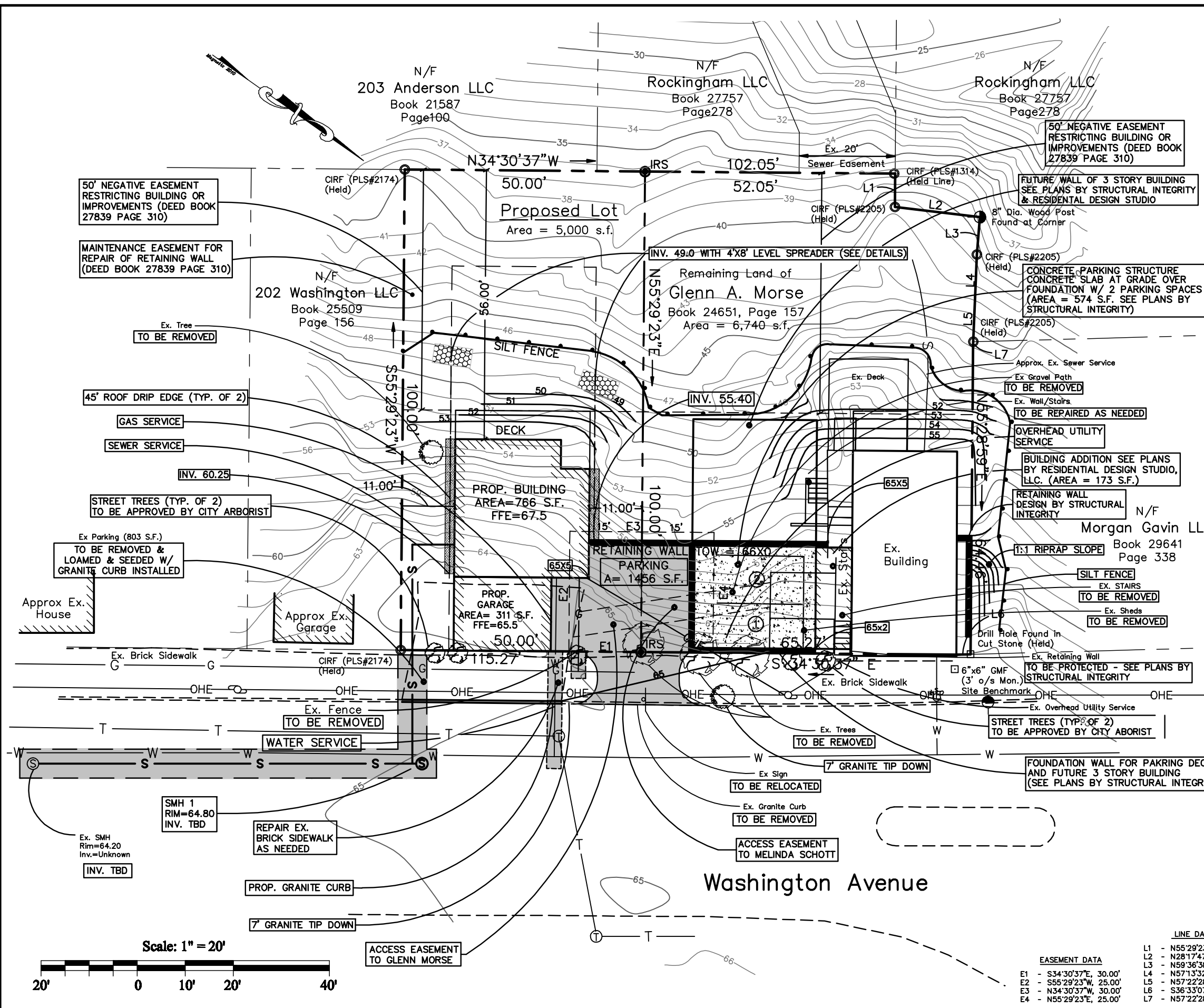


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NOTES:

APPLICANTS: 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.)
5,000 S.F. PROPOSED LOT

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 AT 218 WASHINGTON AVE., PORTLAND, MAINE", FOR GLENN MORSE, DATED JULY 2010, BY ROSS BOUNDARY SURVEYS.

DEED REFERENCE: BOOK 24651, PAGE 157
AREA OF SOIL DISTURBANCE: 5897 S.F. - SCHOTT
4200 S.F. - MORSE
SOIL TYPE: Hrb - HOLLIS FINE SANDY LOAM
GROUND FLOOR AREA OF STRUCTURES: 1235 S.F. - SCHOTT
747 S.F. - MORSE

SITE BENCHMARK:
TOP BOLT IN 6" x 6" GRANITE MONUMENT FOUND OPPOSITE NORTHERLY 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 MANUAL STANDARDS.

IMPERVIOUS RATIO: GLENN MORSE LOT = 35.6 %
PROPOSED LOT = 28.8 %

FOUNDATION WALL DESIGN TO BE COMPLETED BY STRUCTURAL INTEGRITY IN PORTLAND

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

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 |
| --- | EDGE OF PAVEMENT |
| --- | EXISTING CONTOUR |
| --- | EASEMENT LINE |

LINE DATA

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| 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°33'07"E | 3.31' |
| L7 | N57°22'28"E | 0.58' |

EASEMENT DATA

| POINT | BEARING | DISTANCE |
|-------|-------------|----------|
| 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' |

REVISION

| NO. | DATE | DESCRIPTION |
|-----|---------|---|
| 1 | 3/7/14 | Revised Per City of Portland Comments |
| 2 | 4/11/14 | Revised Per City of Portland Comments |
| 3 | 5/28/14 | Revised Per Glenn Morse Site Improvements |



BH2M
Berry, Bluff, MacDonald, McMillan, Inc.
218 Washington Avenue, Suite 1
Portland, ME 04103
Tel: (603) 886-8872
Fax: (603) 886-8880

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

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

| DESIGNED | DATE |
|----------|---------------|
| RCL | Jan 2014 |
| DRAWN | SCALE |
| Dept. | 1"=20' |
| CHECKED | JOB. NO. |
| AM | 13143 & 14040 |

SHEET
1