

LOCATION MAP N.T.S.

GENERAL NOTES:

1. APPLICANT: RALPH COFFIN
29 CURTIS ROAD
PORTLAND, MAINE 04103
2. THE LOT SHOWN HEREON IS PART OF A SUBDIVISION SITUATED WITHIN THE CITY OF PORTLAND'S R2 RESIDENTIAL ZONE SINGLE FAMILY HOMES.
3. PLAN REFERENCES:
A) SUBDIVISION PLAN OF AUBURN PINES SUBDIVISION DATED THROUGH JULY 7, 1999 BY PINKHAM & GREER ENGINEERS.
4. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON SAID PLAN WITH ELEVATIONS THAT ARE REFERENCED TO A STANDARD DISK AUBURN RM-1 ELEVATION 122.31 NAVD. DATUM.
5. PROPOSED UTILITY LOCATION AND ELEVATION IS BASED UPON THE PLAN REFERENCED IN NOTE 3A.
6. THIS PLAN INCORPORATES A POSITIVE DRAIN TO DAYLIGHT AS SHOWN ON THE LOT.
7. THE PROPOSED HOME WILL REQUIRE AN INDIVIDUAL SEWAGE WASTEWATER PUMP TO CONNECT INTO THE PROVIDED SEWER SERVICE.
8. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME D.E.P. "BEST MANAGEMENT PRACTICES (B.M.P.S.) FOR EROSION CONTROL & SEDIMENTATION CONTROL.
9. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.
10. SETBACKS FOR THE R-2 ZONE ARE AS FOLLOWS:
FRONT YARD - 25 FT.
SIDE YARD - 14 FT.
REAR YARD - 25 FT.

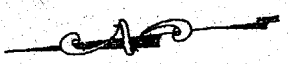
LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|--------------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| --- | BUILDING | --- |
| --- | EDGE PAYEMENT | --- |
| --- | CONTOURS | --- |
| --- | WATER | --- |
| --- | SEWER | --- |
| --- | STORM DRAIN | --- |
| --- | FORCE MAIN | --- |
| --- | UNDERGROUND ELEC. & TEL. | --- |
| --- | UTILITY POLE | --- |
| --- | CATCH BASIN | --- |
| --- | MANHOLE | --- |
| --- | SPOT GRADE | --- |
| --- | SILT FENCE | --- |
| --- | RIPRAP | --- |

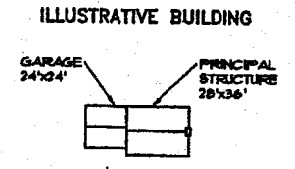
Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PLOT PLAN - ARMSTRONG RESIDENCE
OF:
LOT 34 AUBURN PINES SUBDIVISION
AUBURN PINES DRIVE
PORTLAND, ME
FOR:
RALPH COFFIN
29 CURTIS ROAD
PORTLAND, MAINE 04103

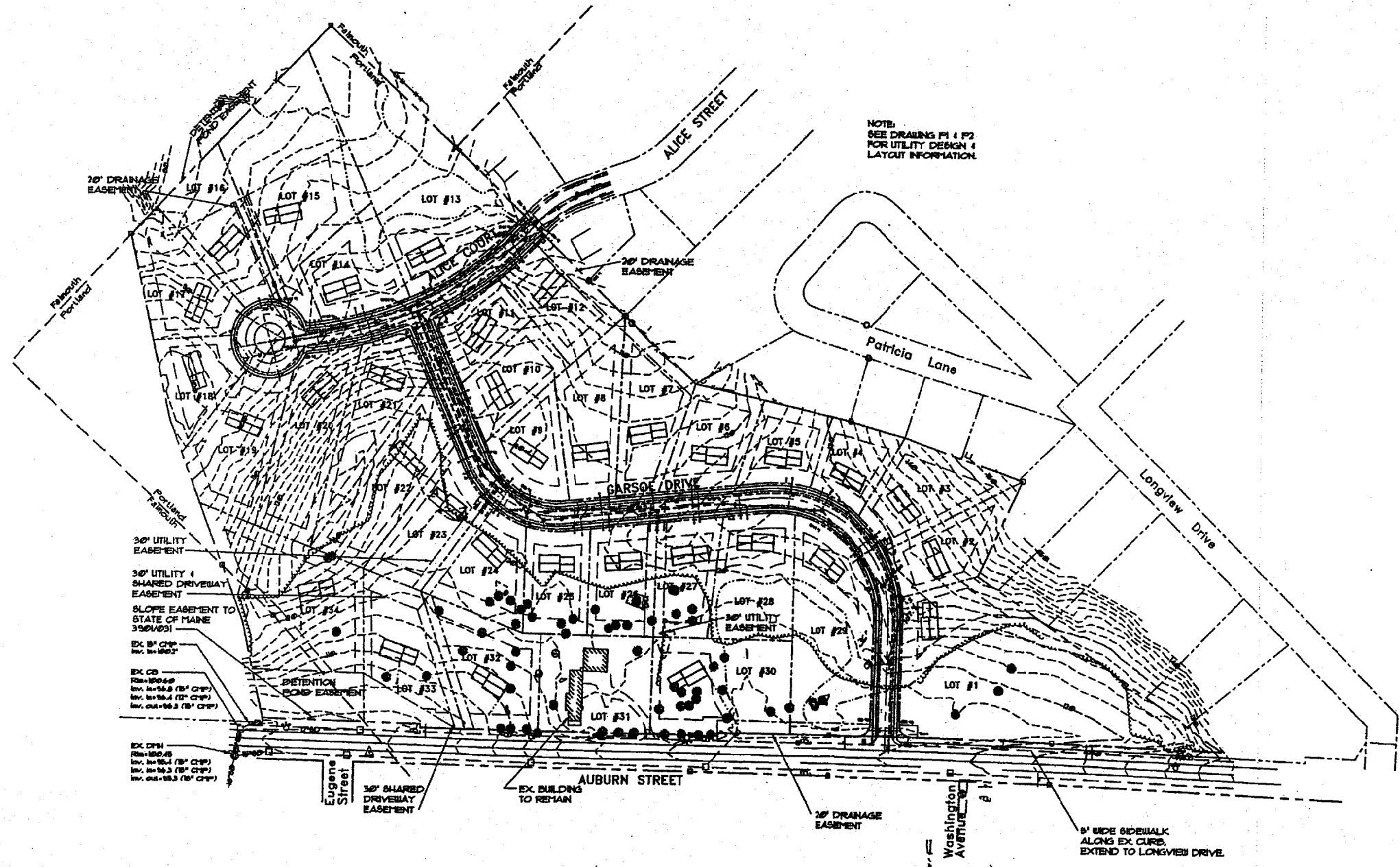
| | |
|---------------------|------------|
| DESIGN BY: | JRS |
| DRAWN BY: | MAL |
| CHECKED BY: | - |
| DATE: | 9-19-01 |
| SCALE: | 1"=40' |
| FIELD BK: | - |
| PROJ. NO: | 01415 |
| DRAWING: | 01415LOT34 |
| SHEET 1 OF 1 | |



| LEGEND | |
|---------------------------------|-------------------------------|
| EXISTING | PROPOSED |
| --- PROPERTY LINE | --- LOT LINES |
| --- ADJOINING PROPERTY EASEMENT | --- BUILDING SETBACK |
| --- EDGE OF PAVEMENT | --- EDGE OF PAVEMENT |
| --- CONTOURS | --- CURB |
| --- SEWER / MANHOLE | --- CONTOURS |
| --- CATCH BASIN | --- SEWER / MANHOLE |
| --- UNDERGROUND UTILITY | --- UNDERGROUND UTILITY |
| --- WATER LINE | --- WATER LINE |
| --- UTILITY POLE | --- STORMDRAIN / CATCHBASIN |
| --- HYDRANT | --- DRAIN MANHOLE |
| --- TREE/TREELINE | --- SEWER HOUSE SERVICE |
| --- LIMIT OF WETLAND | --- FOUNDATION DRAIN LOCATION |
| --- FENCE LINE | --- SPOT GRADE |
| | --- UNDERDRAIN |
| | --- LIGHTPOLE |



NOTE:
SEE DRAWING P1 & P2
FOR UTILITY DESIGN &
LAYOUT INFORMATION.



30' UTILITY EASEMENT

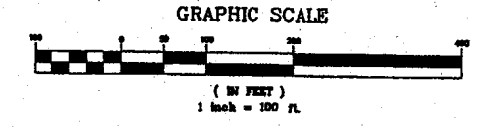
30' UTILITY / SHARED DRIVEWAY EASEMENT

SLOPE EASEMENT TO STATE OF MAINE 3.5% @ 51'

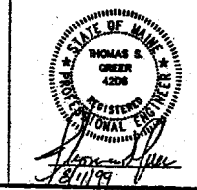
EX. B' CRP Inv. 100.00'

EX. CD Inv. 100.00' (10' CRP)
Inv. 100.00' (10' CRP)
Inv. 100.00' (10' CRP)

EX. DPM Inv. 100.00' (10' CRP)
Inv. 100.00' (10' CRP)
Inv. 100.00' (10' CRP)



| REV. | DATE | DESCRIPTION |
|------|---------|---------------------------------------|
| 4 | 7/23/99 | REV'D PER PLANNING STAFF REVIEW |
| 3 | 1/1/99 | REV'D PER PLANNING STAFF COMMENTS |
| 2 | 6/8/98 | REV'D DRAINAGE EASEMENTS & LOT LAYOUT |
| 1 | 5/12/98 | ADDED LOT 34, UTILITIES & EASEMENTS |



NEPTUNE PROPERTIES, INC.
120 EXCHANGE ST., PORTLAND, ME

AUBURN PINES SUBDIVISION
AUBURN ST., PORTLAND, MAINE

FINKHAM & GREER
CONSULTING ENGINEERS, INC.
PORTLAND, MAINE

SITE PLAN

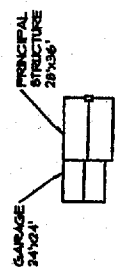
SCALE: 1"=100' DRN BY: JDC
DATE: APRIL, 28, 1999 DESG BY: TSG
PROJECT: 99102 CHK BY: TSG

C2

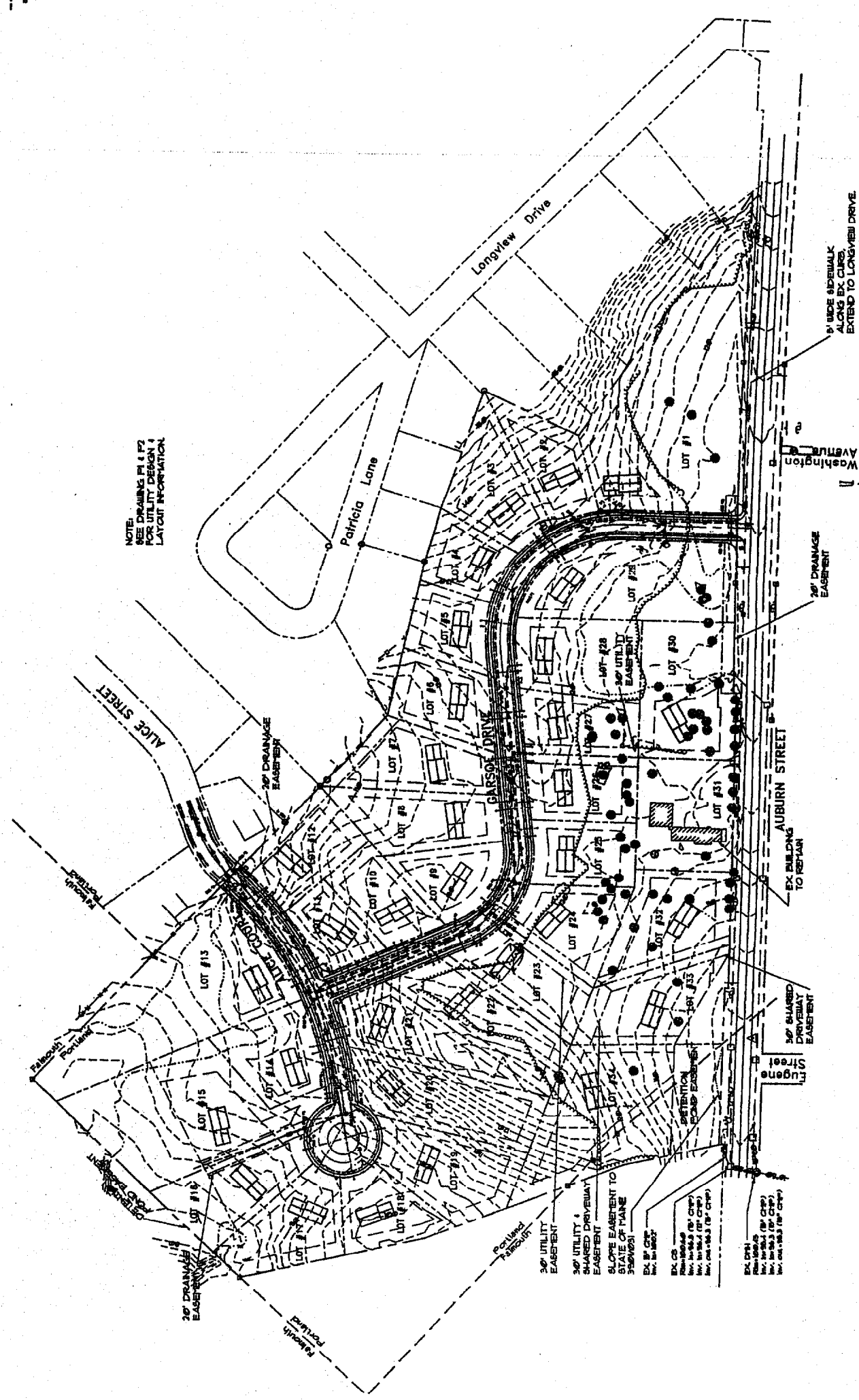
LEGEND

| EXISTING | | PROPOSED | |
|----------|---------------------|----------|----------------------------|
| --- | PROPERTY LINE | --- | LOT LINES |
| --- | ADJUTING PROPERTY | --- | BUILDING FOOTPRINT |
| --- | BASEMENT | --- | EDGE OF PAVEMENT |
| --- | EDGE OF PAVEMENT | --- | CURB |
| --- | CONTOURS | --- | CONTOURS |
| --- | SEWER / MANHOLE | --- | SEWER / MANHOLE |
| --- | CATCH BASIN | --- | UNDERGROUND UTILITY |
| --- | UNDERGROUND UTILITY | --- | WATER LINE |
| --- | UTILITY POLE | --- | STORMDRAIN / CATCHBASIN |
| --- | HYDRANT | --- | WATER METER SERVICE |
| --- | TRAFFIC SIGN | --- | WATER METER SERVICE |
| --- | TREE/TREELINE | --- | FOUNDATION DRAIN LOGGATION |
| --- | LIFT OF RETLAND | --- | SPOT GRADE |
| --- | FENCE LINE | --- | UNDERDRAIN |
| --- | | --- | LIGHTPOLE |

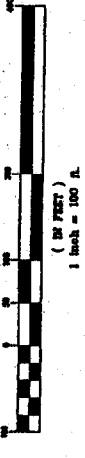
ILLUSTRATIVE BUILDING



NOTE:
SEE DRAWING P1 & P2
FOR UTILITY DESIGN &
LAYOUT INFORMATION



GRAPHIC SCALE



| REV. | DATE | DESCRIPTION |
|------|---------|---------------------------------------|
| 4 | 7/27/99 | REV'D PER PLANNING STAFF REVIEW |
| 3 | 7/1/99 | REV'D PER PLANNING STAFF COMMENTS |
| 2 | 6/8/99 | REV'D DRAINAGE EASEMENTS & LOT LAYOUT |
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| | |
|--|----------------|
| NEPTUNE PROPERTIES, INC. 120 EXCHANGE ST., PORTLAND, ME | |
| AUBURN PINES SUBDIVISION AUBURN ST., PORTLAND, MAINE | |
| SITE PLAN | |
| SCALE: 1"=100' | DRN BY: JDC |
| DATE: APRIL 28, 1999 | DESIGN BY: TSG |
| PROJECT: 99102 | CHK BY: TSG |

