



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

LOT AREA: 11,740 S.F. (0.27 AC.)

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 AVENUE, 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: Hb - HOLLIS FINE SANDY LOAM

GROUND FLOOR AREA OF STRUCTURE: 1020 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 CITY OF PORTLAND DATUM).

THE PROPOSED HOUSE SHALL HAVE A SPRINKLER SYSTEM IN COMPLIANCE WITH CITY OF PORTLAND STANDARDS (NFPA 130).

FLOOD ZONE: PARCEL IS NOT WITHIN FLOOD ZONE PER FEMA MAP 2500510007B

WASHINGTON AVE. ACCEPTED CITY STREET

RETAINING WALL DESIGN TO BE COMPLETED BY WALL MANUFACTURER

ALL WORK WITHIN THE STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS.

IMPERVIOUS RATIO: GLENN MORSE LOT = 35.1 %
PROPOSED LOT = 31.0 %

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190



LINE DATA

L1	-	N55°29'23"E	6.95'
L2	-	N28°17'47"W	17.79'
L3	-	N59°36'58"E	7.81'
L4	-	N57°13'32"E	8.88'
L5	-	N57°22'28"E	9.88'
L6	-	S36°33'07"E	3.31'
L7	-	N57°22'28"E	0.58'

EASEMENT DATA

E1	-	S34°30'37"E	30.00'
E2	-	S55°29'23"W	25.00'
E3	-	N34°30'37"W	30.00'
E4	-	N55°29'23"E	25.00'

LEGEND

SYMBOL	DESCRIPTION
	GRANITE MONUMENT FOUND
	CAPPED IRON ROD FOUND
	CAPPED IRON ROD FOUND
	UTILITY POLE
	SEWER MANHOLE
	PROPOSED STREET TREE
	WATER SHUTOFF
	TELEPHONE MANHOLE
	PROPERTY LINE
	EASEMENT BOUNDARY
	EASEMENT LINE

<p>SITE PLAN</p> <p>PROPOSED LOT</p> <p>218 WASHINGTON AVENUE</p> <p>PORTLAND, MAINE</p>	<p>FOR:</p> <p>Melinda Schott</p> <p>3 Red Mill Way</p> <p>Cumberland, Maine 04021</p>	<p>BH2M</p> <p>Berry, Huff, McDonald, Milligan Inc.</p> <p>Engineers, Surveyors</p> <p>28 State Street Cumberland, Maine 04106</p> <p>Tel. (207) 898-8772 Fax (207) 898-8280</p>		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">REVISION</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/7/14 Revised Per City of Portland Comments</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION		NO.	DESCRIPTION	1	3/7/14 Revised Per City of Portland Comments						
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