N/F
RONALD & SUSAN
HALL
29874/181
MAP 10, LOT 389E

N/F
MICHEL & LAURA
MANUEL
30440/149
MAP 10, LOT 389G

N/F
NICHOLAS & XANTHE
CHAROV
30521/339
MAP 10, LOT 388

MAP 10 LOT 387A
33021/0328
±297,688 S.F.
±6.83 AC.

N/F
SUMMIT TERRACE
MAINE ASSOCIATES, L.P.
30639/178
MAP 5, LOT 185

S 6°27'41" E
275.9'

S 0°34'59" W
237.35'

ZONE A
ZONE C

N 51°17'14" E
370.08'

S 30°33'59" W
33.92'

N 29°45'21" W
436.5'

PARKING REQUIRED
FOR SOUTH PORTLAND
RESIDENCE

SNOW STORAGE

24' WIDE EASEMENT
ACCESS FOR CITY OF
SOUTH PORTLAND

STORM WATER
BMP MAINTENANCE
EASEMENT

(3) 9x18 PARKING SPACES

(3) 9x18 PARKING SPACES

(3) 9x18 PARKING SPACES

(3) 9x18
PARKING SPACES

20' BLDG.
SETBACK

SAWCUT

PT: 0+46.26

SAWCUT

1+00

2+00

3+00

4+00

5+00

5+23

PC: 1+21.86

PT: 2+19.41

PC: 2+48.33

PT: 2+71.83

PC: 3+00.86

PT: 3+14.36

TRAVEL WAY CL

20' WIDE MIN
TRAVEL LANE, TYP

LSA

DECK - TYPICAL PER
ARCHITECTS PLANS

SNOW STORAGE

VEHICULAR
BITUMINOUS
PAVING

PROPOSED FIRE
HYDRANT

CONCRETE
SLIPFORM CURBING

NO PARKING SIGN

SNOW STORAGE

SNOW STORAGE

NO ON STREET
PARKING SIGN

PORCH - PER
ARCHITECTS PLANS

13' x 50' AREA
TO DEFINE LOT
FRONTAGE

NO ON STREET
PARKING SIGN

SOUTH PORTLAND UTILITY
EASEMENT, SEE SHEET 2
FOR DESCRIPTION

PROPOSED 30' UTILITY
EASEMENT AS APPROVED
BY SOUTH PORTLAND STAFF

50.00'

30.00'

16.5'

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

GRID
N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

19590 S.dwg, TAB:S2

SHAWN M. FRANK, PE 8386

PROGRESS PRINT

NOT FOR CONSTRUCTION

REV	BY	DATE:	STATUS
A	SMF	12/15/2020	RELEASED FOR CLIENT REVIEW
B	SMF	05/14/2021	PRELIMINARY SITE/SUBDIVISION FOR CITY REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207.200.2100

SITE PLAN
OF:
SUMMIT TERRACE
115 SUMMIT STREET
SOUTH PORTLAND, MAINE
FOR:
H.W. LAND COMPANY, LLC
P.O. BOX 6423
PORTLAND, MAINE 04104

DESIGNED	HAH
DRAWN	SRC
CHECKED	SMF
DATE	02/19/21
SCALE	1" = 20'
PROJECT	19590

SHEET 5 OF13