SITE PLAN
98 WASHINGTON AVENUE
SUBMITTED BY MOUNT JOY LLC

SURVEYOR'S NOTES

1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.

2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.

3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.

4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.

5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.

6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.

7 DIG SAFE MUST BE CONTACTED AND CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION.

8 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.

9 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO MOUNT JOY LLC FROM DONALD L. CARTER MAY 20, 2015 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32285, PAGE 344.

10 THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S CHART 12 BLOCK K LOT 18.

11 THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. THE PROPERTY IS DEPICTED IN ZONE C OF FEMA PANEL 230051 14B DATED 7-17-1986.

12 VERTICAL DATUM SUPPLIED BY CITY OF PORTLAND ENGINEERING DEPARTMENT. SEWER RIM ELEVATION OF 69.22 AT TOP OF MADISON STREET DEPICTED HEREON SHOWN ON A PLAN BY DORRILL PALMER ENGINEERS FOR CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC SERVICES ENGINEERING SECTION DATED MAY 2009. VERTICAL DATUM BELIEVED TO BE N.G.V.D. 1929 MEAN SEA LEVEL.

13 STREET LINES BASED ON FOUND STONE MONUMENTS AND PLANS PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT.

The proposed parking spaces shall be side by side (not tandem) within the subject property to minimize backing out into Washington Avenue, and approval is based on the fact that access to and from these two parking spaces can be undertaken totally within the subject property as documented on 6.17.2015 with Planning Authority staff. If either the Applicant or the abutting property owner raises concerns about encroachment on either of their respective properties, two bollards shall be installed as shown on the site plan to delineate the property boundary and ensure there is no encroachment.

ZONE B2b Requirements: SECTION 14-185

MINIMUM LOT SIZE: NONE
MINIMUM STREET FRONTAGE: 20 FEET
BUILDING SETBACKS:
FRONT= NONE
SIDE= NONE
REAR= 10 FEET

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	ADJOINER LINE	
	BUILDING SETBACK	
	EASEMENT	
	CENTER LINE	
	MONUMENT	
	IRON PIPE	
	IRON ROD	
	5/8" IRON REBAR	
	DRILL HOLE	
	BUILDING	
	WET LANDS	
	EDGE WETLAND	
	SIGN	
	STREAM	
	ROCK OUTCROP	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURB LINE	
	EDGE WATER	
	TREE LINE	
TP-7	TEST PIT	
MW-B	MONITORING WELL	
124	CONTOURS	
+ 69.2'	SPOT ELEVATION	
G	GAS	
W	WATER	
S	SEWER	
SD	STORM DRAIN	
E	ELECTRIC LINES	
	MAIL BOX	
	GATE VALVE	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
	MAN HOLE	
	POTABLE WELL	
	CULVERT	
	CHAIN LINK FENCE	
	BARB WIRE FENCE	
	WOODEN FENCE	
	STONE WALL	
	CONIFEROUS TREE FROM THE CITY OF PORTLAND TECHNICAL MANUAL - RECOMMENDED TREE LIST	
	DECIDUOUS TREE FROM THE CITY OF PORTLAND TECHNICAL MANUAL - RECOMMENDED TREE LIST	
	ARBOR VITAE	
	EVERGREEN SHRUB - JUNIPERUS HORIZONTALIS	
	PERENNIAL SHRUB - NINE BARK OR SPIREA	
	PERENNIAL PLANTING	
	RAILROAD TIES	

BRICK SIDEWALK

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

No.	Revision	Date

Scale:	1" = 10'
Project No:	201513
AutoCad Release:	2011
Drawn By:	DB
Field Date:	6-10-2015
Plan Date:	6-15-2015

THIS PLAN IS PROVIDED EXCLUSIVELY FOR THE CLIENT STATED HEREON. ANY USE OR ALTERATION OF THIS PLAN BY OTHERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOUNDARY POINTS, LLC.

EXISTING CONDITIONS SURVEY
FOR
MOUNT JOY LLC
OF
98 WASHINGTON AVENUE
PORTLAND MAINE

1

Boundary Points
PROFESSIONAL LAND SURVEYING, LLC
P.O. BOX 175
CUMBERLAND, MAINE 04021-0175
207-854-1015

Date: 09/08/15

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE