

50' WIDE PRIVATE DRAINAGE EASEMENT

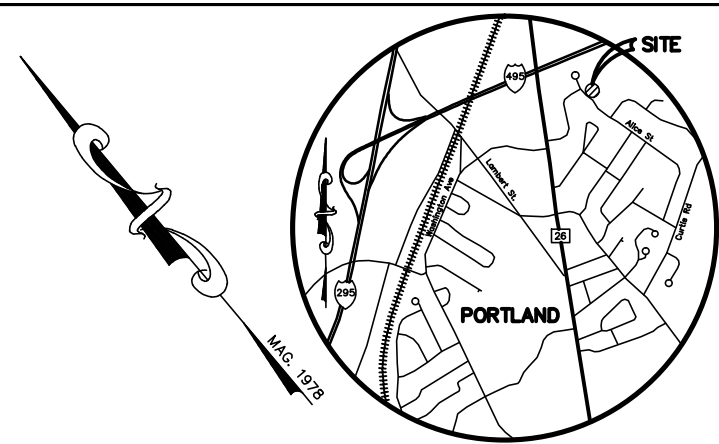
WETLAND IMPACT 1,896 S.F.

CITY OF PORTLAND  
50' WIDE DRAINAGE EASEMENT

2" WATER SERVICE  
6" SANITARY SEWER SERVICE

Scale: 1" = 30'

SYMBOL	DESCRIPTION
(Dashed line with dots)	PROPOSED TREE LINE
(Solid line with dots)	EXISTING TREE LINE
(Dashed line)	LIMITS OF WETLANDS
(Dotted line)	NOW OR FORMERLY ABOVE GROUND
(Dashed line with triangles)	BUILDING SETBACKS
(Dashed line with squares)	PROPOSED BUILDING PROPERTY LINE
(Dashed line with circles)	SILT FENCE
(Dashed line with crosses)	EXISTING CONTOUR
(Dashed line with stars)	PROPOSED CONTOUR
(Circle with cross)	IRON ROD FOUND
(Circle with dot)	IRON ROD TO BE SET
(Square with dot)	EXISTING RIGHT OF WAY
(Square with cross)	STONE MONUMENT FOUND



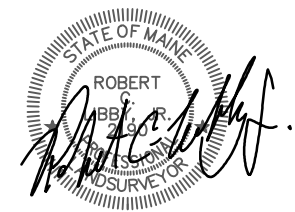
LOCATION MAP  
SCALE: 1" = 2 MILES

NOTES:

- OWNER/APPLICANT: JOE & LIZA NELSON  
185 RIDGE ROAD  
PORTLAND, ME 04103
- ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M INC.  
28 STATE STREET  
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M INC.
- WETLANDS: PER PLAN REFERENCE A
- DEED REFERENCES: BK. 33164, PG. 325
- TAX MAP REFERENCE: MAP R7SW, LOT D036
- ZONING: R-1 RESIDENTIAL ZONE
- PROJECT AREA: 25,668 S.F., (0.59 ACRES)
- PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
- MINIMUM STANDARDS: LOT SIZE - 15,000 S.F.  
FRONTAGE - 75'  
SETBACKS - 25' FRONT AND REAR  
16' SIDE (2.5 STORY)
- SEWER SERVICE: PUBLIC
- WATER SERVICE: PUBLIC
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
- PLAN REFERENCES:
  - A. PLAN TITLED "SITE PLAN LOT 6" BY BH2M INC. DATED MARCH 1999, REVISED THRU MARCH 26, 1999.
  - B. PLAN TITLED "RECORDING PLAN / COVER SHEET" BY LAND USE CONSULTANTS INC. DATED JUNE 11, 1993, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 195, PAGE 12.
  - C. PLAN TITLED "FOURTH AMENDED RECORDING PLAT" BY LAND USE CONSULTANT INC. DATED AUGUST 11, 1998, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 552.
- WETLAND IMPACT: 1,896 S.F.
- STREET STATUS: ALICE STREET-ACCEPTED
- SOIL TYPE: SCANTIC (HSG D), SUFFIELD (HSG C)
- DISTURBED AREA: 8,817 S.F.
- NO WORK SHALL BE COMPLETED WITHIN CITY DRAINAGE EASEMENT OR WITHIN 25 FEET OF THE EXISTING STREAM AS SHOWN.
- CONTRACTOR TO CONFIRM EXISTING GRADES PRIOR TO COMMENCEMENT OF CONSTRUCTION AS IT APPEARS SOME EARTH MOVEMENT HAS OCCURRED ONSITE.
- TEST PITS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO CONFIRM A GRAVITY SEWER CONNECTION IS WARRANTED FOR PARCEL. APPLICANT MAY CHOOSE TO UTILIZE THE EXISTING 2" FORCE MAIN AND PUMP TO ALICE STREET.
- APPLICANT RESERVES THE RIGHT TO INSTALL A ROCK RETAINING WALL INSTEAD OF THE 2:1 SLOPE ON THE EAST SIDE OF THE LOT. NO IMPACTS WILL BE COMPLETED WITHIN THE DRAINAGE EASEMENT OR WITHIN 25 FEET OF THE STREAM USING EITHER OF THESE APPROACHES.

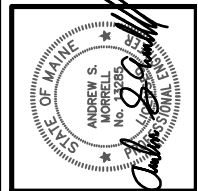
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD BOUNDARY SURVEY CATEGORY I, CONDITION I, WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	DESCRIPTION
1	7/2/16	Submitted Concept to Client
2	7/13/16	Revisions Per Client Comments
3	10/10/16	Revisions Per City Comments



**BH2M**  
Bert J. Huff, Jr., McDaniel, Millygin, Inc.  
Engineers, Surveyors  
28 State Street  
Gorham, Maine 04038  
Tel: (207) 839-2771  
Fax: (207) 839-8250

FOR  
Joe & Liza Nelson  
185 Ridge Road  
Portland, Maine 04103

SITE PLAN - LOT 6  
ALICE STREET SUBDIVISION  
ALICE STREET  
PORTLAND, MAINE

DESIGNED T. Low	DATE July 2016
DRAWN T. Low	SCALE 1"=30'
CHECKED A. Morrell	JOB. NO. 16102

SHEET  
1

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