

NOTES

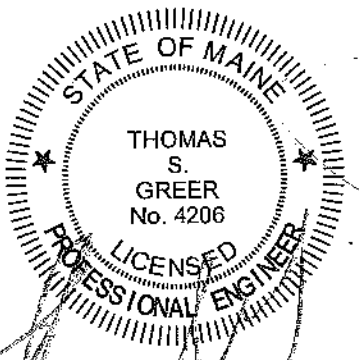
1. OWNER/BUILDER: THE VESTA CORP., P.O. BOX 1464, PORTLAND MAINE, CORD BOOK 27839, PAGE 35
2. PARCEL: 20553 sq. ft. (0.47 acres), PORTLAND TAX MAP 386A, LOT B014001
3. ENGINEER: FINKHAM & GREER CONSULTING ENGINEERS, US ROUTE ONE, FALMOUTH, MAINE 04105
4. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY TITCOMB & ASSOCIATES, FALMOUTH, MAINE. ELEVATIONS ARE REFERENCED TO NAVD DATUM. BENCHMARK: STANDARD DISK AUBURN RM-1 SET FLUSH IN A 2' X 4' BOULDER BETWEEN 2-FINE TREES 10 FEET INTO WOODS FROM THE WOODS LINE, 198 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE FALMOUTH SPUR EASTBOUND, 83.95 FEET SOUTHEAST OF THE STATION MARK, 84.25 FEET NORTHEAST OF RM-2, 25 FEET SOUTHEAST OF THE RIGHT-OF-WAY FENCE, 61 FEET SOUTHWEST OF GRANITE TOWN LINE MONUMENT. ELEVATION = 122.31 FEET.
5. ROAD GRADES ARE BASED ON ALICE COURT DESIGN DRAWINGS. ACTUAL GRADES MAY VARY. ADJUST PROPOSED GRADES TO MATCH EXISTING CONDITIONS.
6. THIS PLAN IS FOR LOT 14. GRADING, BUILDING LOCATIONS, GENERAL DRAINAGE OR OTHER AMENITIES FOR ADJACENT LOTS IS NOT INCLUDED.
7. EROSION CONTROL MESH, INSTALL ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.
8. A SUMP PUMP FOR THE FOUNDATION DRAIN WILL BE REQUIRED IF A DAYLIGHT BASEMENT IS INCLUDED.
9. CONNECT WATER AND SEWER TO EXISTING STUBS.
10. LOAM & SEED ALL DISTURBED AREAS.

LEGEND

	PROPERTY LINES
	BUILDING SETBACK
	ABUTTERS LOT LINE
	WETLAND BOUNDARY
	ORIGINAL EXISTING CONTOUR
	ROAD DESIGN CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	EXISTING CURB
	EXISTING SANITARY SEWER
	EXISTING STORMDRAIN
	EXISTING WATER LINE
	EXISTING UNDERDRAIN
	EXISTING DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING CATCH BASIN
	EDGE OF DRIVEWAY
	EXISTING TREELINE, APPROXIMATE
	HOUSE SERVICE, FOUNDATION
	HOUSE SERVICE, SEWER
	HOUSE SERVICE, WATER
	DIRECTION OF SURFACE DRAINAGE
	SILT FENCE

9/13/10
 - need electrical
 - Foundation Drain should be pulled closer to house

**CITY OF PORTLAND
 APPROVED SITE PLAN**
 Subject to Dept. Conditions
 Date of Approval: 10/19/10
 2-STREET TREES REQ'D, OWNER
 MAY LEAVE 2 EXISTING TREES
 IN GOOD CONDITION, 3" MIN. 6" MIN.
 CALIFER OR INSTALL NEW
 TREES OF A SIMILAR SPECIES
 TO THOSE ON ADJACENT LOTS.



SITE PLAN

PINKHAM & GREER
 CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

**ALICE COURT
 LOT 14, PORTLAND, MAINE**

SCALE: 1"=30'
 DATE: SEPT. 13, 2010
 DESG BY: TSG
 PROJECT: 10142

01

FILE SCALE: 1"=30'
 CVD FILE: 04155