

Washington Avenue



EASEMENT DATA

| | | |
|----|---|---------------------|
| E1 | - | S34.30377°E, 30.00' |
| E2 | - | S55.29231°W, 25.00' |
| E3 | - | N34.30377°W, 30.00' |
| E4 | - | N55.29231°E, 25.00' |

LINE DATA

| | | |
|----|---|---------------------|
| L1 | - | N55.29231°E, 6.95' |
| L2 | - | N281.7477°W, 17.79' |
| L3 | - | N59.1638°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' |

ROBERT C. LIBBY JR. PLS #2190



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

- NO SURVEYORS REPORT

DEED REFERENCE: BOOK 24651, PAGE 157
AREA OF SOL DISTURBANCE: 5897 S.F. - SCHOTT
SOL TYPE: Hb - HOLLIS FINE SANDY LOAM
GROUND FLOOR AREA OF STRUCTURES: 1235 S.F. - SCHOTT
747 S.F. - MORSE
SITE BENCHMARK: 6" x 6" GRANITE MONUMENT FOUND OPPOSITE NORTLY 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 13D). FLOOD ZONE: PARCEL IS NOT WITHIN FLOOD ZONE PER FEMA MAP 2300510007B
WASHINGTON AVE. ACCEPTED CITY STREET
RETAINING WALL DESIGN COMPLETED BY STRUCTURAL INTEGRITY IN PORTLAND
ALL WORK WITHIN THE STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL STANDARDS.
IMPERVIOUS RATIO: GLENN MORSE LOT = 35.6 %
PROPOSED LOT = 28.6 %
FOUNDATION WALL DESIGN TO BE COMPLETED BY STRUCTURAL INTEGRITY IN PORTLAND

NOTES:
APPLICANTS: MELINDA SCHOTT
 3 RED MILL WAY
 CUMBERLAND, MAINE
 GLENN A. MORSE
 P.O. BOX 1468
 SCARBOROUGH, MAINE
OWNER: GLENN A. MORSE
 218 WASHINGTON AVENUE
 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: 50.00 S.F. PROPOSED LOT
SETBACKS: FRONT 0', SIDE 10' & REAR 20'
**ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE IN ACCORDANCE WITH THE ENGINEERING AND ARCHITECTURAL SPECS. IN THE MAINE EROSION CONTROL AND SEDIMENTATION BMP'S, LATEST REVISION.
 A MINIMUM OF TWO STREET TREES SHALL BE PLANTED AND MAINTAINED PER THE CITY OF PORTLAND'S ARBORICULTURAL SPECS. AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.
BOUNDARY SURVEY INFORMATION FROM PLAN 1, TOPOGRAPHY AND DEED ANALYSIS, LOT AT 218 WASHINGTON AVE., PORTLAND, MAINE, FOR GLENN MORSE, DATED JULY 2010, BY ROSS BOUNDARY SURVEYS.**

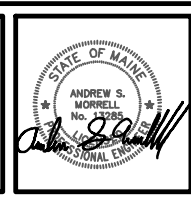
LEGEND

| SYMBOL | DESCRIPTION |
|----------|------------------------|
| (Symbol) | GRANITE MONUMENT FOUND |
| (Symbol) | CAPPED IRON ROD FOUND |
| (Symbol) | UTILITY POLE |
| (Symbol) | SEWER MANHOLE |
| (Symbol) | PROPOSED STREET TREE |
| (Symbol) | WATER SHUTOFF |
| (Symbol) | TELEPHONE MANHOLE |
| (Symbol) | PROPERTY PLACEMENT |
| (Symbol) | EASING CONTOUR |
| (Symbol) | EASEMENT LINE |

SITE PLAN
 LOT DIVISION & DEVELOPMENT OF REMAINING LAND
 218 WASHINGTON AVENUE
 PORTLAND, MAINE

FOR:
Melinda Schott
 3 Red Mill Way
 Cumberland, Maine 04021
 And
Glenn Morse
 218 Washington Avenue, Suite 1
 Portland, ME 04103

BH2M
 Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel: (207) 838-8772
 Fax: (207) 838-8280



| REVISION | |
|----------|---|
| NO. | DESCRIPTION |
| 1 | 3/7/14 Revised Per City of Portland Comments |
| 2 | 4/11/14 Revised Per City of Portland Comments |
| 3 | 5/26/14 Revised Per Glenn Morse Site Improvements |