



NOTES:

APPLICANT: MELINDA SCHOTT
 3 RED MILL WAY
 CUMBERLAND, MAINE

OWNER: GLENN A. MORSE
 P. O. BOX 1466
 SCARBOROUGH, MAINE

LOT ADDRESS: 218 WASHINGTON AVENUE

TAX MAP 10, BLOCK A, LOT 15

ZONING: B1b

FRONTAGE: 50 FEET

SETBACKS: FRONT 0', SIDE 5' & 15' & REAR 20'

ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION BMP'S, LATEST REVISION.

A MINIMUM OF TWO STREET TREES SHALL BE PLANTED IN THE FRONT YARD MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECS. AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.

BOUNDARY SURVEY INFORMATION FROM PLAN TITLED "STANDARD BOUNDARY SURVEY, AS-BUILT, TOPOGRAPHY AND DEED ANALYSIS, LOT AT 218 WASHINGTON AVE., PORTLAND, MAINE" FOR GLENN MORSE, DATED JULY 2010, BY ROSS BOUNDARY SURVEYS.

DEED REFERENCE: BOOK 24651, PAGE 157

LOT AREA: 5,000 S.F.

AREA OF SOIL DISTURBANCE: 5,799 S.F.

SOIL TYPE: HhB - HOLLIS FINE SANDY LOAM

GROUND FLOOR AREA OF STRUCTURE: 784 S.F.

SITE BENCHMARK:
 TOP BOLT IN 6" x 6" GRANITE MONUMENT FOUND OPPOSITE NORTHLY CORNER HOUSE AT 218 WASHINGTON AVENUE. ELEVATION 65.72' (NGVD 1929).

LINE DATA

L1	-	N55°29'23"E, 6.95'
L2	-	N28°17'47"W, 17.79'
L3	-	N59°36'38"E, 7.81'
L4	-	N57°13'32"E, 8.88'
L5	-	N57°22'28"E, 9.88'
L6	-	S36°35'07"E, 3.31'
L7	-	N57°22'28"E, 0.58'

SYMBOL	DESCRIPTION
	GRANITE MONUMENT FOUND
	CAPPED IRON ROD FOUND
	CAPPED IRON ROD FOUND
	UTILITY POLE
	SEWER MANHOLE
	PROPOSED STREET TREE
	WATER SHUT-OFF
	TELEPHONE MANHOLE
	TRANSFORMER
	PROPERTY LINE
	EDGE OF PAVEMENT
	EXISTING CONTOUR
	EASEMENT LINE

SITE PLAN

PROPOSED LOT

218 WASHINGTON AVENUE
 PORTLAND, MAINE

FOR:
 Melinda Schott
 3 Red Mill Way
 Cumberland, Maine 04021

BH2M

Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors

28 State Street
 Gorham, Maine 04038

Tel. (207) 839-8772
 Fax (207) 839-8280

STATE OF MAINE

ANDREW S. MORSE
 No. 12285

Professional Engineer

REVISION	
NO.	DESCRIPTION

DESIGNED	DATE
RCL	Jan. 2014
DRAWN	SCALE
RCL	1"=20'
CHECKED	JOB. NO.
AM	13143
SHEET	
1	