

**LEGEND**

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

**NOTE:**

PER LETTER OF APPROVAL FROM THE CITY OF PORTLAND WITH ATTACHMENTS DATED AUGUST 23, 2011 PROJECT ID: 10-9970009

**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 # 10-9970009 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:

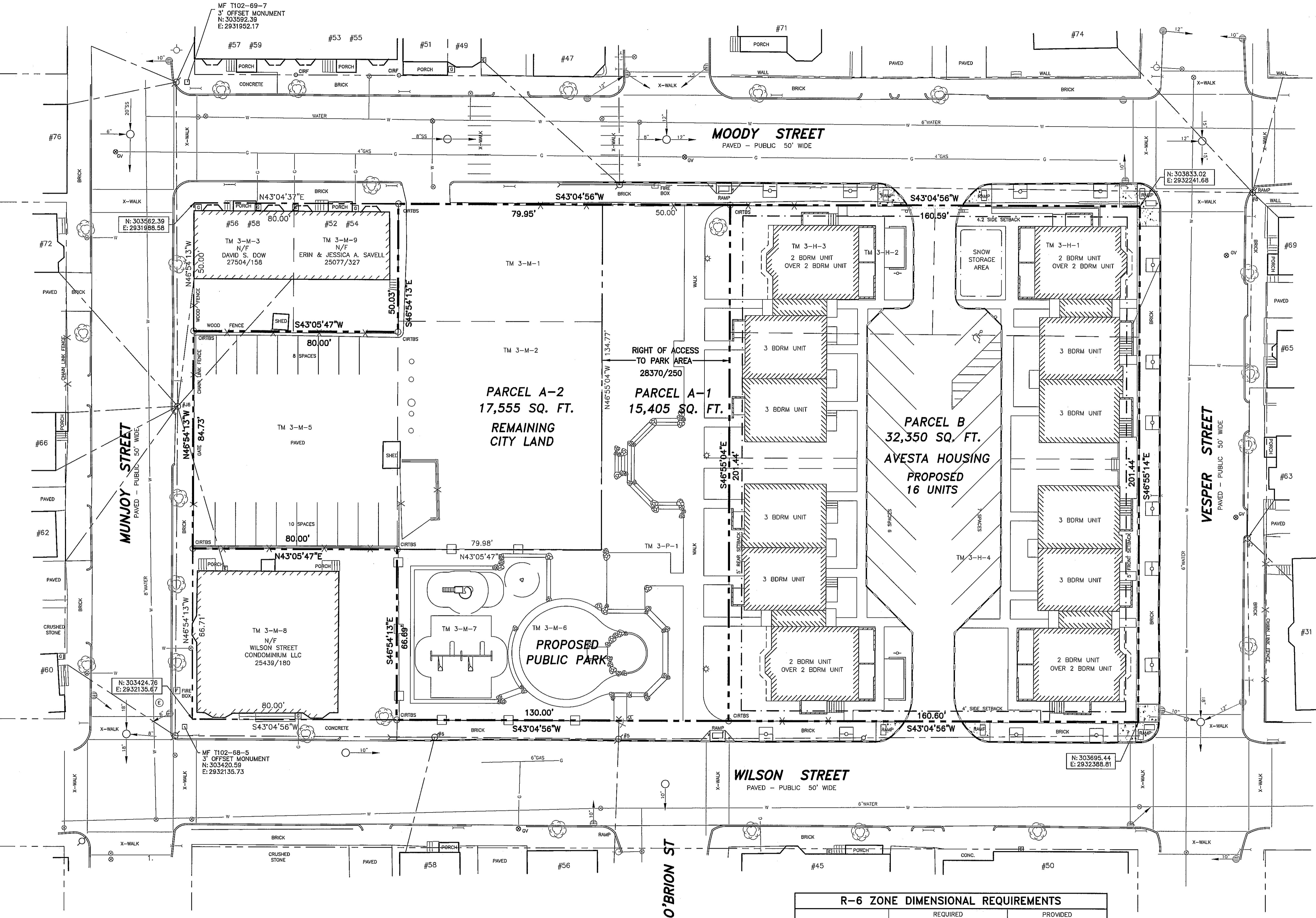
THE PLANNING BOARD VOTED 4-0 (LEWIS, O'BRIEN AND SILK ABSENT) TO WAIVE TECHNICAL STANDARD SECTION 2.1.1 TO ALLOW THE STORMWATER FROM HOUSING, PARK AND PLAYGROUND AREAS TO DISCHARGE INTO THE COMBINED SEWERS IN NEARBY STREETS AS SHOWN IN THE APPROVED PLANS.

**GENERAL NOTES**

- OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, 307 CUMBERLAND AVENUE, PORTLAND, MAINE C.C.R.D. BOOK 28370 PAGE 248.
- PREMISES SHOWN AS TAX MAP 3-M-1, 2, 5, 6, 7 AND 3-H-1, 2, 3, 4, AND 3-P-1
- BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-69-7, T102-68-5.
- LOCATION OF PROPOSED IMPROVEMENTS TAKEN FROM PLAN REFERENCE 4.
- 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



STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS  
RECEIVED  
AT \_\_\_\_\_ hr. \_\_\_\_\_ min. \_\_\_\_\_ m AND RECORDED  
IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ REGISTER

**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.

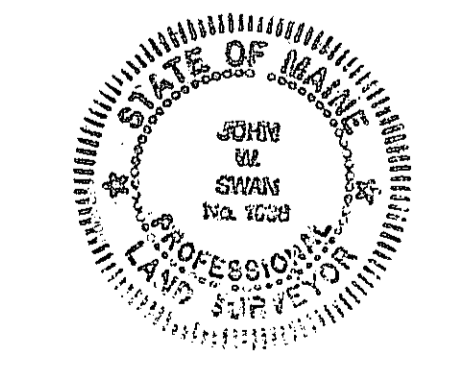
**PLAN REFERENCES**

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, PROPOSED NEW SCHOOL, BECKETT STREET, DEC. 19, 1956, H.I. & E.C. JORDAN-SURVEYORS."
- "BOUNDARY SURVEY 61-65 WILSON STREET, PORTLAND, MAINE MADE FOR MEREDITH TURNER AUGUST 13, 2007" BY OWEN HASKELL, INC.
- "TOPOGRAPHIC & PLANIMETRIC SURVEY ON MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST., PORTLAND, MAINE MADE FOR WOODARD & CURRAN JULY 21, 2010 REV. 1 11/30/10" BY OWEN HASKELL, INC.
- "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 (20% 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



JOHN W. SWAN, PLS NO. 1038  
DATE: 4-30-2012

**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

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

