

GENERAL NOTES

- OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, C.C.R.D. BOOK 30618 PAGE 111.
- PARCEL IS SHOWN AS LOT 6 BLOCK E ON CITY OF PORTLAND'S ASSESSORS MAP 12.
- BEARINGS ARE BASED ON CITY DATUM.
- ELEVATIONS ARE BASED ON CITY DATUM PER BENCHMARK SHOWN ON PLAN REFERENCE 4.
- LINE OF WASHINGTON STREET IS BASED ON THE BUILDING TIES AS SHOWN HEREON. FOX STREET AND HAWKMOND STREET ARE BASED ON BUILDING TIES AS SHOWN ON PLAN REFERENCE 3 AND 5.
- SOUTHERLY LINES OF PREMISES BASED ON DEED DIMENSIONS OF ABUTTING LOTS TO THE SOUTH. BY DEED, THE WESTERN AND NORTHERN LINES ARE THE SAME AS LOT 2 ON PLAN REFERENCE 1, WHICH DIMENSIONS ARE SHOWN AS 100'-0" TO THE WEST AND 100'-0" TO THE NORTH. THE WESTERN DIMENSIONS IN THE ABUTTING DEED TO THE WEST, THE NORTH LINE IS HELD PARALLEL TO THE WESTERN PORTION OF THE SOUTH LINE AND WITH A FRONTAGE OF 60 FEET ON WASHINGTON AVENUE.
- DUE TO THE LACK OF DIMENSIONS ON PLAN REFERENCE 1 AND THE DISCREPANCY WITH THE LINE SHOWN ON PLAN REFERENCE 1, AN AGREEMENT IS MADE.
- THE OWNERSHIP OF THE FENCES IS NOT KNOWN. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEED DIMENSIONS. FENCE LINES OF LONG STANDING OCCUPATION MAY HAVE BECOME THE LINES OF OWNERSHIP. A REAL ESTATE ATTORNEY SHOULD BE CONSULTED ABOUT THIS.

PLAN REFERENCES

- PLAN OF DIVISION BETWEEN PAUL LITTLE, LEWEL WEEKS AND MATTHEW WOODY DATED FEBRUARY 17, 1802 RECORDED IN DEED BOOK 36 PAGE 247.
- TOWNARY SURVEY / EXISTING CONDITIONS PLAN OF 142-146 WASHINGTON AVE. PORTLAND, MAINE FOR: GEORGE M. YORK 07-02-2003 PREPARED BY: BACK BAY BOUNDARY, INC.
- PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY WORKING PLANS OF STREETS IN THIS AREA.
- "PLAN AND PROFILE OF WASHINGTON AVE. AND FOX ST. PORTLAND, MAINE MADE FOR THE CITY OF PORTLAND" BY OWEN HASKELL, INC. DATED JULY 2000.
- H.I. & E.C. JORDAN FILES AND WORKING DRAWINGS IN THIS AREA.

LEGEND	
EXISTING	EXISTING
PROPERTY LINE	CONTOUR
IRON PIPE	WETLAND
IRON PIPE SET	OVERHEAD ELECTRIC
GRANITE MONUMENT	UTILITY POLE
MAG. NAIL SET	SOIL BORINGS
CATCHBASIN	WATER VALVE
MANHOLE	GAS VALVE
HYDRANT	SANITARY SEWER
UTILITY POLE	STORM DRAIN
WOOD FENCE	WATER
DEC. TREE	GAS
EVERGREEN TREE	FIRE ALARM
LIGHT POLE	SIGN



CONTRACTOR SHALL CONFIRM EXISTING WATER AND GAS SERVICES CONNECTING TO SITE ARE INACTIVE. SERVICES SHALL BE RETIRED AND CUT FROM THE MAIN. METER BOXES AND SERVICE BOXES FOR RETIRED SERVICES SHALL BE REMOVED AND THE SERVICES SHALL BE REINSTALLED IN ACCORDANCE WITH PORTLAND WATER DISTRICT AND UNIL.

APPROXIMATE LOCATION OF TROULEY TRACKS PER CITY OF PORTLAND PLAN TITLED: WASHINGTON AVE SEWER REHAB. PROPOSED CONSTRUCTION, DATED: 4/5/06 - TO BE FIELD VERIFIED

GRANITE MON. w/ DRILL HOLE HELD FOR 3" OFFSET ON WASHINGTON AND WALNUT ST.

WASHINGTON AVENUE EFFICIENCIES
134 Washington Avenue **Portland, Maine**

Prepared For:
AVESTA HOUSING
 907 Cumberland Avenue
 Portland, Maine

Prepared By:
MITCHELL & ASSOCIATES
 Landscape Architects
 The State School
 Portland, Maine 04101
 Tel: (207) 774-4427



DATE OF APPROVAL: **June 10, 2014**
 PLANNER: **Christine Grimando**
 PROJECT NO: **2014-053**

Date: APRIL 14, 2014

Issued For: AND SUBDIVISION SITE PLAN REVIEW

Revisions:

Title: EXISTING CONDITIONS PLAN

Scale: 1"=10'

North:

Sheet No: **1**

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