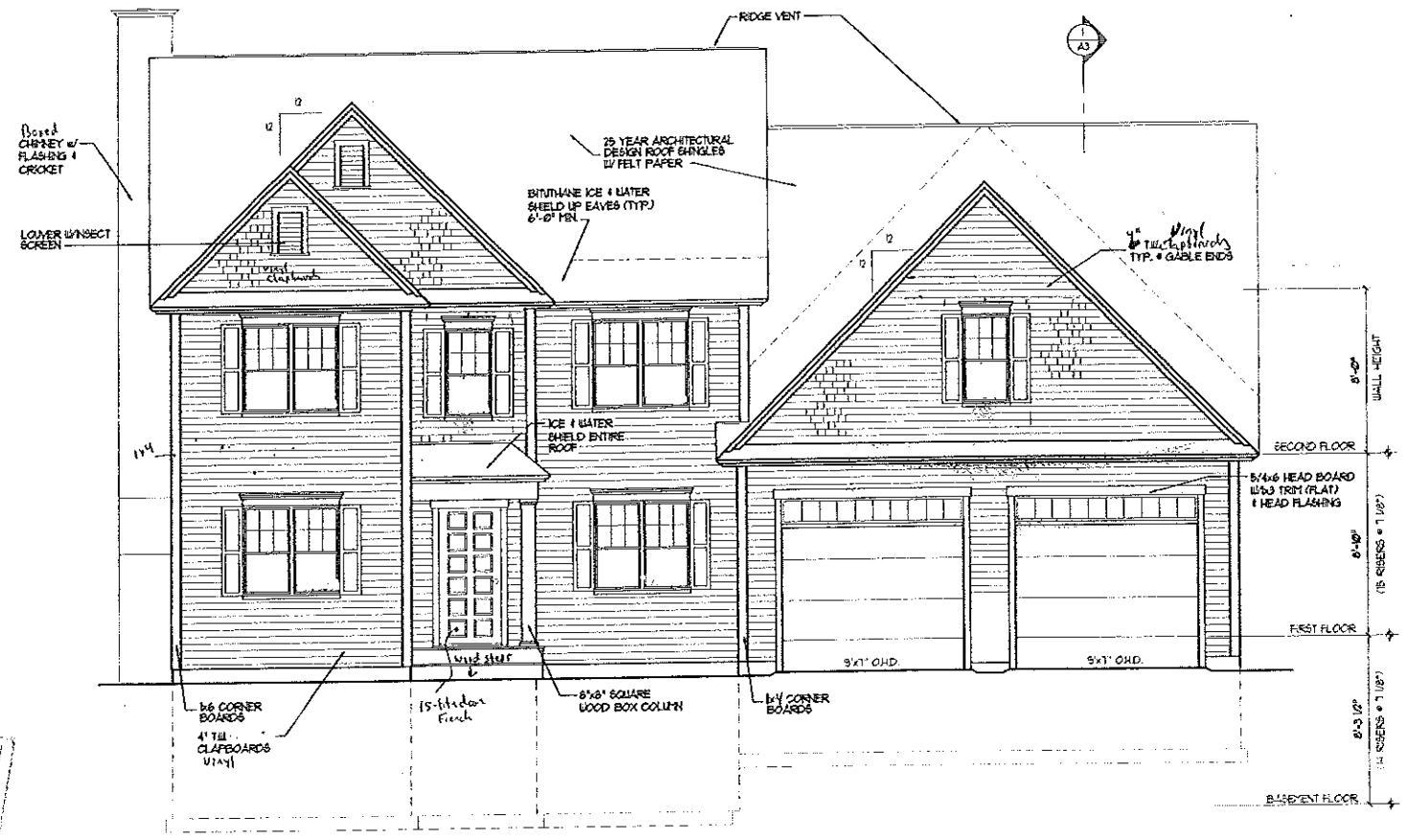
GP Gorrill-Palmer Consulting Engineers, Inc.
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Drawing Name:	Grading & Drainage Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
3



BUILDING SECTION THRU GARAGE / HOUSE
SCALE: 1/4" = 1' - 0"



FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.
SEP 17 2002
RECEIVED

Lot #4 Northgate Farms
Portland, ME.

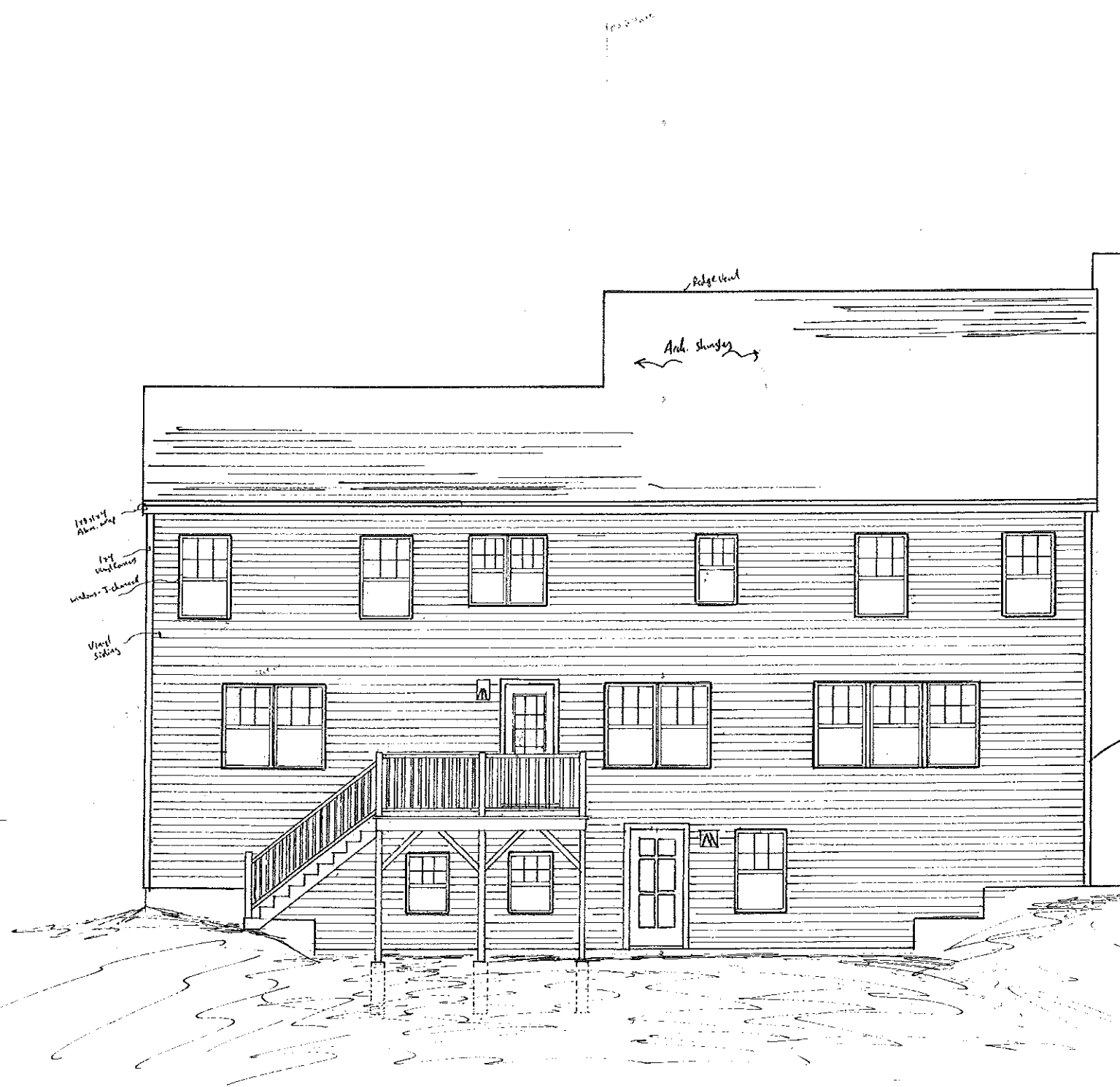
NO.	DATE	REVISIONS / DESCRIPTION

NEW RESIDENCE FOR:
J. S. Wyse Builders, Inc. 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET	
NUMBER	DATE
	9-17-02
DRAWN	CHECKED

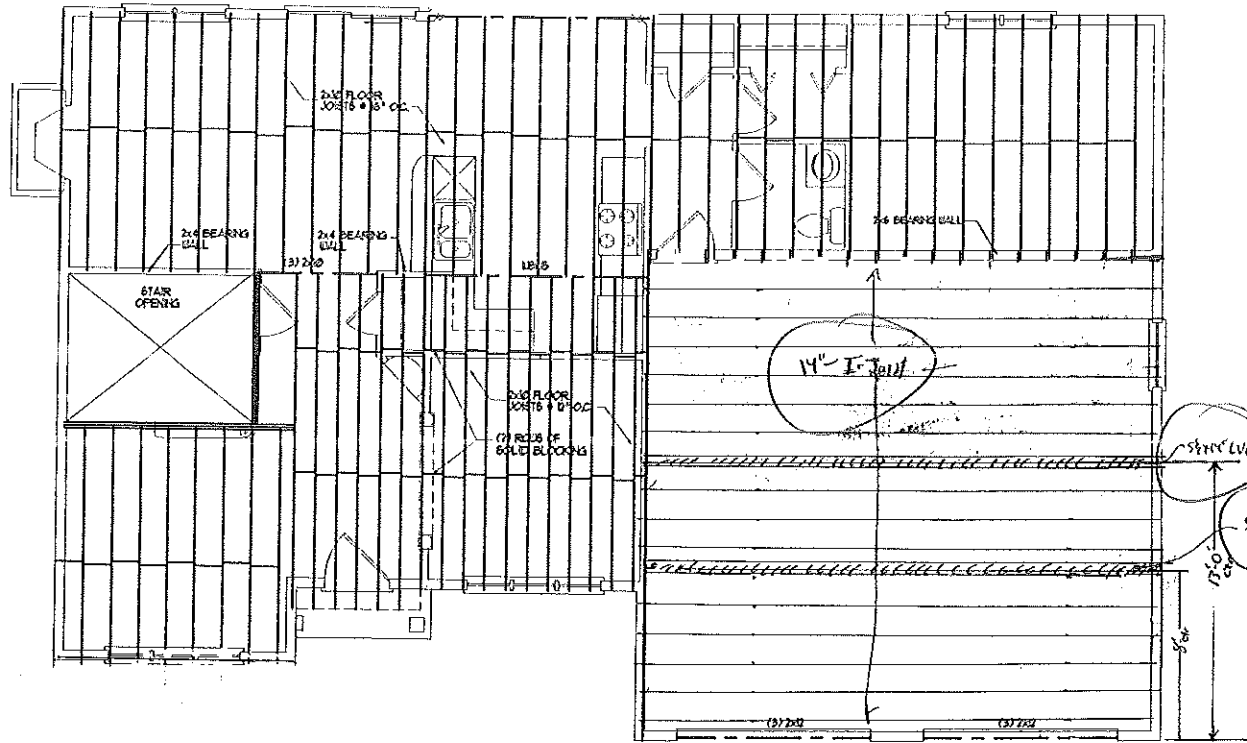
A3
Page 1

Top Ridge
 Top Plate
 Top Floor
 Top of 1st Floorline
 1992
 1992
 1992



1" space to combustibles

J.S. WYSE Bldgen. Inc.
Lot #4 Northgate Farms
Portland, ME.
Rear Elevation 4' x 1'
9-17-02



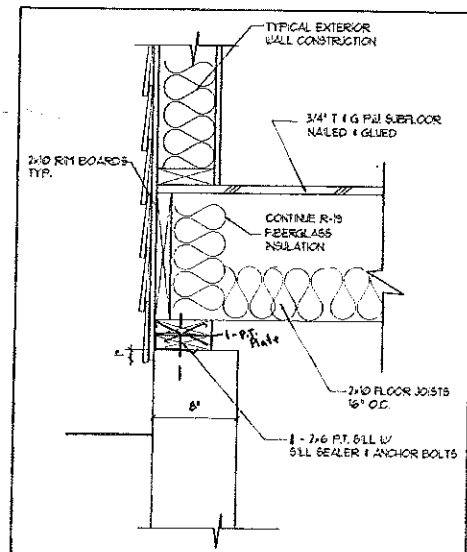
SECOND FLOOR FRAMING PLAN

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

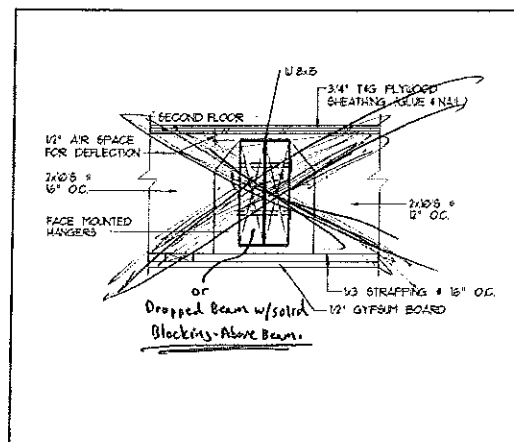
Handwritten notes:
 14" I-Joist
 5 1/2" x 11" LVL
 Knee wall
 Rafter bearing

FOUNDATION NOTES:

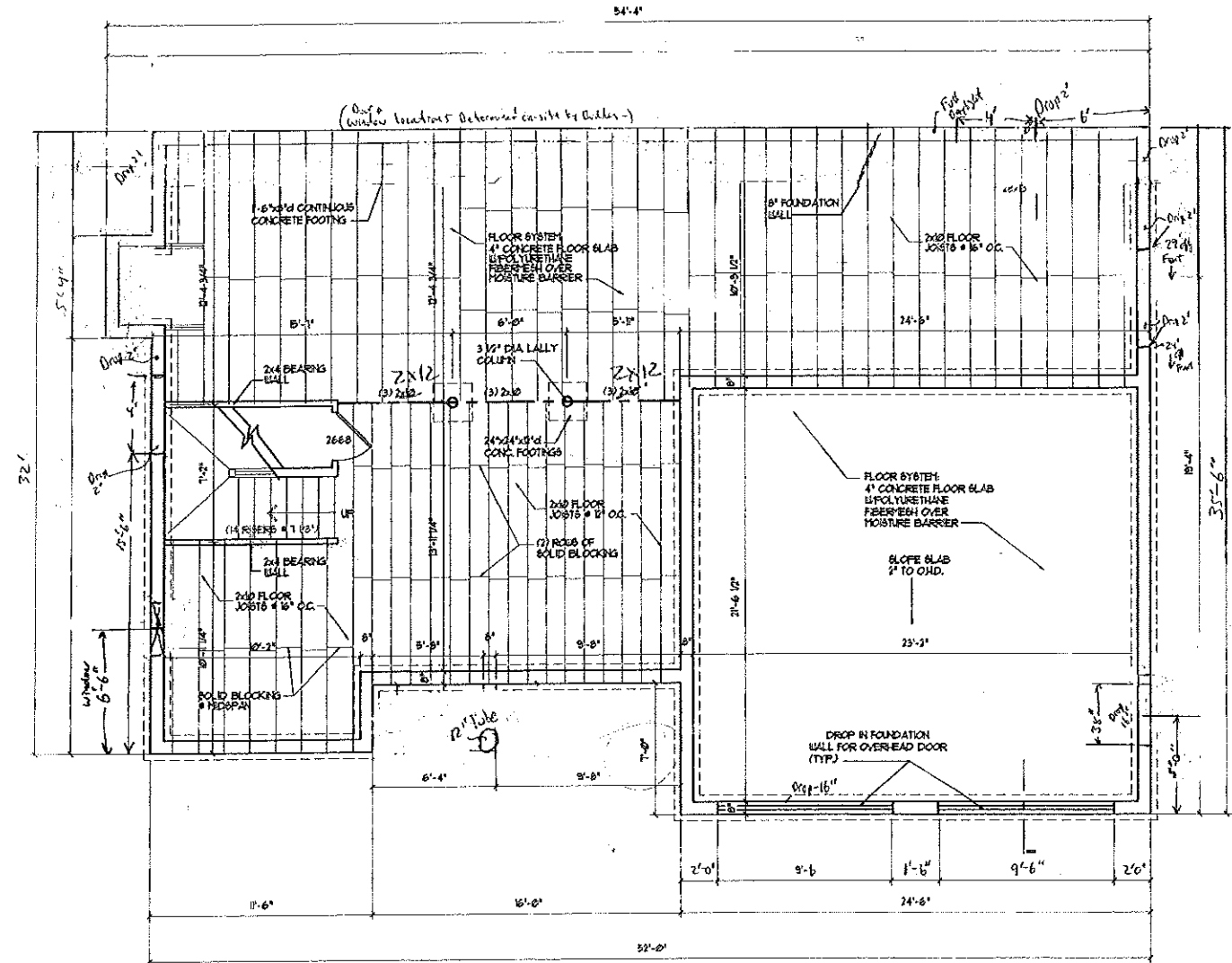
1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM FACE OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
8. DOUBLE FLOOR FRAMING BELOW ALL PARTITIONS AND KITCHEN CABINET FACES / TOES.
9. SET ALL FOOTINGS ON UNDISTURBED SOIL.



1 FOUNDATION DETAIL 1/2" = 1'-0"



2 BEAM / JOIST CONNECTION 1/2" = 1'-0"



FOUNDATION PLAN

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

NO.	DATE	REVISIONS DESCRIPTION

NEW RESIDENCE FOR:
 J.S. WYSE BARKSON, INC. - 893-0857
 RESIDENCE
 PORTLAND MAINE

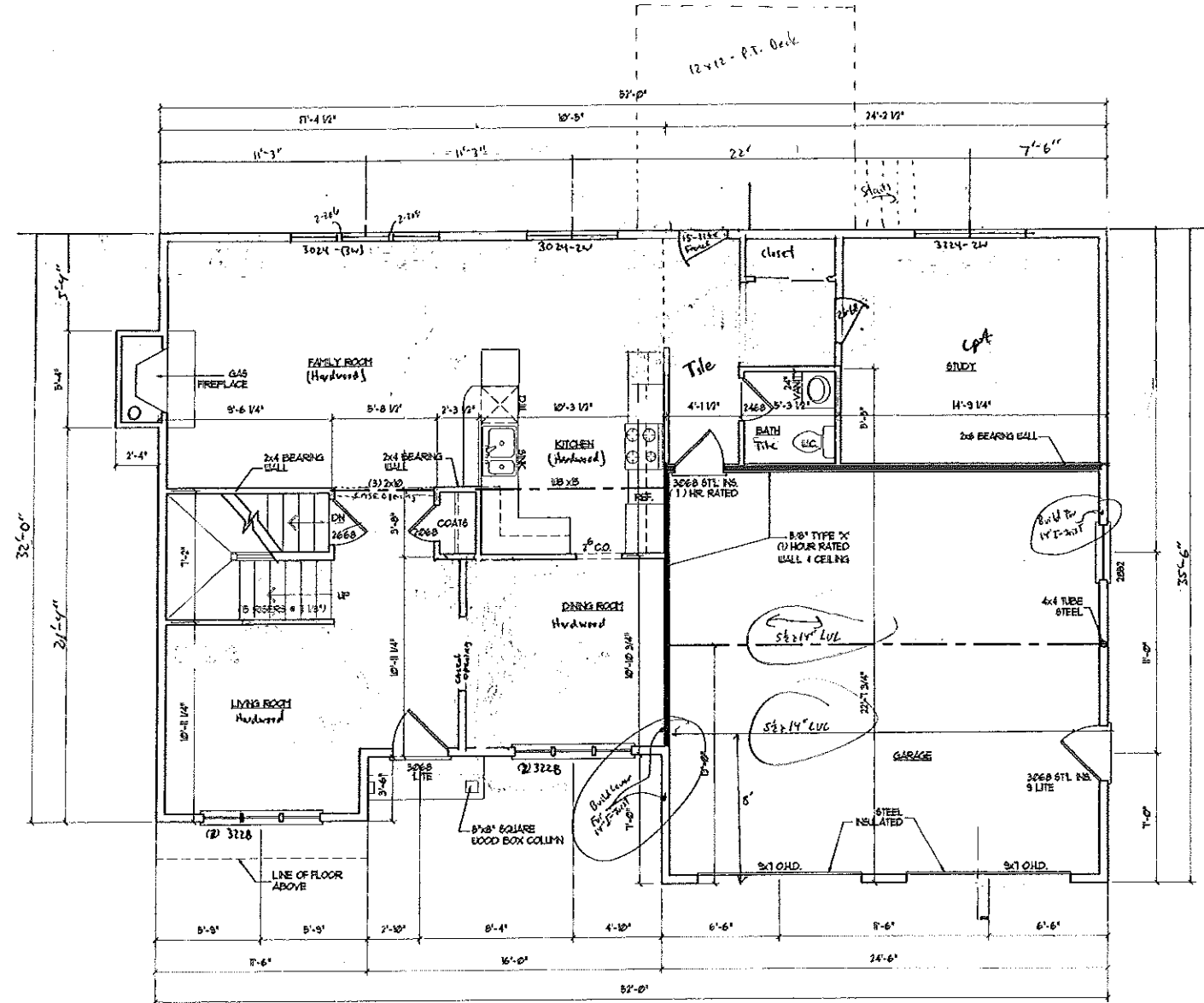
FOUNDATIONS /
 FRAMING PLANS

NUMBER	DATE

Lot #4 - Northwood Farms
 Portland, ME

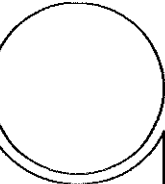
GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 16" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/2" PLYWOOD SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.



FIRST FLOOR PLAN

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



LoT & Y Northgate Farms
Portland, ME.

NO.	DATE	REVISIONS DESCRIPTION

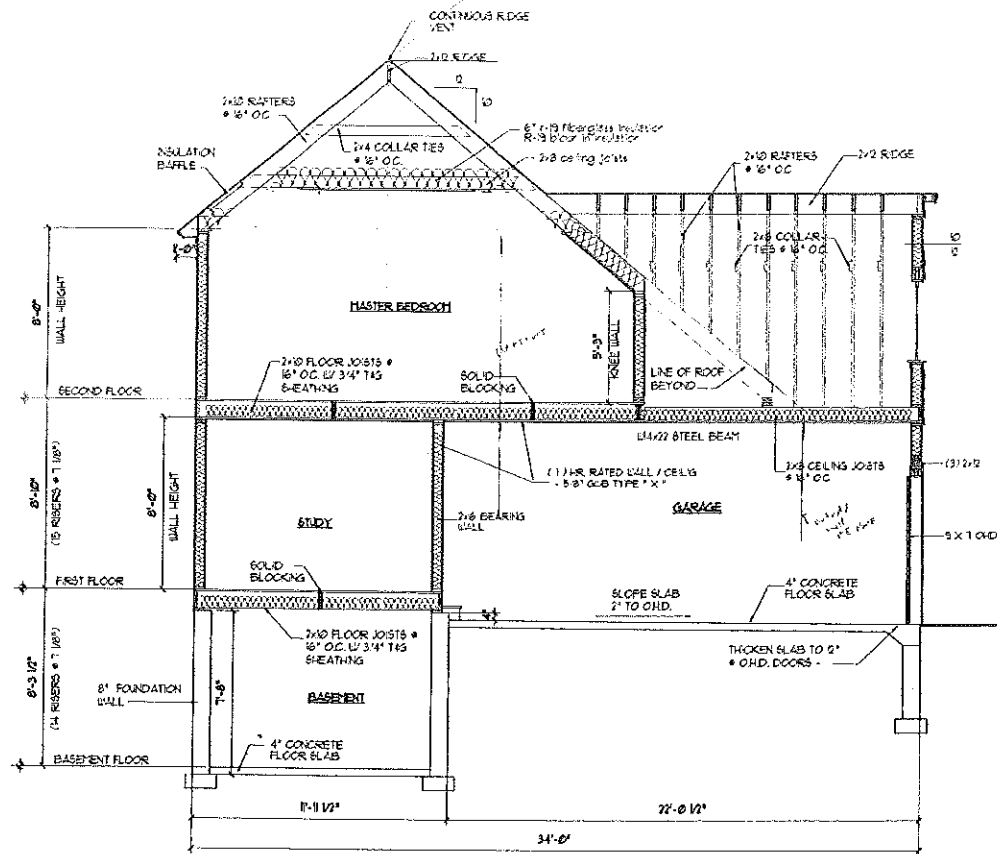
NEW RESIDENCE FOR:
S.S. WISE BUILDERS INC. - 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
FIRST FLOOR PLAN

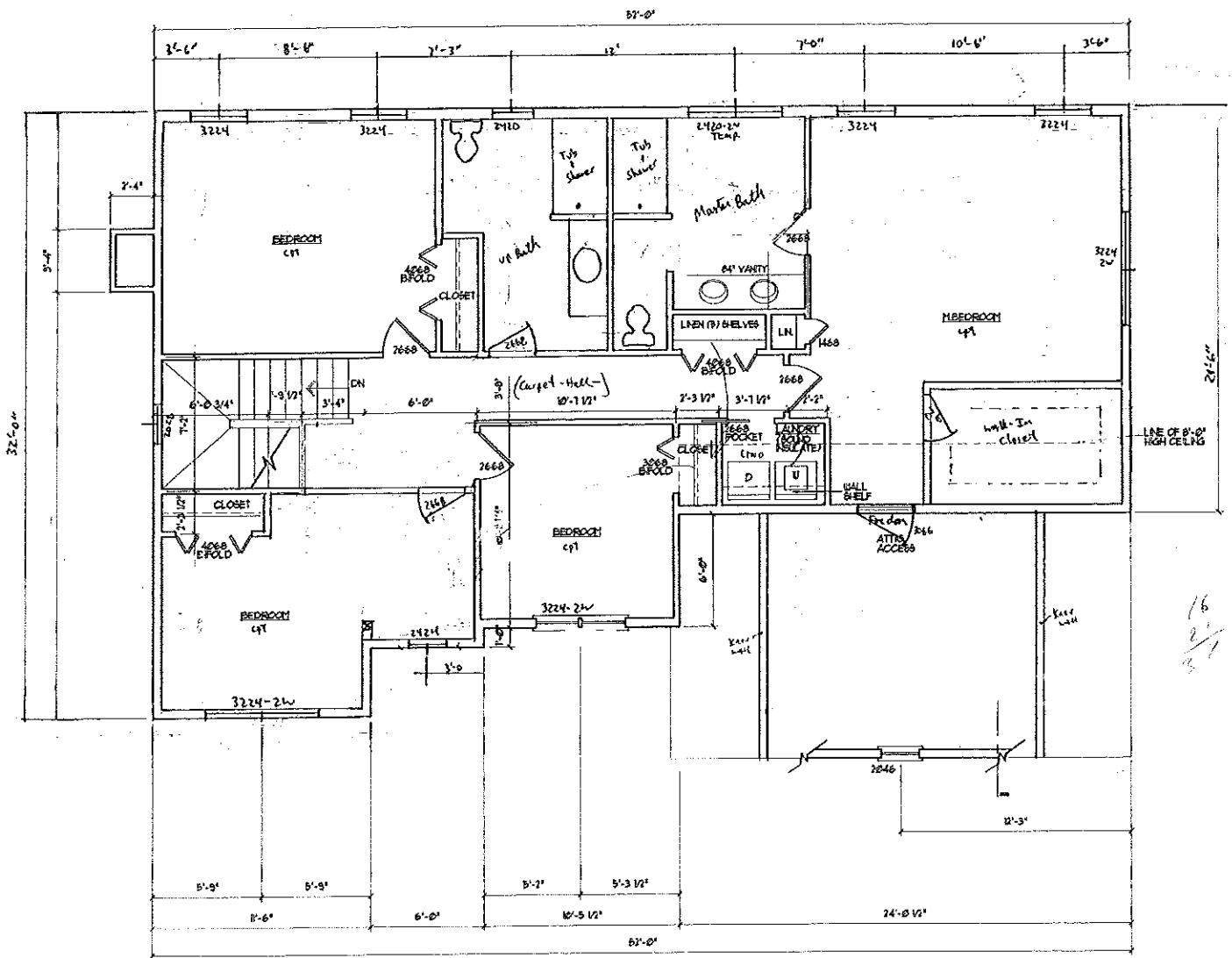
NUMBER	DATE
	9-17-02
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DL6	

A2

Page 5



BUILDING SECTION THRU GARAGE / HOUSE
SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

Lot #3 Northgate Farms
Portland, ME.

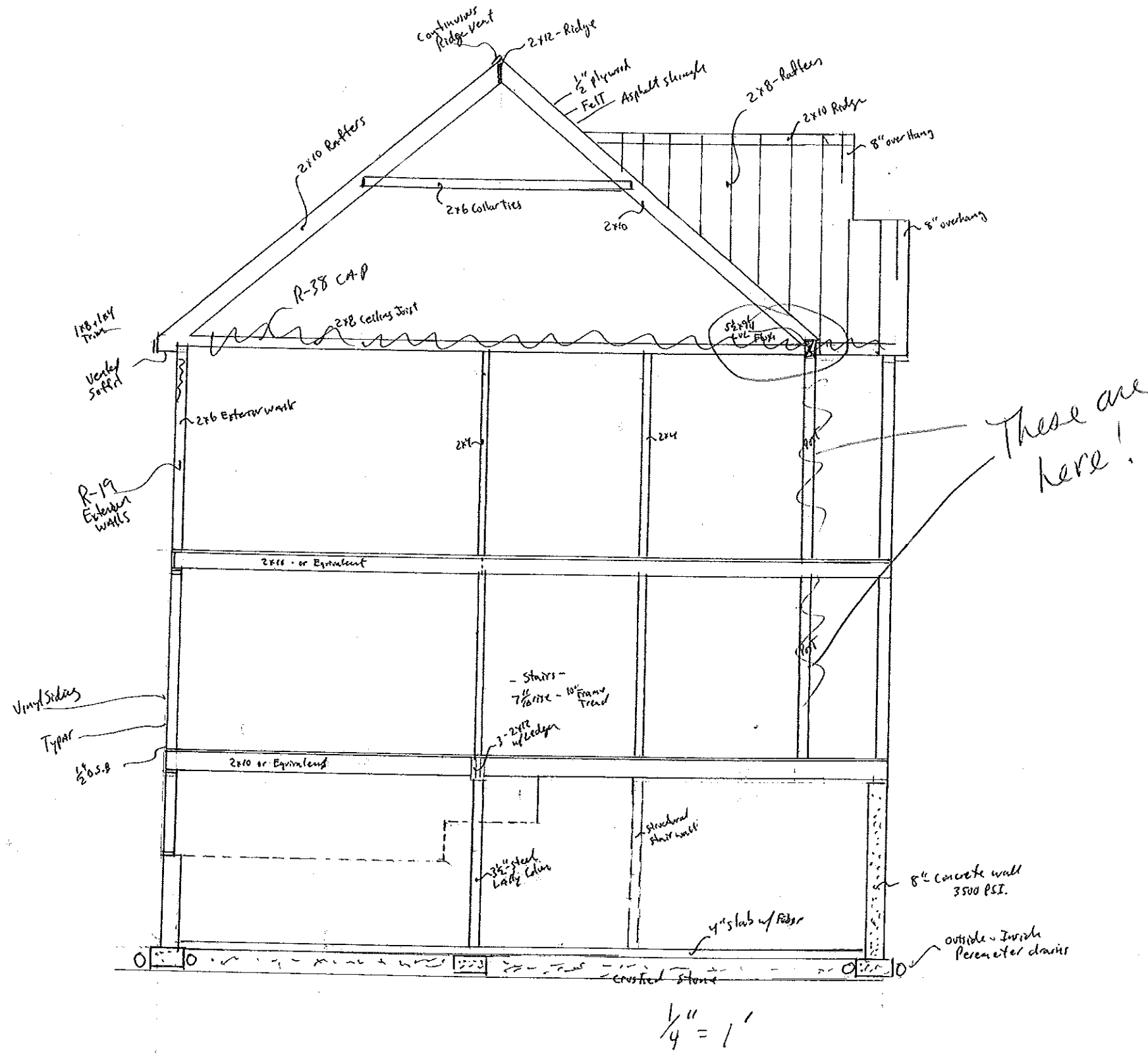
NO.	DATE	REVISIONS / DESCRIPTION

NEW RESIDENCE FOR:
J. S. WYSE Builders Inc. - 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
SECOND FLOOR PLAN
SECTION

NUMBER	DATE

DRAWN: *ASG* 7-17-02
CHECKED:



J.S. WYSE Builders Inc.
Lot 4 Northgate Farms
Portland, ME.
Main House Cross Section 1/4" = 1'
893-0857 / 776-5644

