

BOUNDARY AND TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED ON
PRESUMPSCOT STREET
CITY OF PORTLAND
CUMBERLAND CO., MAINE
PREPARED FOR
MR. BRUCE K. BROWN
P O BOX 1052 PORTLAND, ME 04114

SGC ENGINEERING, LLC
= Civil Design & Survey Engineering
= Environmental & Regulatory Permitting
= Electrical Power Systems Engineering

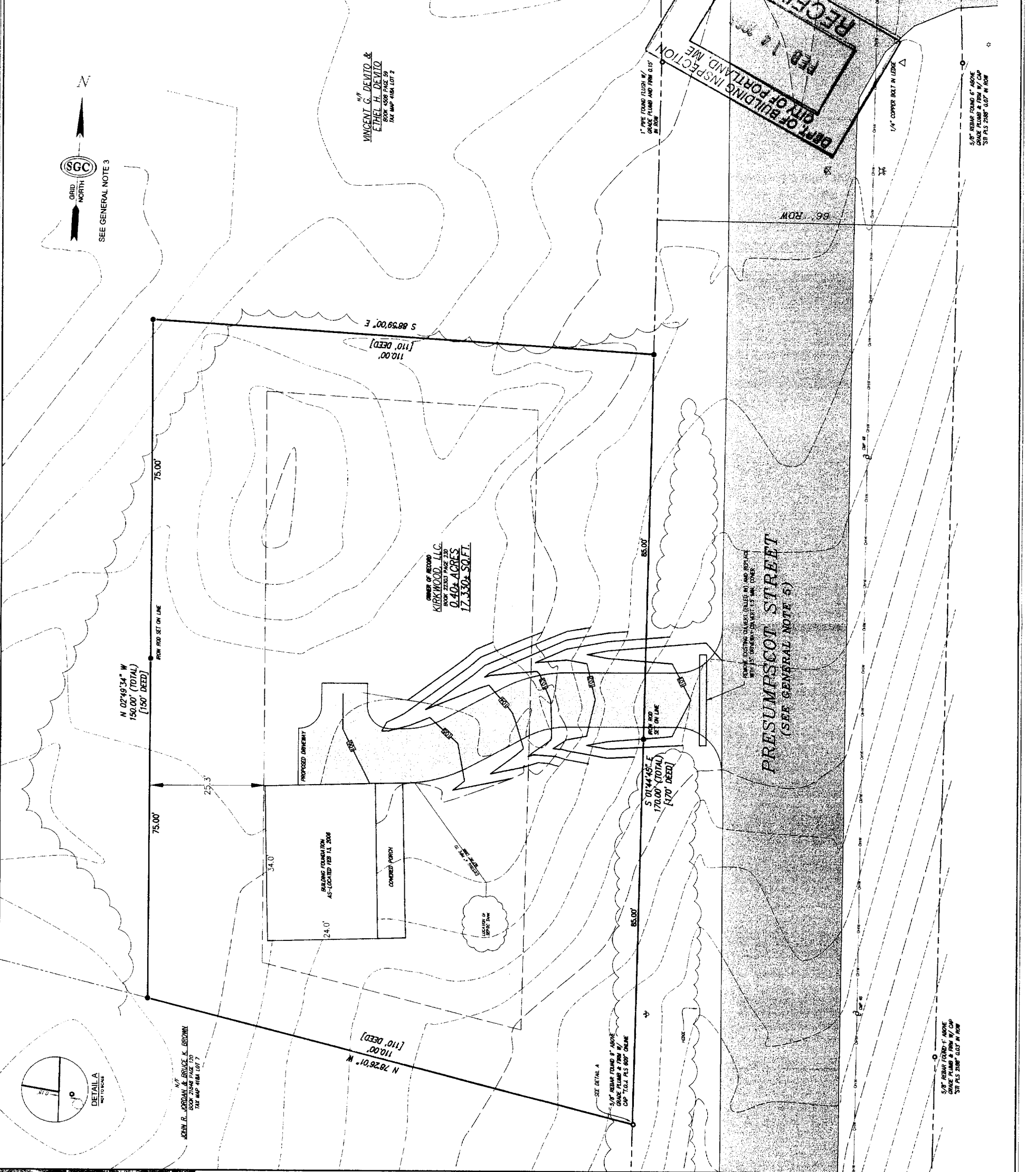
DATE: 07/08/05
DRAWN: CMJ
CHECK: ANJ
SCALE: 1" = 10'

PROJECT: 28100101
SHEET 1 OF 1

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 1 | 10-24-05 | APPROVED FOR SUBMITTAL AND GRADING. REVISED PER PLANNING DEPT COMMENTS. |
| 2 | 2-13-06 | AS-BUILT FOUNDATION. |

CUMBERLAND COUNTY REGISTER OF DEEDS
MAINE
Page _____
Filed in Plan Book _____
Attest: _____
Register



GENERAL NOTES:

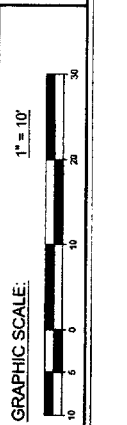
- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN MR. BRUCE BROWN AND SGC ENGINEERING, LLC, DATED JANUARY 17, 2005.
- 2) REFERENCE DEED FOR THE LOCUS PARCEL IS FEDORA SHEPARD AND KIRK LOGS BY KIRKWOOD DATED FEBRUARY 4, 2005 AND RECORDS DEED # 2005-0017 PAGE 256. AT THE CUMBERLAND COUNTY REGISTER OF DEEDS.
- 3) THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH AND ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- 4) THE LOCUS PARCEL IS DEPICTED AS LOT 79 ON CITY OF PORTLAND ASSESSORS MAP 15. BUT THE CURRENT OWNER OF INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- 5) PRESUMPSCOT STREET IS A 4' ROAD BASED ON CITY BLUE SHEETS.
- 6) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- 7) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC ENGINEERING, LLC ON JUNE 6, 7, AND 9, 2005.
- 8) THE LOCUS PARCEL IS LOCATED IN ZONE IS R3 (RESIDENTIAL ZONE).
MIN. LOT AREA: 6,600 SQ. FT.
MIN. STREET FRONTAGE: 50 FEET
FRONT SET BACK: 25 FEET
REAR SET BACK: 25 FEET
SIDE SETBACK: VARIES FROM 8 FEET FOR 1 STORY BUILDING TO 10 FEET FOR 2-1/2 STORY BUILDING.
- 9) THE LOCUS PARCEL IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, BASED ON FEMA/FIRM MAP 230601 0007 C PANEL 7 OF 17 DATED DECEMBER 8, 1988.
- 10) VERTICAL INFORMATION AS SHOWN HEREON IS BASED ON AN ASSUMED DATUM OF 100.00'.

MAP REFERENCES:

- 1) A PLAN ENTITLED 'ROBERT C. DUTTON SITE CONDITIONS PLAN STANDARD BOUNDARY SURVEY DATED FEBRUARY 8, 1988, PREPARED BY H. LAND E.C. JORDAN - SURVEYORS.
- 2) CITY OF PORTLAND BLUE SHEETS, 'PRESUMPSCOT STREET' SHEETS 148

LEGEND:

| | |
|--|---------------|
| BOUNDARY MONUMENTS (SEE PLAN FOR SPECIFIC INFORMATION) | --- |
| IRON NAIL OR NAIL | ○ |
| COPPER NAIL | △ |
| SEARCH FOR NAIL SET | ● |
| EXISTING FEATURES | |
| STONE WALL | —○—○—○— |
| PAVED SURFACE | —●—●—●— |
| APPROXIMATE TREE LINE | —x—x—x— |
| CONTOUR LINE SHORT INTERVAL | —wavy line— |
| CONTOUR LINE 1 FOOT INTERVAL | —dashed line— |
| EXISTING UTILITIES | |
| UTILITY POLE | ○ |
| OVERHEAD WIRES | —x—x—x— |
| WATER MAIN | —x—x—x— |
| WATER SPLIT OFF | —x—x—x— |
| HYDRANT | ○ |
| LIGHT POLE | ○ |



PRESUMPS (SEE GENER)

170.00' (TOTAL)
[170' DEED]
S 01°44'45" E

SEE DETAIL A
5/8" REBAR FOUND 9" ABOVE
GRADE PLUMB & FRM W/
CAP "T.O.I. PLS 609" ONLINE

LOCATION OF
SEPTIC TANK

4" PIPE TO SEPTIC TANK

1/2 STORY
WOOD
(TO BE REMOVED)

N 78°26'01" W
110.00'
[110' DEED]

1" = 10'
#05-1246
original plat out
1110 ft jumps out

N/F
JOHN R. JORDAN & BRUCE K. BROWN
BOOK 21848 PAGE 120
TAX MAP 418A LOT 7

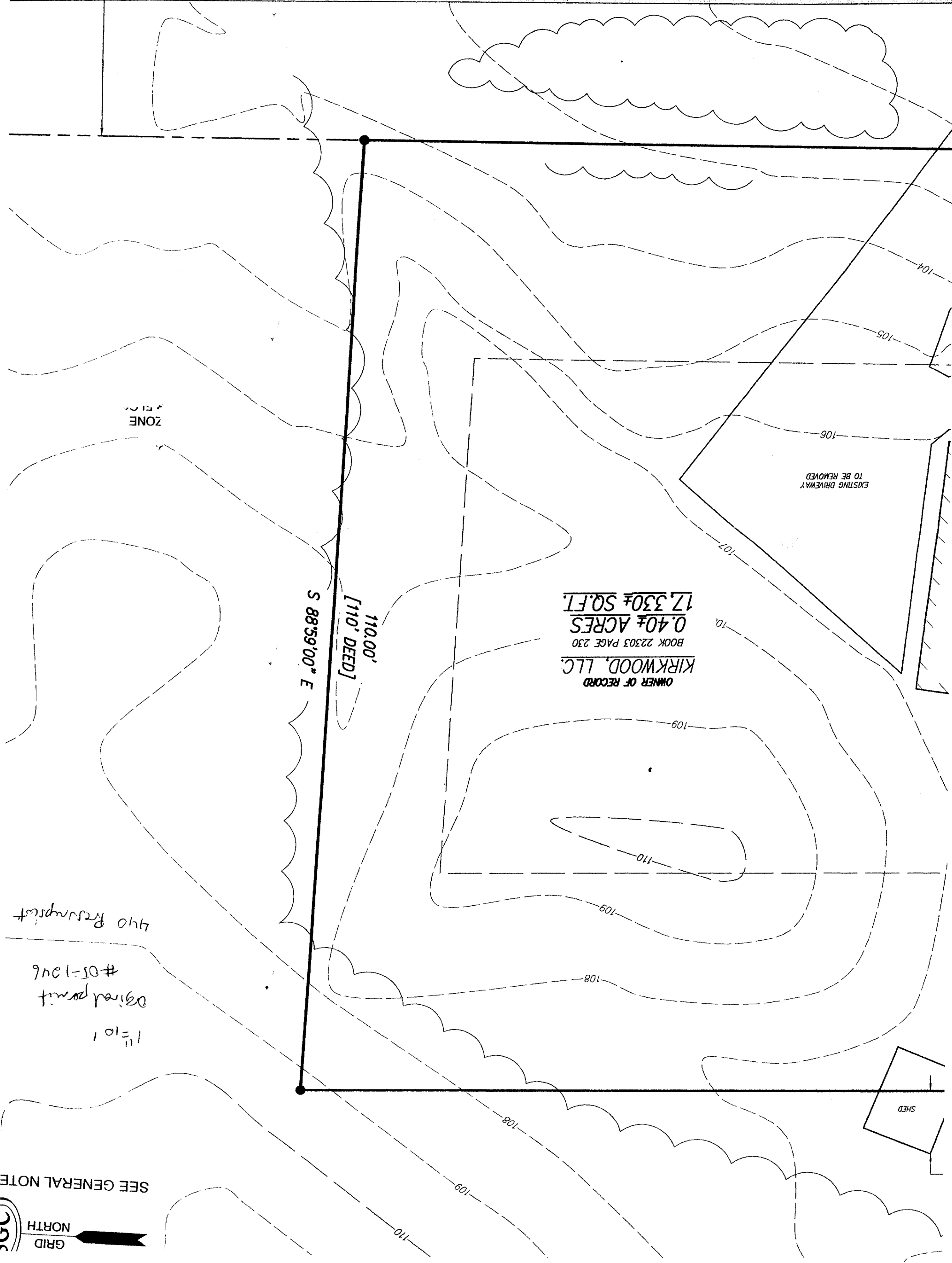
150.00' (TOTAL)
[150' DEED]
N 02°49'34"

DETAIL A
AS TO SCALE

ENCLOSURE

COT STREET
(AL NOTE 5)

66' ROW



OWNER OF RECORD
 KIRKWOOD, LLC.
 BOOK 22303 PAGE 230
 0.40± ACRES
 17,330± SQ.FT.

EXISTING DRIVEWAY
 TO BE REMOVED

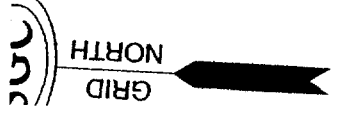
SHED

ZONE

110.00'
 [110' DEED]
 S 88°59'00" E

1" = 10'
 original point
 #05-1246
 470 Resurvey

SEE GENERAL NOTE



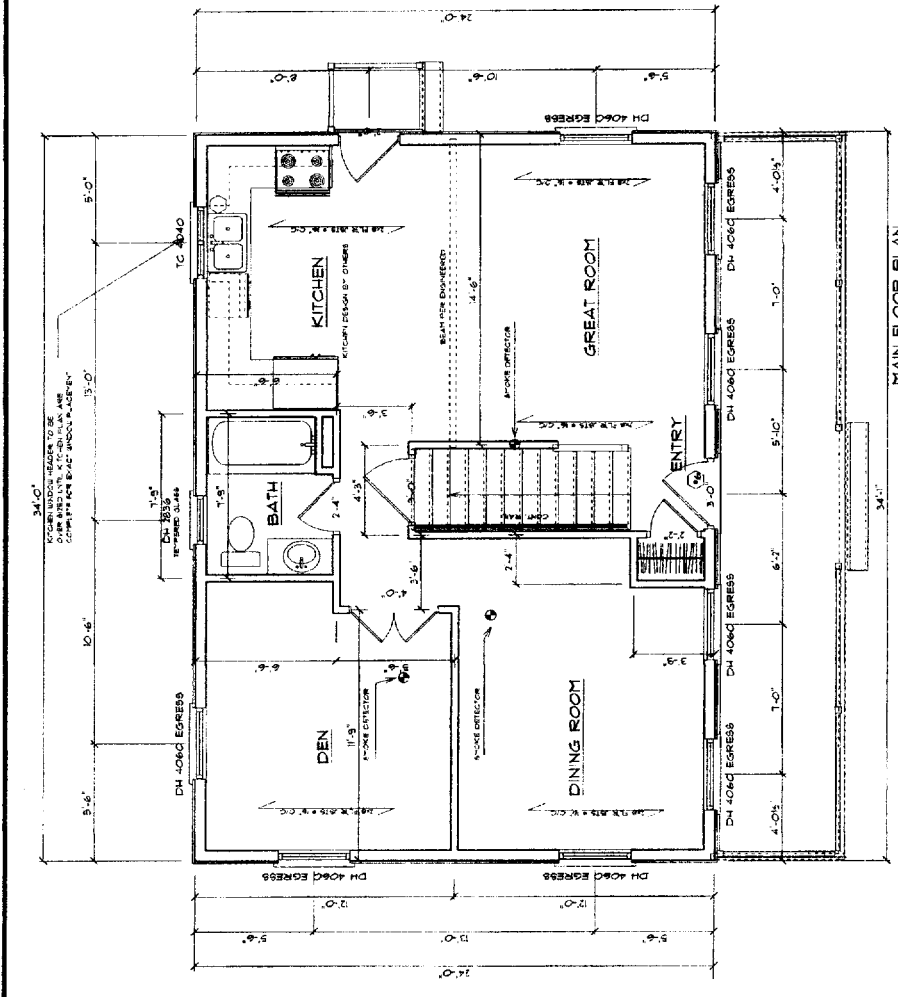


THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALAZA REAL DESIGN, INC. OR OTHER PALAZA DO NOT GUARANTEE THAT THESE PLANS AND SPECIFICATIONS ACCURATELY REFLECT OR REPRESENT THE PROJECT. AND THE BUILDER IS RESPONSIBLE TO CONTACT THE APPLICABLE BUILDING CODES, IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE LOCAL AND STATE BUILDING CODES TO OBTAIN THE NECESSARY PERMITS AND TO VERIFY THAT THE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES. ALL STRUCTURAL CALCULATIONS ARE SUBMITTED ONLY IN A GENERAL DESIGN GOOD PRACTICE FOR ALL THE TRADES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALAZA REAL DESIGN, INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS.

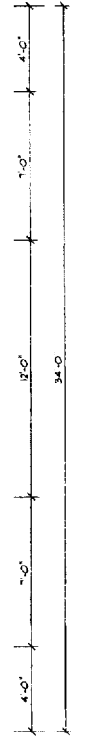
KIRKWOOD LLC.
CONTRACTOR.

PROJECT NAME: PRESUMPCOT
SPEC

| | |
|------------------------|-----------------|
| DATE: February 07 2006 | SCALE: AS NOTED |
| DRAWN | |
| FILE | |
| SHEET | OF |

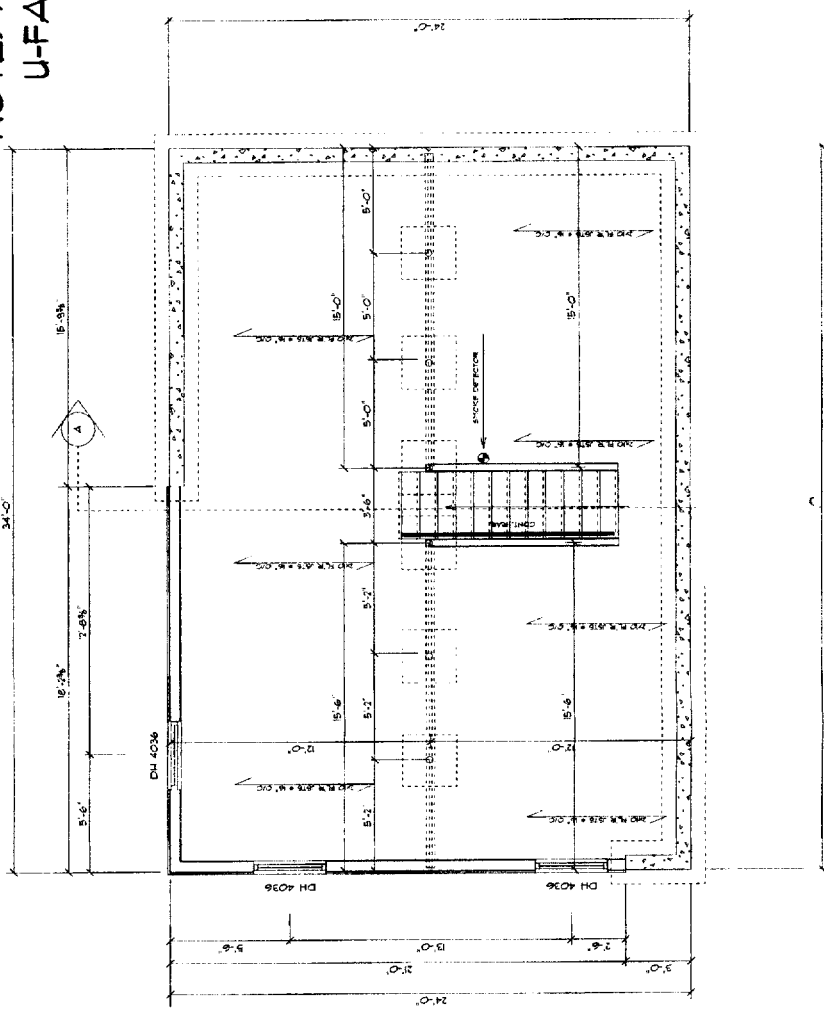


NOTE: ALL WINDOWS
U-FACTOR = .31

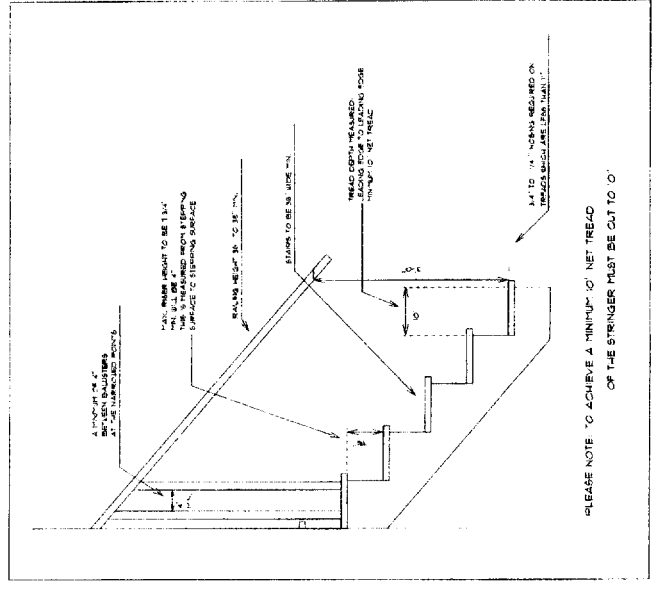


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS
U-FACTOR = .31



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

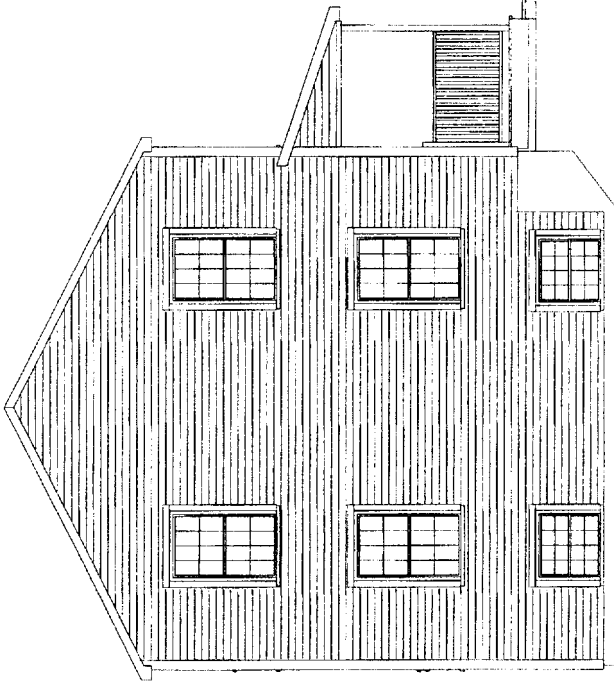




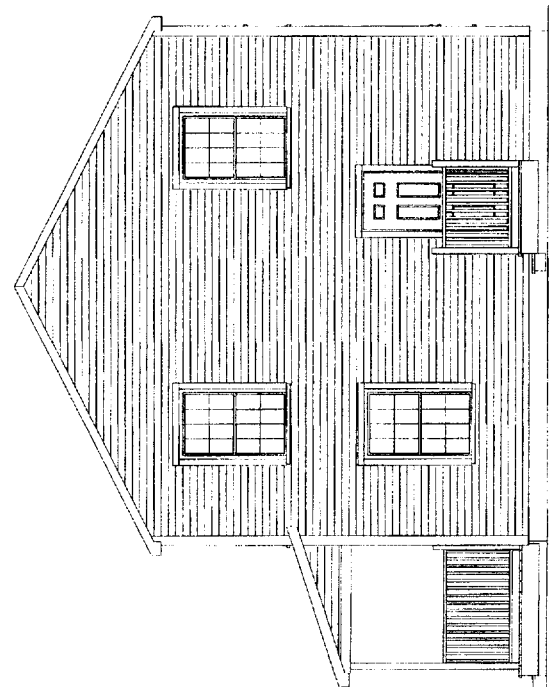
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CONTRACTOR: **KIRKWOOD LLC.**
 PROJECT NAME: **PRE&MPCOT SPEC**

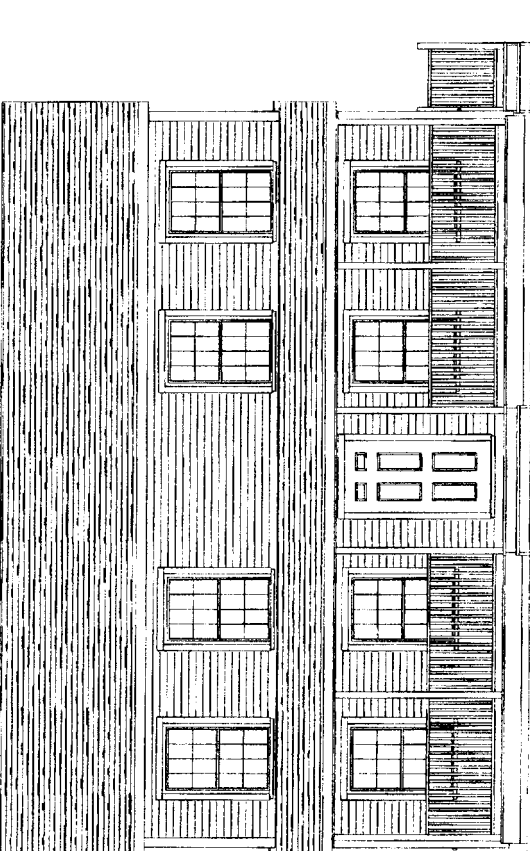
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| SECTION | | | | | |
| DATE | February 07 2006 | | | | |
| SCALE | AS NOTED | | | | |
| DRAWN | | | | | |
| PL | | | | | |
| SHEET | | | | | |



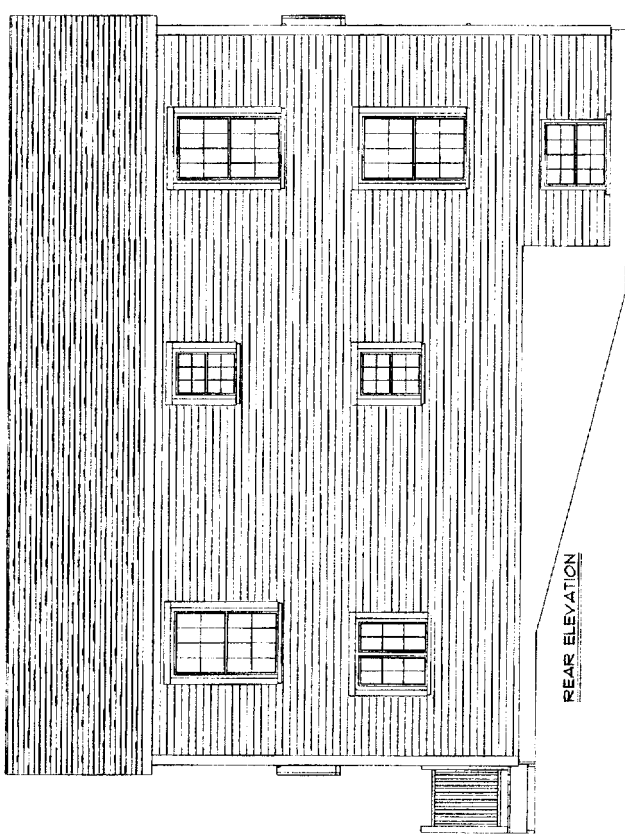
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION