

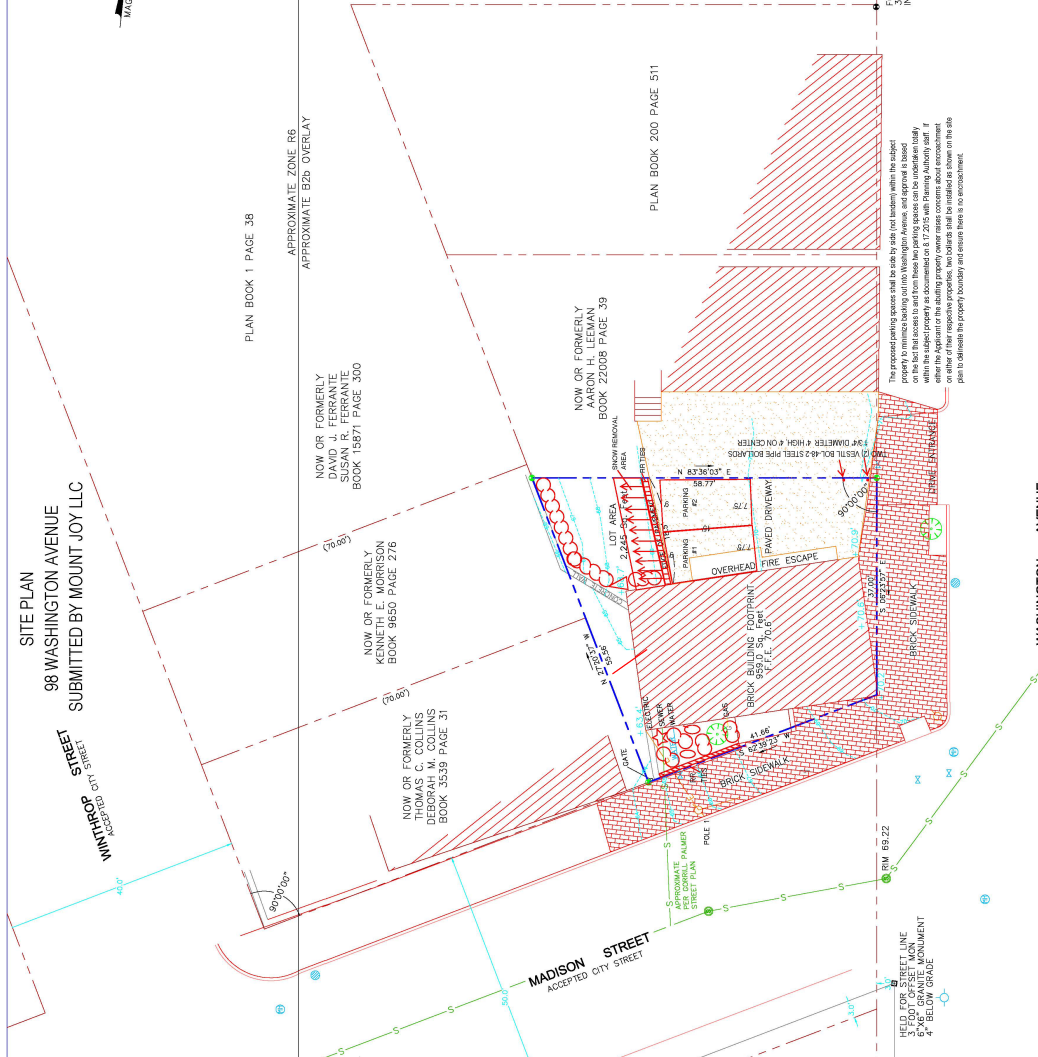


SITE PLAN
98 WASHINGTON AVENUE
SUBMITTED BY MOUNT JOY LLC

PLAN BOOK 1 PAGE 38

APPROXIMATE ZONE R6
OVERLAY

ZONE B2b Requirements: SECTION 14-115
MINIMUM LOT SIZE: NONE
MINIMUM STREET FRONTAGE: 20 FEET
BUILDING FRONT: NONE
SIDE: NONE
REAR: 10 FEET



FOUND CONCRETE STAIRS
THE PROPOSED PARKING SPACES SHALL BE SLOPED BY 2% (NOT SHOWN) WITHIN THE SUBJECT PROPERTY TO MINIMIZE HEAVING OUT INTO WASHINGTON AVENUE, AND APPROVAL IS BASED ON THE BEST ACCESS TO AND FROM THOSE PARKING SPACES ON THE UNDEVELOPED LOTS. EITHER THE ADJACENT OR THE ADJUTING PROPERTY OWNER RAISES CONCERN ABOUT ENCROACHMENT OR EITHER OF OTHER RESPECTIVE PROPERTIES, TWO HOURS SHALL BE INSTALLED AS SHOWN ON THE SITE PLAN TO DEMONSTRATE THIS PROPERTY BOUNDARY AND ENSURE THERE IS NO ENCROACHMENT.

SURVEYORS NOTES

- THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF MAGNETIC SURVEYING, LLC. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- THIS SURVEY PLAN IS ONLY VALID IF SURVEYORS BOUNDARY POINTS AND SURVEY DATA ARE CORRECTLY PROFESSIONAL APPEAR ON THE FACE OF THE SURVEY PLAN.
- REFERENCES MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A WRITTEN REQUEST FROM THE CLIENT.
- THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURES OR UTILITIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF ANY STRUCTURES OR UTILITIES.
- UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, AND TELEPHONE LINES, ARE SHOWN AS APPROXIMATE LOCATIONS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS OBTAINED RECORD DRAWINGS AND DIMENSIONS OF ALL UTILITIES EXPOSED TO EXAMINATION. FIELD VERIFY LOCATIONS AS OF THE DATE HEREON.
- THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- BOUNDARY POINTS ARE SHOWN IN RED ON MAPS, BUT NOT SHOWN ON THIS SURVEY PLAN.
- BOUNDARY POINTS ARE SHOWN IN RED ON MAPS, BUT NOT SHOWN ON THIS SURVEY PLAN.
- THE PROPERTY IS LOCATED ON THE CITY ASSESSORS CHART 12 BLOCK 4, LOT 18.
- THE PROPERTY IS LOCATED IN ZONE C OF FEIN 1402, 20057, 143 DATED 7-1-1988.
- VERTICAL DATUM SHOWN BY CITY OF PORTLAND ENGINEERING DEPARTMENT. THE SURVEYOR HAS OBTAINED RECORD DRAWINGS FOR CITY OF PORTLAND, WASHINGTON AVENUE, AND HAS OBTAINED RECORD DRAWINGS FOR CITY OF PORTLAND, WASHINGTON AVENUE, AND HAS OBTAINED RECORD DRAWINGS FOR CITY OF PORTLAND, WASHINGTON AVENUE.
- THIS SURVEY PLAN IS BASED ON RECORD DRAWINGS AND PLANS PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS OBTAINED RECORD DRAWINGS AND DIMENSIONS OF ALL UTILITIES EXPOSED TO EXAMINATION. FIELD VERIFY LOCATIONS AS OF THE DATE HEREON.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJOINER LINE	---
---	BUILDING SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE	---
---	IRON ROD	---
---	DRILL HOLE	---
---	REBAR	---
---	BUILDING	---
---	WET LANDS	---
---	EDGE WETLAND	---
---	STREAM	---
---	ROCK OUTCROP	---
---	EDGE ADJUT	---
---	CURB LINE	---
---	EDGE WATER	---
---	EDGE WETLAND	---
---	TEST PIT	---
---	MONITORING WELL	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	RAIN	---
---	ELECTRIC LINES	---
---	MAIL BOX	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	MAN HOLE	---
---	POTABLE WELL	---
---	CULVERT/TANK 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	---
---	E-GREEN SHRUB - JAMPENUS HORIZONTALIS	---
---	PERENNIAL SHRUB - NINE BARK OR SPIREA	---
---	PERENNIAL PLANTING	---
---	RAILROAD TIES	---

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

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

Boundary Points
PROFESSIONAL LAND SURVEYING, LLC
1100 SW 10TH AVENUE, SUITE 400
PORTLAND, MAINE 04108
TEL: 503.861.4115



BRICK SIDEWALK

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