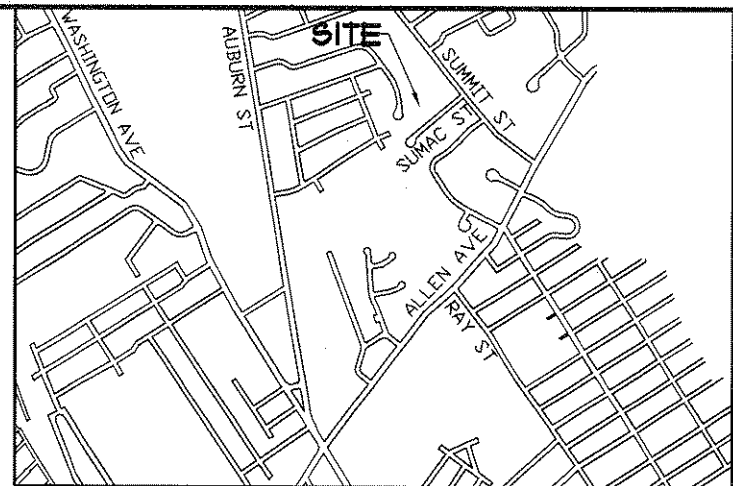


# LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	CURVE/LINE NO.	
	BENCHMARK	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	TREELINE	
	CONTOURS	
	SPOT GRADE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	WATER	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	SEWER	
	SEWER MH	
	STORM DRAIN	
	CATCH BASIN	
	DRAINAGE MH	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	TRANSFORMER PAD	
	LIGHT POLE/WALL	

# GENERAL NOTES

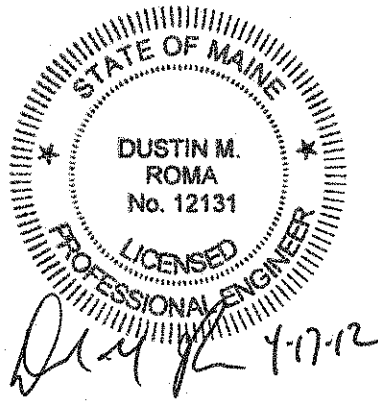
- THE RECORD OWNER OF THE PARCEL IS BRENT BRAASCH BY DEED DATED JUNE 9, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 23378 PAGE 191.
- THE PROPERTY IS SHOWN AS LOT 22 WITHIN BLOCK A ON THE CITY OF PORTLAND TAX MAP 378 AND IS LOCATED IN THE R-2 ZONE.
- SPACE AND BULK CRITERIA FOR THE R-2 ZONE ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 10,000 SF.  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM SIDE YARD: 16 FEET (2.5 STORIES)  
 MINIMUM REAR YARD: 25 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: 20%  
 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 15,110 SQUARE FEET.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A (BEARINGS HAVE BEEN ROTATED TO GRID NORTH, SEE NOTE 1), UPDATED RESEARCH, AND FOUND MONUMENTATION BY SEBAGO TECHNICS, INC.. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN MARCH OF 2012.
- PLAN REFERENCES:  
 A. BOUNDARY SURVEY PROPOSED LOT SPLIT FOR BRENT D. BRAASCH, BY SURVEY INC., (PROJECT NUMBER 03-139) DATED JUNE 2003.  
 B. PLAN OF PHAIR ACRES FOR C. E. PHAIR, BY EDWARD NORRIS, DATED SEPTEMBER, 1949, AND RECORDED IN THE CCRD IN PLAN BOOK 35 PAGE 36.  
 C. REVISED SECTION D SUBDIVISION OF GLEN OAKS, FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED APRIL 15, 1971, AND RECORDED IN THE CCRD IN PLAN BOOK 116 PAGE 23.  
 D. SECTION B SUBDIVISION OF GLEN OAKS FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED OCTOBER 8, 1975, AND RECORDED IN THE CCRD IN PLAN BOOK 110 PAGE 39.C.  
 E. REVISED SECTION A SUBDIVISION OF GLEN OAKS, FOR CHRISTY & SMALL, BY HERBERT GRAY, DATED MARCH 28, 1975, AND RECORDED IN THE CCRD IN PLAN BOOK 107 PAGE 21.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND VERTCON CONVERSION.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
- TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 20,000 SQUARE FEET.
- TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 2,350 SQUARE FEET.
- SOILS ON THE PROPERTY ARE GENERALLY BELGRADE SERIES VERY FINE SANDY LOAM AS CLASSIFIED BY THE USDA/NRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.

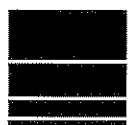


LOCATION MAP N.T.S.

# GENERAL NOTES CONTINUED

- THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.





## Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street  
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250 Goddard Road - Suite B  
Lewiston, ME 04240  
Tel (207) 783-5656

WWW.SEBAGOTECHNICS.COM

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COVER SHEET

OF:

### BRAASCH PROPERTY

25A SUMAC STREET  
PORTLAND, MAINE

FOR:

### CONSTRUCTION SYSTEMS OF NEW ENGLAND

5 REAR INDUSTRY ROAD  
SOUTH PORTLAND, MAINE 04106

---

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	3/19/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	12083
DWG:	12083B(EC)

**SHEET 1 OF 4**

N/F  
MELISSA MIRARCHI  
13867/221  
TM 378-B A-L 002

N/F  
KEVIN & ERICA  
KIERSTEAD  
22546/187  
TM 378-B A-L 055

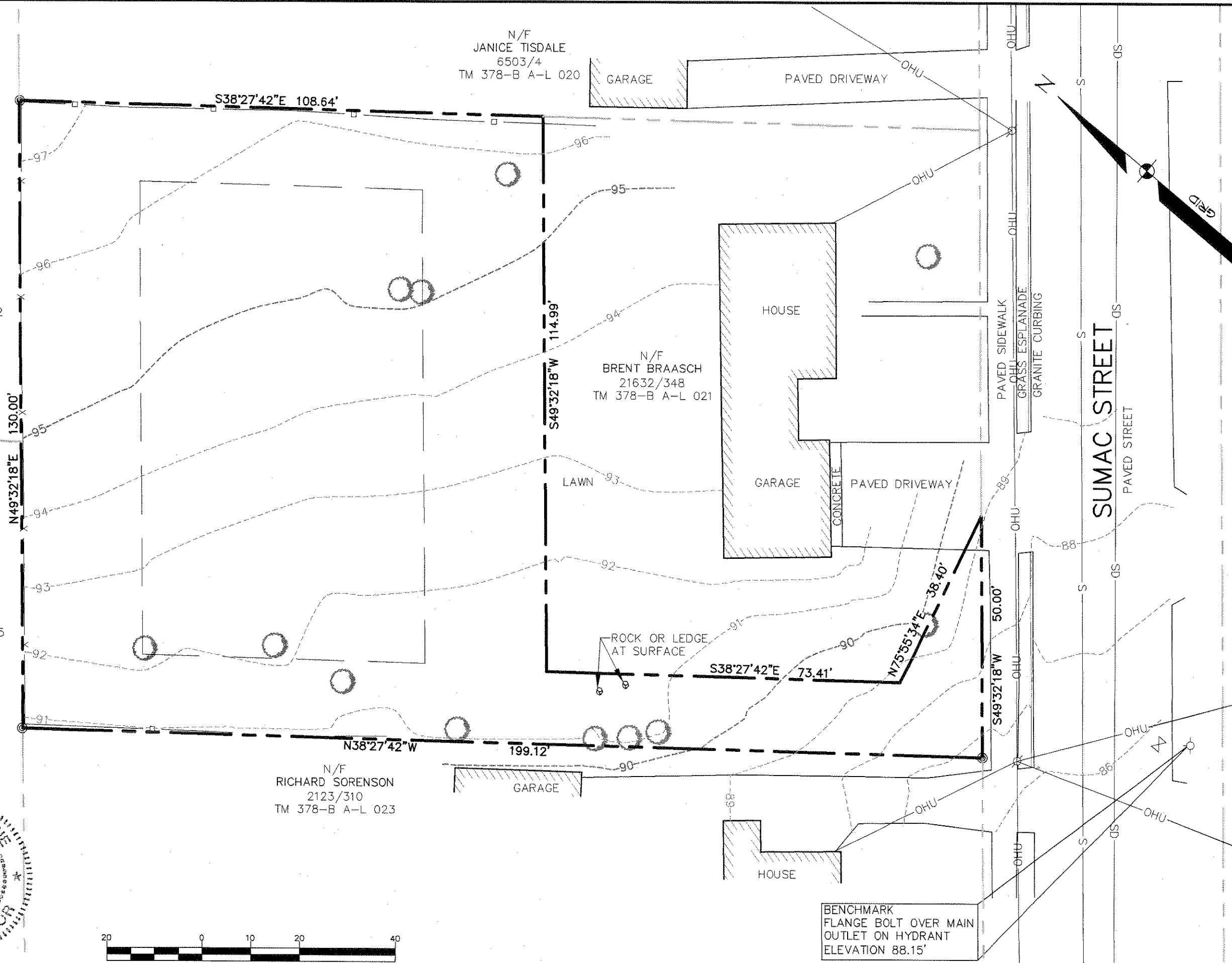
N/F  
RICHARD SORENSON  
2123/310  
TM 378-B A-L 023

N/F  
JANICE TISDALE  
6503/4  
TM 378-B A-L 020

N/F  
BRENT BRAASCH  
21632/348  
TM 378-B A-L 021



Matthew W. Ek



BENCHMARK  
FLANGE BOLT OVER MAIN  
OUTLET ON HYDRANT  
ELEVATION 88.15'

SEE SHEET 1 FOR NOTES,  
LEGEND AND LOCATION MAP

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**EXISTING CONDITIONS PLAN**

OF:  
**BRAASCH PROPERTY**  
25A SUMAC STREET  
PORTLAND, MAINE

FOR:  
**CONSTRUCTION SYSTEMS OF NEW ENGLAND**  
5 REAR INDUSTRY ROAD  
SOUTH PORTLAND, MAINE 04106

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**SHEET 2 OF 4**

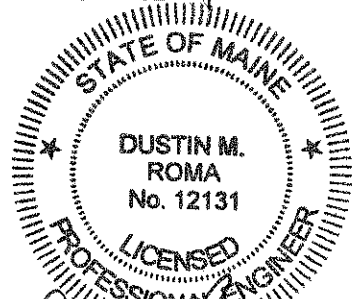
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MELISSA MIRARCHI  
13867/221  
TM 378-B A-L 002

N/F  
KEVIN & ERICA  
KIERSTEAD  
22546/187  
TM 378-B A-L 055

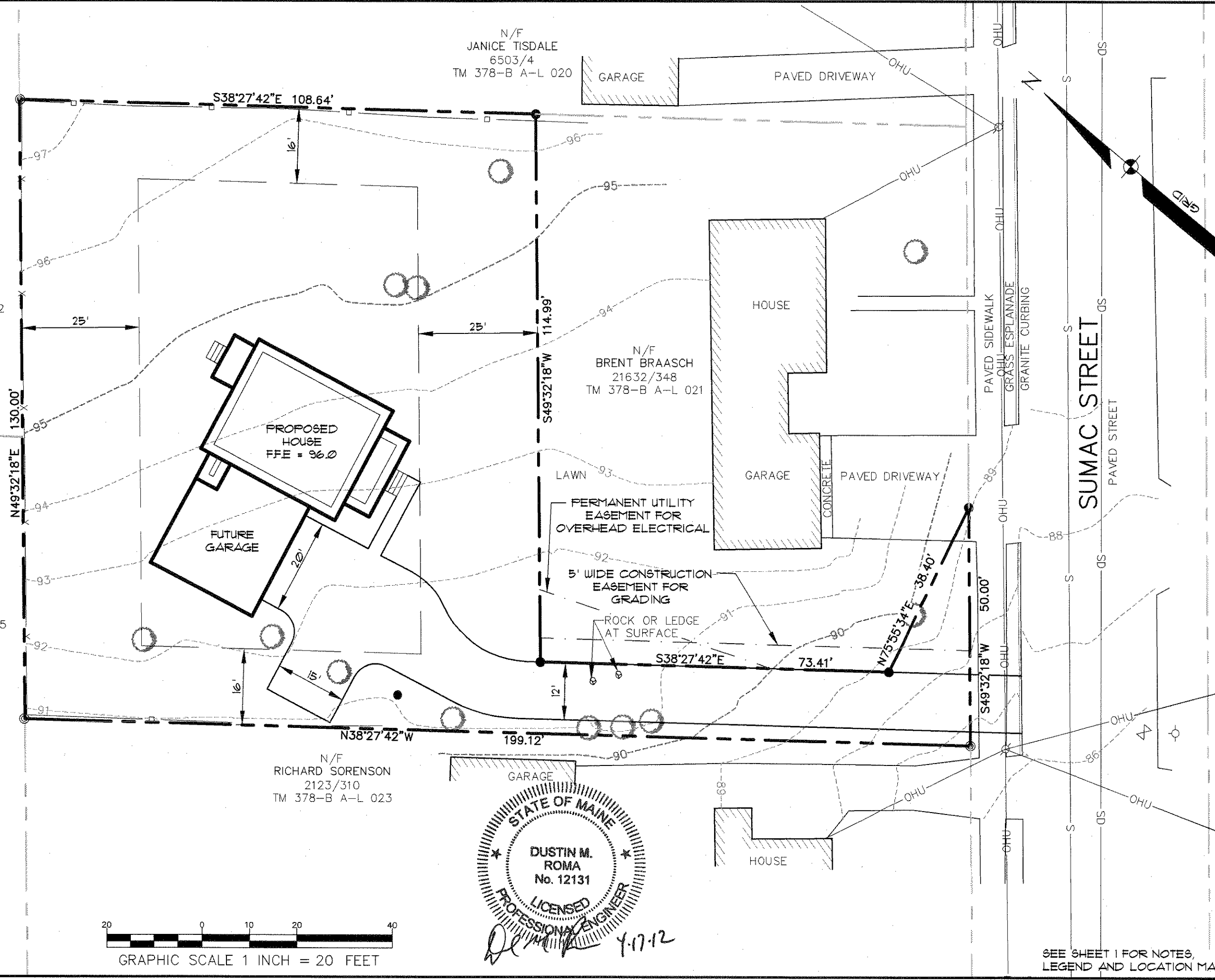
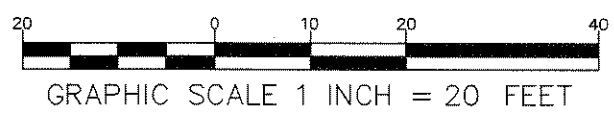
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TM 378-B A-L 023

N/F  
JANICE TISDALE  
6503/4  
TM 378-B A-L 020

N/F  
BRENT BRAASCH  
21632/348  
TM 378-B A-L 021



*Dustin M. Roma*  
4-17-12



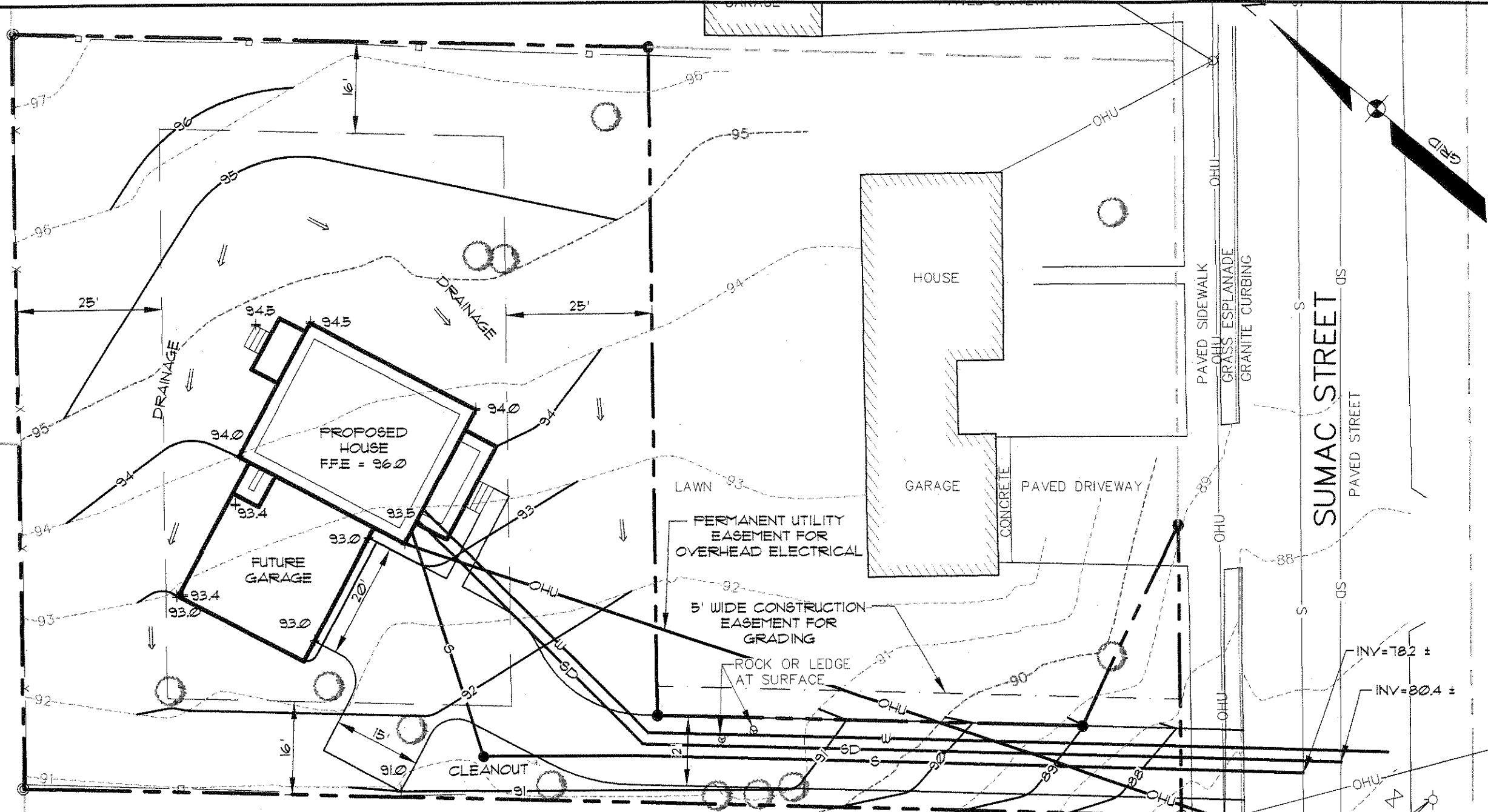
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[WWW.SEBAGOTECHNICS.COM](http://WWW.SEBAGOTECHNICS.COM)

**SITE PLAN**  
OF:  
**BRAASCH PROPERTY**  
25A SUMAC STREET  
PORTLAND, MAINE  
FOR:  
**CONSTRUCTION SYSTEMS OF NEW ENGLAND**  
5 REAR INDUSTRY ROAD  
SOUTH PORTLAND, MAINE 04106

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	3/19/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	12083
DWG:	12083B(SITE)

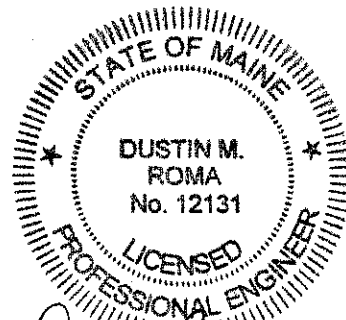
SEE SHEET 1 FOR NOTES,  
LEGEND AND LOCATION MAP

**SHEET 3 OF 4**

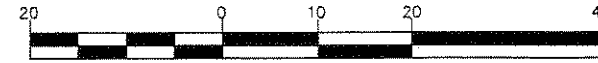


UTILITY STRUCTURE CHART

STRUCTURE TYPE	STRUCTURE #	RIM ELEVATION	INVERT ELEVATION	IN / OUT	OTHER STRUCTURE # OR DIRECTION	SIZE (INCHES)	MISCELLANEOUS NOTE
DMH	1010	93.72	86.22	O	1027	18	
SMH	1012	93.51	85.06	O	1025	8	
			85.46	I	NE	8	
			86.66	I	E	6	
			86.11	I			SHELF
SMH	1025	83.61	74.81	O	SW	8	
			74.71	I	1012	8	
			75.41	I	E	4	
			75.46	I			SHELF
DMH	1027	83.67	76.02	O	SW	18	
			76.32	I	1010	18	
			76.62	I	E	10	
			76.52	I	N	10	
CB	1029	83.50	78.15	O	1027	10	THROUGH CASCO BAY TRAP
			75.8	I			SUMP



*D.M.R.* 4.17.12



GRAPHIC SCALE 1 INCH = 20 FEET

BENCHMARK  
 FLANGE BOLT OVER MAIN  
 OUTLET ON HYDRANT  
 ELEVATION 88.15'

SEE SHEET 1 FOR NOTES,  
 LEGEND AND LOCATION MAP

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GRADING UTILITY PLAN  
 OF:  
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 25A SUMAC STREET  
 PORTLAND, MAINE  
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 5 REAR INDUSTRY ROAD  
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**SHEET 4 OF 4**