

203 Anderson LLC
N/F
Book 21587
Page 100

Rockingham LLC
N/F
Book 27757
Page 278

Rockingham LLC
N/F
Book 27757
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202 Washington LLC
N/F
Book 25509
Page 156

Glenn A. Morse
Remaining Land of
Book 24651, Page 157
Area = 6,740 s.f.

Morgan Gavin LLC
N/F
Book 29641
Page 338

Washington Avenue

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 10' & 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 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: 5,897 S.F.

SOIL TYPE: Hb - HOLLIS FINE SANDY LOAM

GROUND FLOOR AREA OF STRUCTURE: 1077 S.F.

SITE BENCHMARK:
TOP BOLT IN 6" x 6" GRANITE MONUMENT FOUND OPPOSITE NORTHEAST CORNER HOUSE AT 218 WASHINGTON AVENUE.
ELEVATION 65.722 (NGVD 1929 CITY OF PORTLAND DATUM).

THE PROPOSED HOUSE SHALL HAVE A SPRINKLER SYSTEM IN COMPLIANCE WITH CITY OF PORTLAND STANDARDS (NFPA 13D).

FLOOD ZONE: PARCEL IS NOT WITHIN FLOOD ZONE PER FEMA MAP 2300510007B

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 MANUAL STANDARDS.

IMPERVIOUS PATO: GLENN MORSE LOT = 35.1 %
PROPOSED LOT = 28.8 %

FOUNDATION WALL DESIGN TO BE COMPLETED BY STRUCTURAL ENGINEER

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:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY, JR. PLS #2190



EASEMENT DATA

E1	- S34.3037°E, 30.00'
E2	- S55.2923°W, 25.00'
E3	- N34.3037°W, 30.00'
E4	- N55.2923°E, 25.00'

LINE DATA

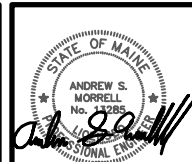
L1	- N55.2923°E, 6.95'
L2	- N28.1747°W, 17.79'
L3	- N59.3638°E, 7.81'
L4	- N57.1332°E, 8.88'
L5	- N57.2228°E, 9.88'
L6	- S36.3307°E, 3.31'
L7	- N57.2228°E, 0.58'

LEGEND

SYMBOL	DESCRIPTION
○	GRANITE MONUMENT FOUND
●	CAPPED IRON ROD FOUND
⊙	UTILITY POLE
⊗	SEWER MANHOLE
⊕	PROPOSED STREET TREE
⊖	WATER SHUTOFF
⊗	TELEPHONE MANHOLE
⊕	PROPERTY LINE
⊖	EDGE OF PAVEMENT
⊕	EXISTING CONTOUR
⊖	EASEMENT LINE

SITE PLAN
PROPOSED LOT
218 WASHINGTON AVENUE

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



NO.	DATE	DESCRIPTION
1	3/7/14	Revised Per City of Portland Comments
2	4/11/14	Revised Per City of Portland Comments
3	4/18/14	Revised Per Glenn Morse Site Improvements

DESIGNED	DATE
RCL	Jun 20
DRAWN	SCALE
RCL	1"=20'
CHECKED	JOB N.
AM	1314.

SHEET 1