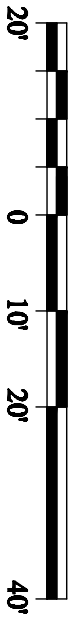


Washington Avenue

Scale: 1" = 20'



EASEMENT DATA

E1	- S34.30377°W, 30.00'
E2	- S55.29237°W, 25.00'
E3	- N34.30377°W, 30.00'
E4	- N55.29237°E, 25.00'

LINE DATA

L1	- N55.29237°E, 6.95'
L2	- N28.17477°W, 17.79'
L3	- N59.36387°E, 7.81'
L4	- N57.13327°E, 8.88'
L5	- N57.22287°E, 9.88'
L6	- S36.33077°E, 3.31'
L7	- N57.22287°E, 0.58'

ROBERT C. LIBBY, JR. PLS #2190



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

FOUNDATION WALL DESIGN TO BE COMPLETED BY STRUCTURAL INTERIORITY IN PORTLAND

RETAINING WALL DESIGN COMPLETED BY STRUCTURAL INTERIORITY IN PORTLAND

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

IMPERVIOUS RATIO: GLENN MORSE LOT = 36.7 %
PROPOSED LOT = 28.8 %

FOUNDATION WALL DESIGN TO BE COMPLETED BY STRUCTURAL INTERIORITY IN PORTLAND

DEED REFERENCE: BOOK 24651, PAGE 157

AREA OF SOIL DISTURBANCE: 5997 S.F. - SCHOTT
4200 S.F. - MORSE

SOIL TYPE: Hb - HOLDS FINE SANDY LOAM

GROUND FLOOR AREA OF STRUCTURES: 1235 S.F. - MORSE
747 S.F. - MORSE

SITE BENCHMARK:
TOP BOLT IN 6" x 6" GRANITE MONUMENT FOUND OPPOSITE NORTON CORNER HOUSE AT 218 WASHINGTON AVENUE, ELEVATION 93.72 (NAD 1928 CITY OF PORTLAND DATUM).

THE PROPOSED HOUSE SHALL HAVE A SPRINKLER SYSTEM IN COMPLIANCE WITH CITY OF PORTLAND STANDARDS (MPSA 130), FLOOD ZONE: PARCEL IS NOT WITHIN FLOOD ZONE PER FEMA MAP 2505100D/8

WASHINGTON AVE. ACCEPTED CITY STREET

NOTES:

APPLICANTS: MELINDA SCHOTT
3 RED MILL WAY
CUMBERLAND, MAINE

GLENN A. MORSE
P. O. BOX 1466
SCARBOROUGH, 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 B.M.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.

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

LOT DIVISION & DEVELOPMENT OF REMAINING LAND

218 WASHINGTON AVENUE

FOR:

Melinda Schott
3 Red Mill Way
Cumberland, Maine 04021

And
Glenn Morse
218 Washington Avenue, Suite 1

BH2M

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

76 East 100th Street

STATE OF MAINE

ANDREW S. MORRELL
No. 1343
Professional Engineer

Andrew S. Morrell

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
4	8/20/14	Revised Per City Comments