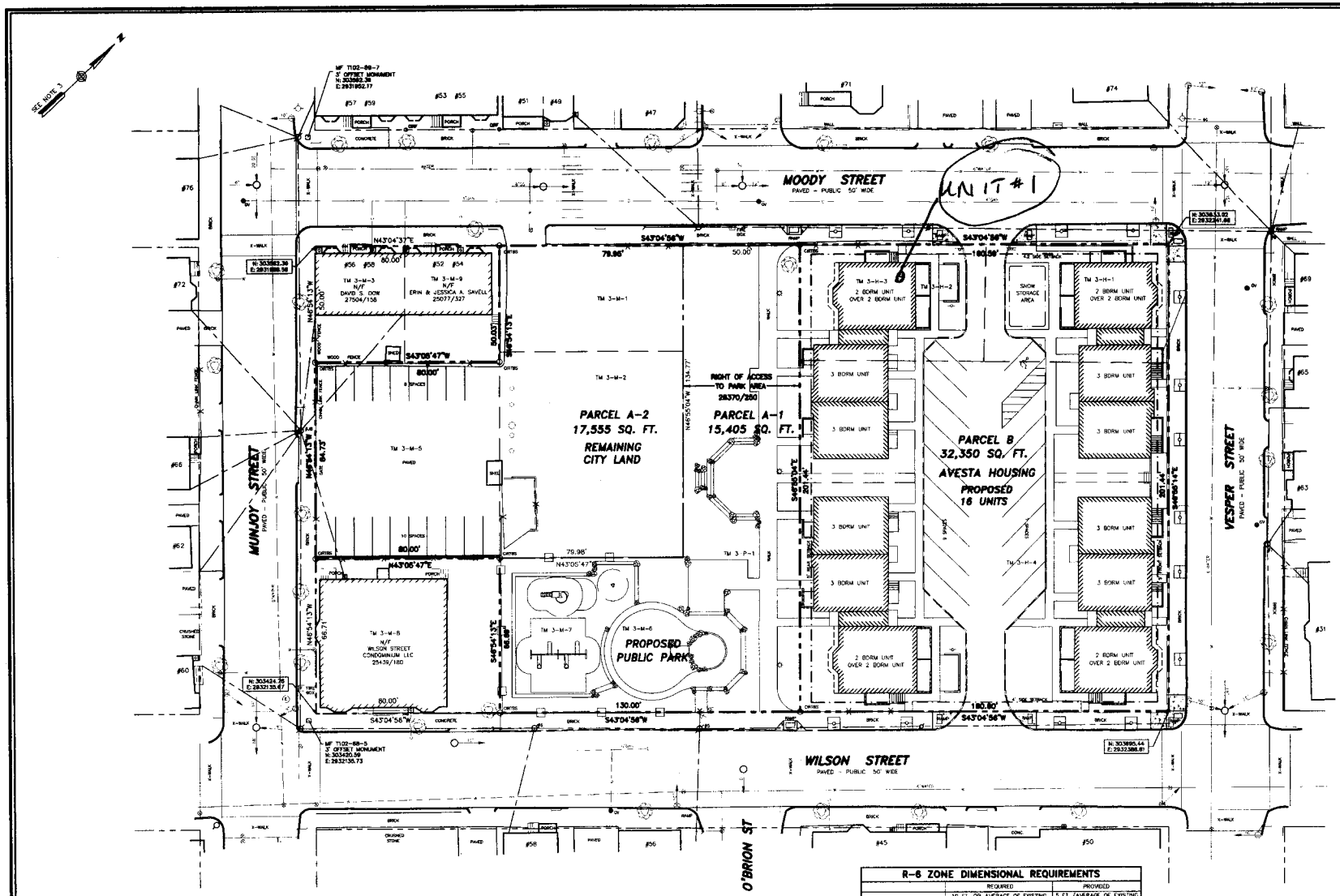
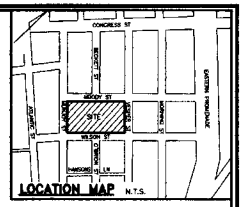
C1 Survey

SURVEY





LEGEND

CAPPED IRON ROD TO BE SET	CRTBS	CONIFEROUS TREE	
MANHOLE		DECIDUOUS TREE	
CATCH BASIN		IRON ROD FOUND	RF
UTILITY POLE W/GUY		MONUMENT FOUND	MF
UTILITY POLE		GAS LINE	
ELECTRIC METER BOX		OVERHEAD ELECTRIC	
GAS METER BOX		WATER MAIN	
GAS GATE		PROPERTY LINE	
WATER GATE		RIGHT OF WAY	
HYDRANT		FENCE	
SIGN		CURB	

NOTE:

PER LETTER OF APPROVAL FROM THE CITY OF PORTLAND WITH ATTACHMENTS DATED AUGUST 23, 2011 PROJECT ID: 10-897/0009

WAIVERS

ON THE BASIS OF THE APPLICATION, PLANS, REPORTS AND OTHER INFORMATION SUBMITTED BY THE APPLICANT, FINDINGS AND RECOMMENDATIONS CONTAINED IN THE PLANNING BOARD REPORT # 17-11 FOR ADAMS SCHOOL REDEVELOPMENT, 48 MOODY STREET APPLICATION # 10-997000009 RELEVANT TO PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND OTHER REGULATIONS, AND THE TESTIMONY PRESENTED AT THE PLANNING BOARD HEARING, THE PLANNING BOARD FINDS THE FOLLOWING:

THE PLANNING BOARD VOTED 4-0 (LEWIS, O'BRIEN AND SILK ABSENT) TO WAIVE TECHNICAL STANDARD, SECTION 2.1.1 TO ALLOW THE STORMWATER FROM HOUSING, PARK AND PLAYGROUND AREAS TO DISCHARGE INTO THE COMBINED SEWERS IN NEARBY STREETS AS SHOWN IN THE APPROVED PLANS.

GENERAL NOTES

1. OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, 307 CUMBERLAND AVENUE, PORTLAND, MAINE C.C.R.D. BOOK 28370 PAGE 248.

2. PREMISES SHOWN AS TAX MAP 3-M-1, 2, 5, 6, 7 AND 3-H-1, 2, 3, 4, AND 3-P-1

3. BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-69-7, T102-68-5.

4. LOCATION OF PROPOSED IMPROVEMENTS TAKEN FROM PLAN REFERENCE 4.

5. STORMWATER MANAGEMENT AGREEMENT IS AVAILABLE UPON REQUEST AND IS ON FILE WITH THE CITY OR PORTLAND'S PLANNING AND URBAN DEVELOPMENT DEPARTMENT.

APPROVED BY
THE CITY OF PORTLAND PLANNING BOARD

DATE Aug. 9, 2011

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED July 11 2012
AT 2 hr. 14 min. P m AND RECORDED
IN PLAN BOOK 212 PAGE 210
ATTEST: Candace E. Lordy
REGISTER

GRAPHIC SCALE
0 10' 20' 40' 80'

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, PROPOSED NEW SCHOOL, BECKETT STREET, DEC. 19, 1956, H.J. & E.C. JORDAN-SURVEYORS."

2. "BOUNDARY SURVEY 51-65 WILSON STREET, PORTLAND, MAINE MADE FOR MEREDITH TURNER AUGUST 13, 2007" BY OWEN HASKELL, INC.

3. "TOPOGRAPHIC & PLANIMETRIC SURVEY ON MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST., PORTLAND, MAINE MADE FOR WOODARD & CURRAN JULY 21, 2010 REV. : 11/30/10" BY OWEN HASKELL, INC.

4. "SITE PLAN AVESTA-ADAMS SCHOOL SITE REDEVELOPMENT, PORTLAND, MAINE DECEMBER 14, 2010" BY PDT ARCHITECTS.

R-6 ZONE DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,340 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	40%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	160 FT.
MIN. OPEN SPACE (50% OF LOT FOR DEV. W/<20 UNITS)	0.15 ACRES	0.22 ACRES
PARK'G SPACES (1 PER UNIT)	16	16

*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

STATE OF MAINE
JOHN W. SWAN
No. 1038
PROFESSIONAL LAND SURVEYOR

JOHN W. SWAN, PLS NO. 1038
DATE: 5/16/12

RECORDING PLAT

ON
MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST.
PORTLAND, MAINE
MADE FOR RECORD OWNER
AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	JLW	APRIL 30, 2012	2010-080P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1RP