

Administrative Authorization Decision

Application #: 2013-113

Name: Burger Shack

Address: WASHINGTON AVE

Description: Install a 12'x13' burger shack, with 3'x13' deck, at Silly's.

<u>Criteria for an Administrative Authorization:</u> (See Section 14-523 (4) on page 2 of this application)	<u>Applicant's Assessment</u> Yes, No, N/A	<u>Planning Division</u> Use Only
a) Is the proposal within existing structures?	No	
b) Are there any new buildings, additions, or demolitions?	Yes	Yes - 12'x13' shack
c) Is the footprint increase less than 500 sq. ft.?	Yes	
d) Are there any new curb cuts, driveways or parking areas?	No	
e) Are the curbs and sidewalks in sound condition?	Yes	
f) Do the curbs and sidewalks comply with ADA?	Yes	
g) Is there any additional parking?	No	
h) Is there an increase in traffic?	No	
i) Are there any known stormwater problems?	No	
j) Does sufficient property screening exist?	Yes	
k) Are there adequate utilities?	Yes	
l) Are there any zoning violations?	No	
m) Is an emergency generator located to minimize noise?		(appl. - there isn't one)
n) Are there any noise, vibration, glare, fumes or other impacts?	No	Hood exhaust to be permitted by fire.

The Administrative Authorization for the Burger Shack was approved by Nell Donaldson, Planner on with the following condition of approval listed below:

- 1) Prior to certificate of occupancy, the applicant shall install a grease trap, sized based on flow, to service the proposed burger shack. Specifications should be reviewed and approved by the city's Department of Public Services in advance of installation.
- 2) This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
- 3) Note that, per the city's Fire Prevention Bureau, the roof exhaust termination must be at least 10 feet from adjacent property lines and buildings. This does not constitute approval by the Fire Prevention Bureau, which has indicated that additional information is required. For additional comments, contact Ben Wallace, 874-8400.

Nell Donaldson
Planner
Approval Date: July 2, 2013



7/2/13



Administrative Authorization Application

Portland, Maine
Planning and Urban Development Department, Planning Division

PROJECT NAME: Silly's burger shack
 PROJECT ADDRESS: 40 Washington Ave Portland ME 04101 CHART/BLOCK/LOT: 13-E-15
 APPLICATION FEE: _____ (\$50.00)

2013-00725-
Shed

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)
permithing dept has permit application and digital plans

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Colleen Kelley
 Address: 40 Washington Ave
Portland ME 04101
 Work #: 207 772-0360
 Cell #: 207 415 7147
 Fax #: none
 Home #: none
 E-mail: eatatsillys@yahoo.com

CONSULTANT/AGENT

Name: Ken Andersen
 Address: _____
 Work #: _____
 Cell #: 207 318 8798
 Fax #: _____
 Home #: _____
 E-mail: _____

left message w/
questions on 5/9/13
 - size
 - location on site
 - location of vent
 7x12-size
 - Existing shed
 (about 7x8)
 - up through roof
 - commercial at
 both sides

Criteria for an Administrative Authorization:
 (see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to minimize noise?
- n) Are there any noise, vibration, glare, fumes or other impacts?

Applicant's Assessment
 Y(yes), N(no), N/A

NO
SEE PLANS
YES
NO
YES
YES
NO
NO
NO
YES
YES
NO
NO

Jeanne Bowler -
 - summer frame
 - lower shack
 - strain off - kitchen
 - flycatcher
 - 2-3 days/week
 - weekends
 - end of summer
 shut down
 - built on skids
 or wheels
 - wired up - meet
 codes - sink for
 washing + steam tank

RECEIVED

MAY 2 2013

City of Portland
Planning Division

taxes
 [Handwritten signature]

Signature of Applicant: _____

Date: 5/1/13

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

City of Portland
Development Review Application
Planning Division Transmittal Form

Application Number: 2013-113

Application Date: 05/03/2013

CBL: 013 E015001

Application Type: Administrative Authorization

Project Name: Burger Shack

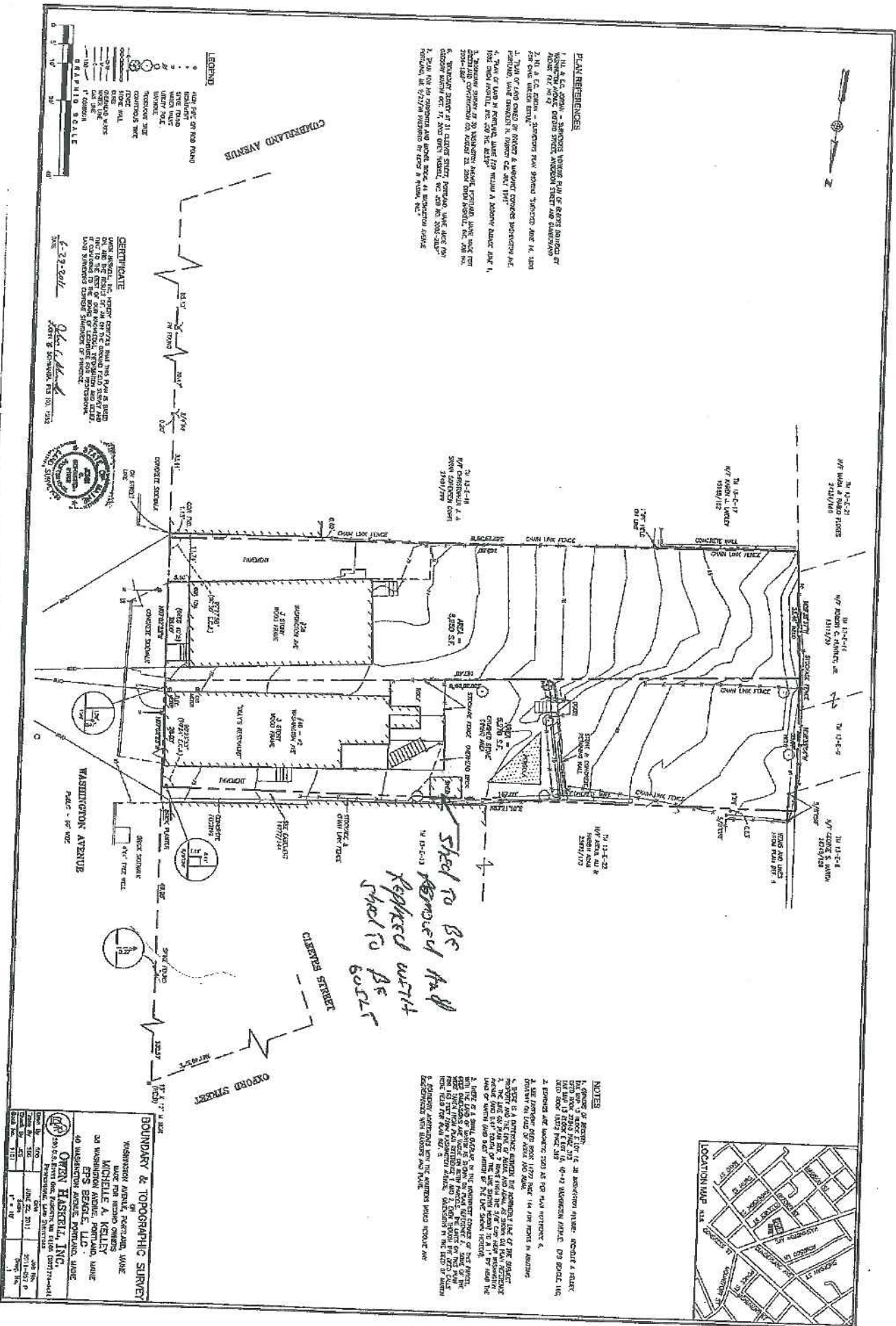
Address: 40- WASHINGTON AVE

Project Description: Install a burger shack at Silly's.

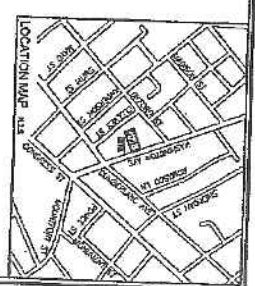
Distribution List:

Planner	Barbara Barhydt	Parking	John Peverada
Zoning	Marge Schmuckal	Design Review	Alex Jaegerman
Traffic Engineer	Tom Errico	Corporation Counsel	Danielle West-Chuhta
Civil Engineer	David Senus	Sanitary Sewer	John Emerson
Fire Department	Chris Pirone	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

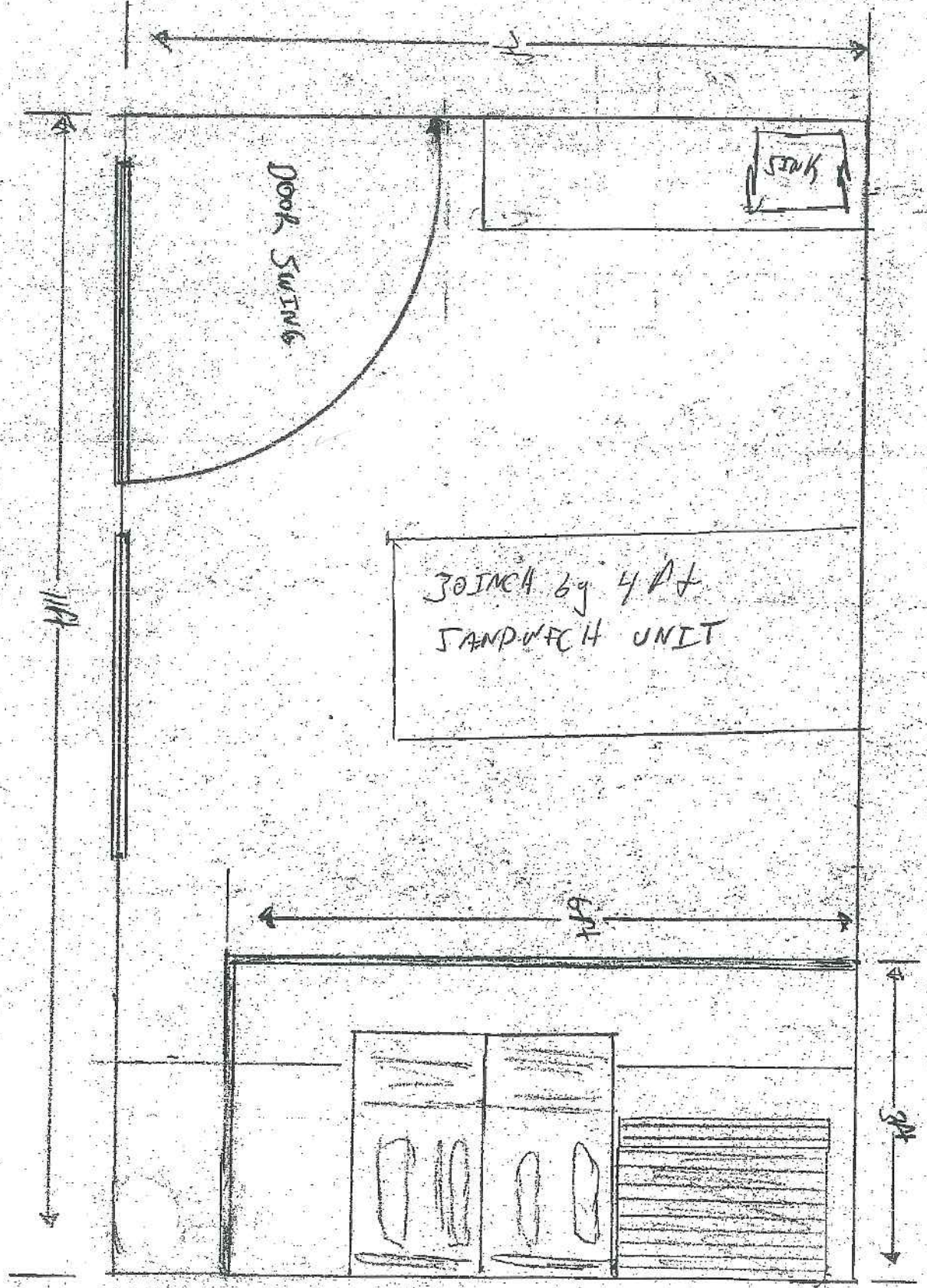
- distance to property line
- utilities
- any paving/landscaping
- grading.



Shed to be
 removed with
 shed to be
 built

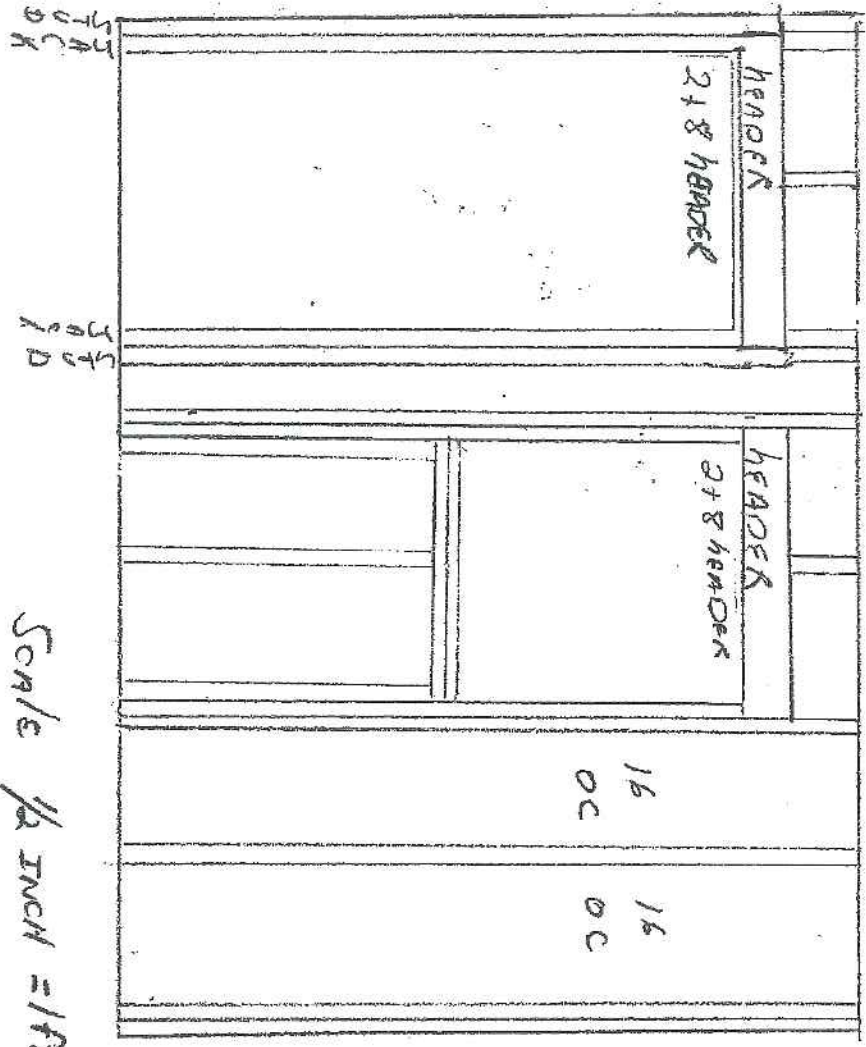


A-4 001

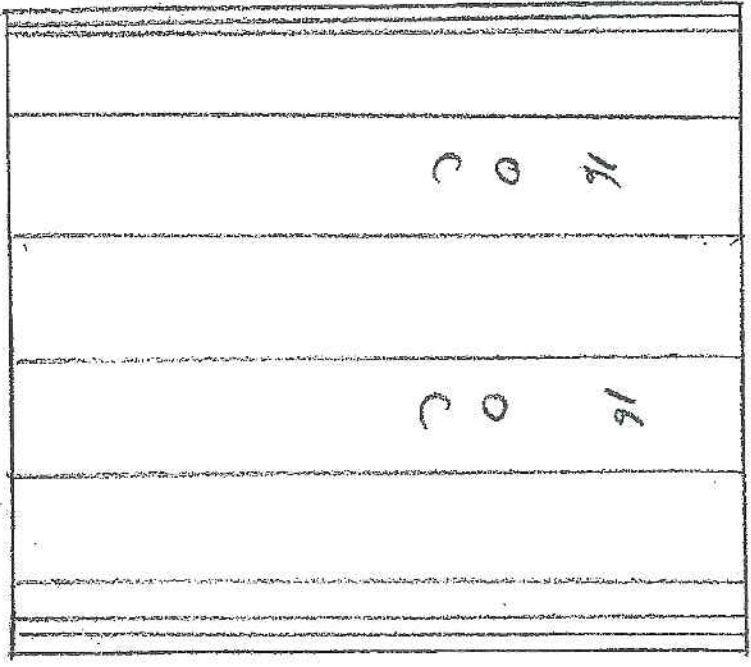


SCALE $\frac{3}{4} = 1$ FT FLOOR PLAN

A5 001



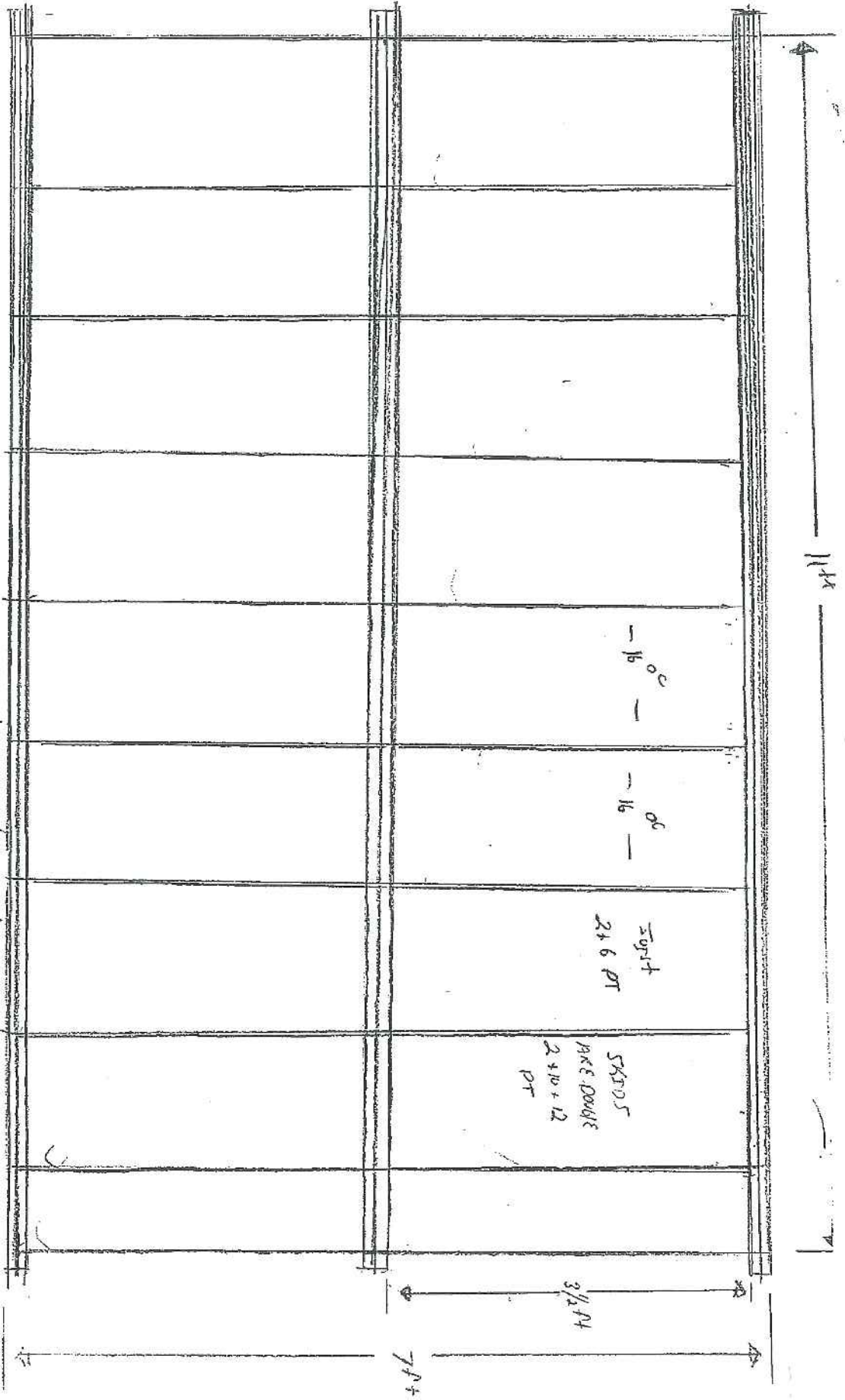
Scale 1/2 INCH = 1 FT



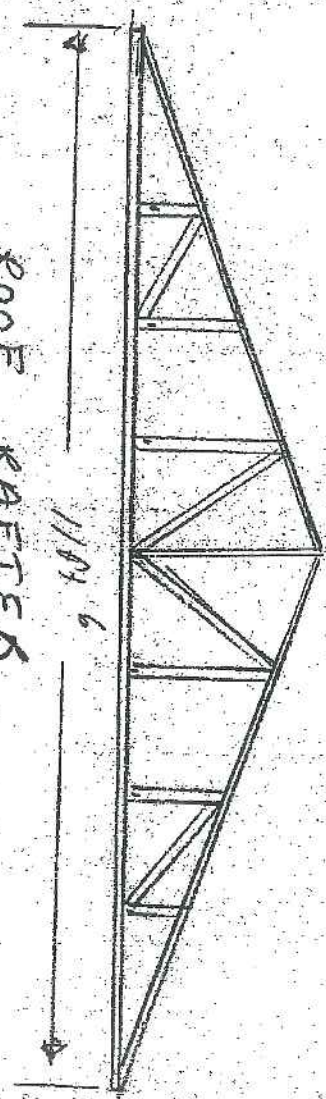
A 5 003

FLOOR

Scale 1/4" = 1'



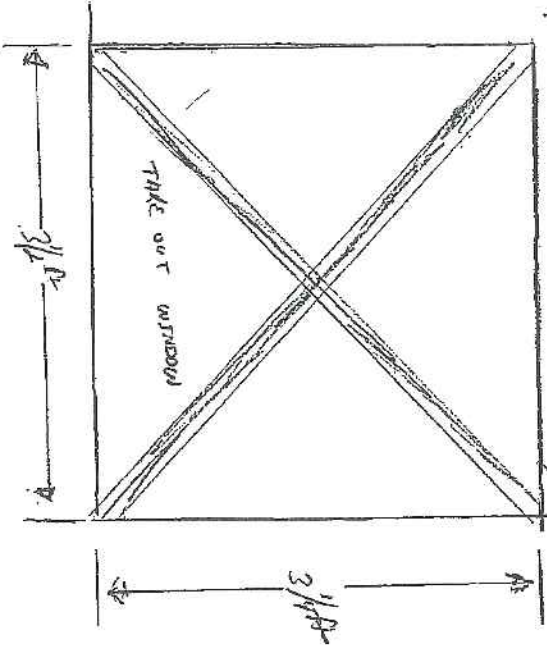
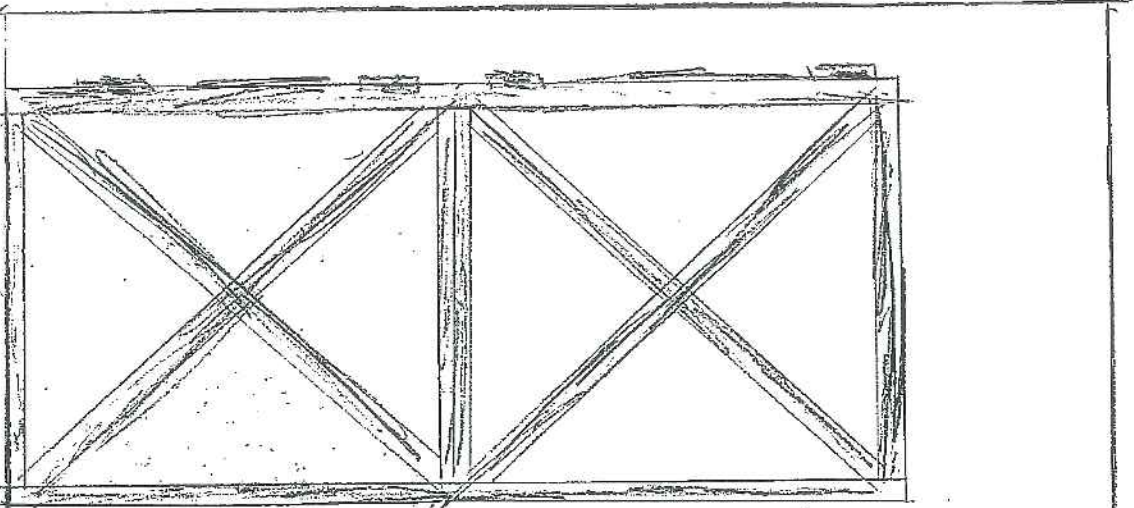
A-5 004



ROOF RAFTERS

Scale 1/2" = 1'-0"

A-6 001

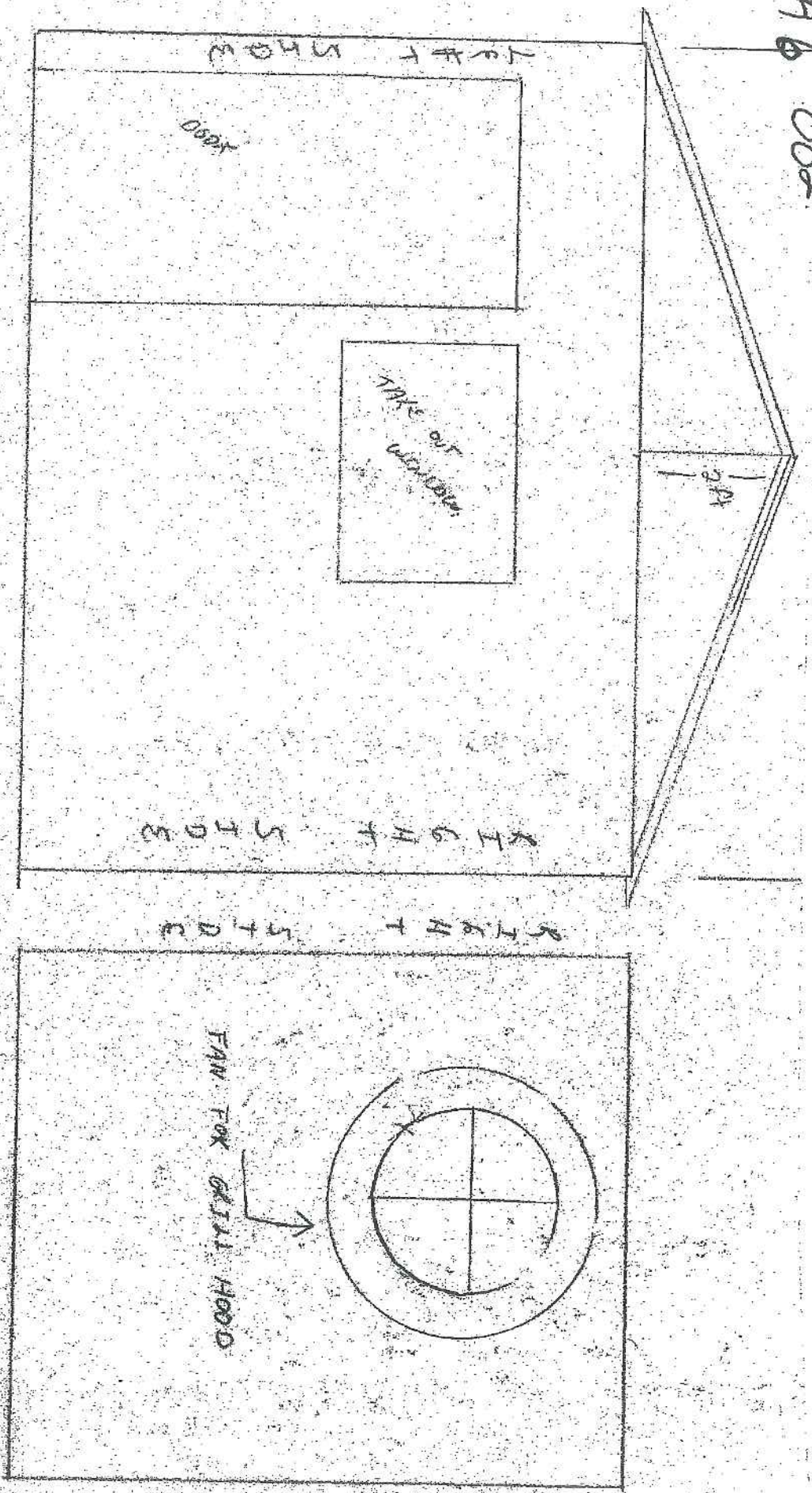


DOOR 36 x 80
DOOR WILL SWING IN AND WILL HAVE FULL SCREEN DOOR
TAKE OUT WINDOW IS DESIGNED TO COME OUT
AND SLIDING SCREEN TO GO IN TAKE OUT WINDOW

SCALE 1 INCH = 1 FT

2/11

A6 002



FRONT

Scale 1/2 INCH = 1 FT

A-6 003



MEMORANDUM

To: FILE
From: Barbara Barhydt
Subject: Application ID: 2013-113
Date: 7/2/2013

Comments Submitted by: Nell Donaldson/Planning on

Note that, per the city's Fire Prevention Bureau, the roof exhaust termination must be at least 10 feet from adjacent property lines and buildings. This does not constitute approval by the Fire Prevention Bureau, which has indicated that additional information is required. For additional comments, contact Ben Wallace, 874-8400.

Comments Submitted by: Nell Donaldson/Planning on

This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

Comments Submitted by: Nell Donaldson/Planning on 7/2/2013

Prior to certificate of occupancy, the applicant shall install a grease trap, sized based on flow, to service the proposed burger shack. Specifications should be reviewed and approved by the city's Department of Public Services in advance of installation.

Comments Submitted by: Benjamin Wallace Jr/Fire on 6/17/2013

Hi Nell,
They'll need to have an HVAC engineer design and stamp the hood exhaust plans and also change the guard and hand rails to meet code before they submit for a construction permit.
Thanks,
Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400
wallaceb@portlandmaine.gov

Comments Submitted by: Benjamin Wallace Jr/Fire on 6/27/2013

Good afternoon,
So long as the roof exhaust termination is at least 10 feet from property lines and adjacent buildings it will be fine. When they apply for the commercial hood permit the plans will need to be stamped by an mechanical engineer and show the set backs. They also will have to let the engineer know that the building is combustible construction so they can plan on the clearance reduction methods that will have to be employed.
Thanks,
Ben

Lt. Benjamin Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)874-8400
wallaceb@portlandmaine.gov

MEMORANDUM

To: FILE

From: Barbara Barhydt

Subject: Application ID: 2013-113

Date: 7/2/2013

Comments Submitted by: Marge Schmuckal/Zoning on 6/25/2013

I have reviewed the most current siting of the "burger shack" which was down loaded on 6/20/2013. The shack meets the current B-2b requirements for setbacks and other dimensional requirements. This includes the 30' extension of the B-2b zone line into the more restrictive zone (R-6)

Helen Donaldson - Re: Silly's burger shack

From: Michael Farmer
To: Donaldson, Helen
Date: 6/27/2013 11:18 AM
Subject: Re: Silly's burger shack

*DMP - existing ops - can by summer
level of quality*

*size of existing trap. can drain be routed through? capacity?
existing & proposed wastewater
existing grease trap
point of connection for sewer*

schematic of facility plumbing

Helen:

We would like additional information to review the application for Silly's Restaurant. I am requesting an updated site plan for this restaurant showing the existing and proposed wastewater drains, the existing grease trap, and point of connection to the sewer system. I am requesting a schematic diagram of the facility plumbing system that includes enough detail to show which existing and proposed drains would be connected to the grease trap (s). I also request information regarding the size, make and model number (if known) of the existing external grease trap.

In spite of the restaurant owner's indication that the sinks in the Burger Shack will not be used for washing, I think we have to assume that the new sinks will be used at some point in the future. Therefore, the drain from the Burger Shack should have a properly sized grease trap. Our preference is for drains from food preparation and dish washing areas to be routed through a properly sized external grease trap. If there are site specific constraints that preclude an external grease trap from being used, an internal grease can be considered. Thus, it seems appropriate to ask the applicant if the drain line from the Burger Shack can be routed through the existing external grease trap and if the existing external grease trap has the capacity to accept the flow, from the Burger Shack. If the external grease cannot be used in this situation, and an internal grease trap is proposed, it seems appropriate to ask what make, model, and capacity grease trap is being proposed and how this unit size was selected. We can provide guidance regarding grease trap sizing if that would help.

Michael Farmer, Project Engineer
Portland Dept. of Public Services
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852 >>> Helen Donaldson 6/26/2013 10:58 AM >>>
Mike,

*send email
5x9x4 - external
D.M.P.
let them do smaller, inside
5,000 gal.
new grease need exterior trap.*

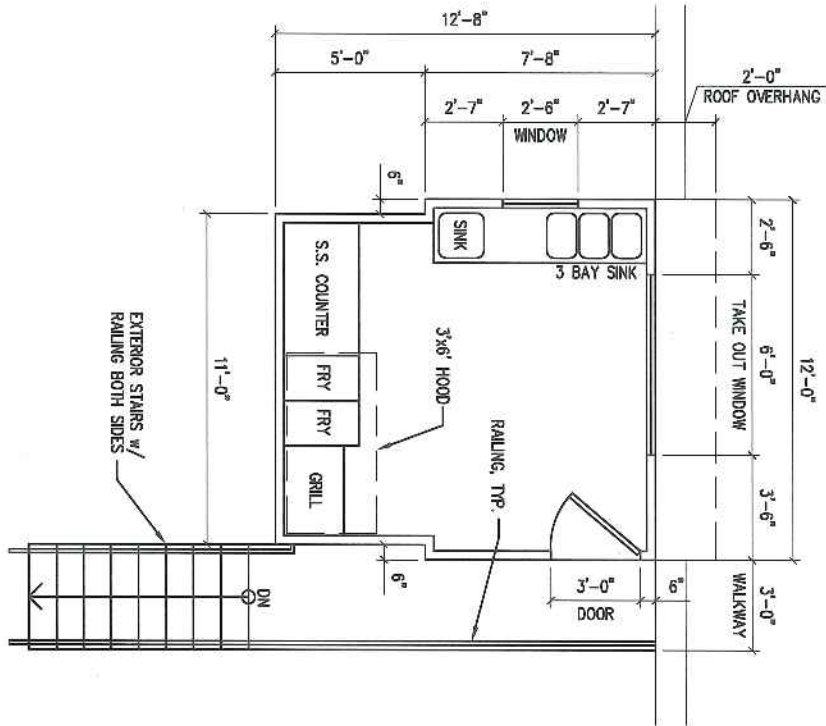
I just spoke with the guy from Silly's and he's really trying to get going, so I'm going to push ahead without David Margolis-Pineo, if we can.

He had a couple of answers for us:

- Apparently there is an external grease trap on the existing restaurant, although he's also planning to put a small grease trap in the shack as well (is an inside installation okay?). If you would like notes on the plans about that, let me know. They will be doing all washing in the main restaurant.
- He's confirmed it'll only be open in the summer and he said he has the grade to make the water pipes work in that trench. He didn't provide much detail.

install grease trap - shed based on flow. per DEP approval - CofA - CofA

Let me know your thoughts (and if you have more questions). I'm around all day and would like to wrap this up

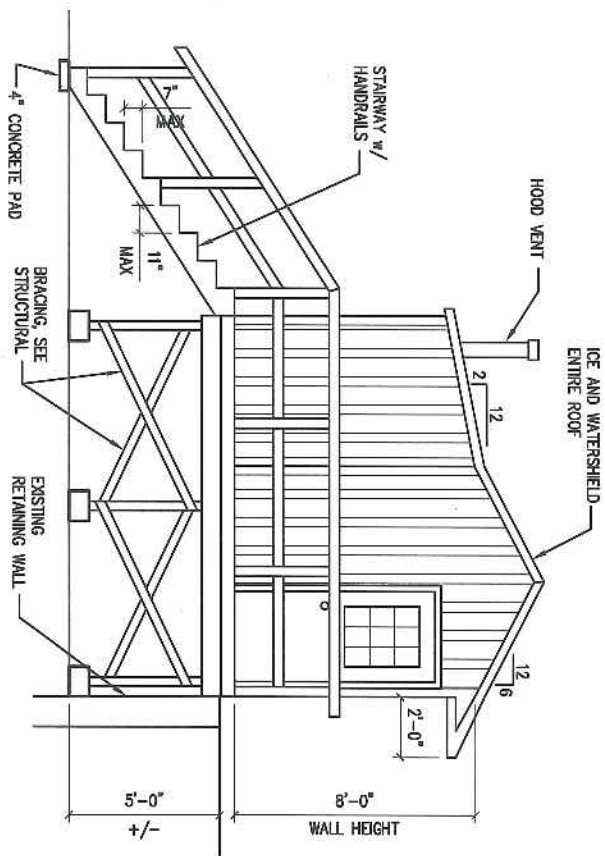


PLAN

SCALE: 1/4"=1'-0"

1

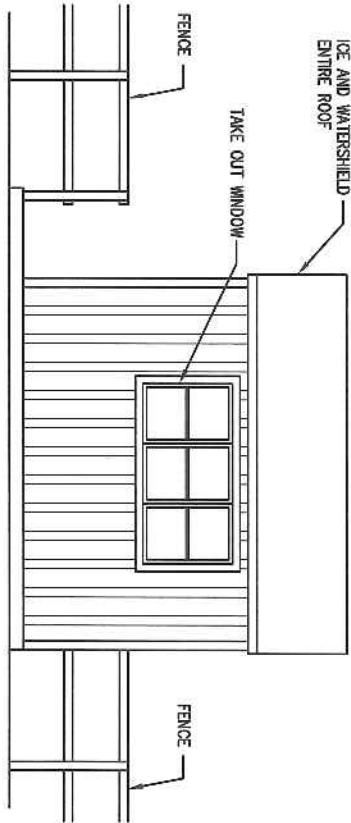
SIDE ELEVATION



FRONT ELEVATION

SCALE: 1/4"=1'-0"

3



ISSUE

No.	DATE	DESCRIPTION
0	6-6-13	ISSUED FOR CONSTRUCTION

SHEET TITLE:
PLANS AND
ELEVATIONS

DESIGNED: TD
DRAWN: TD
DATE: 6-5-13
PROJECT No: 13-059

A1

SILLY'S BURGER
SHACK

PORTLAND MAINE

CLIENT:
SILLY'S RESTAURANT
40 WASHINGTON AVE
PORTLAND, ME 04101

661 One Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.842.2828
www.cascobayengineering.com

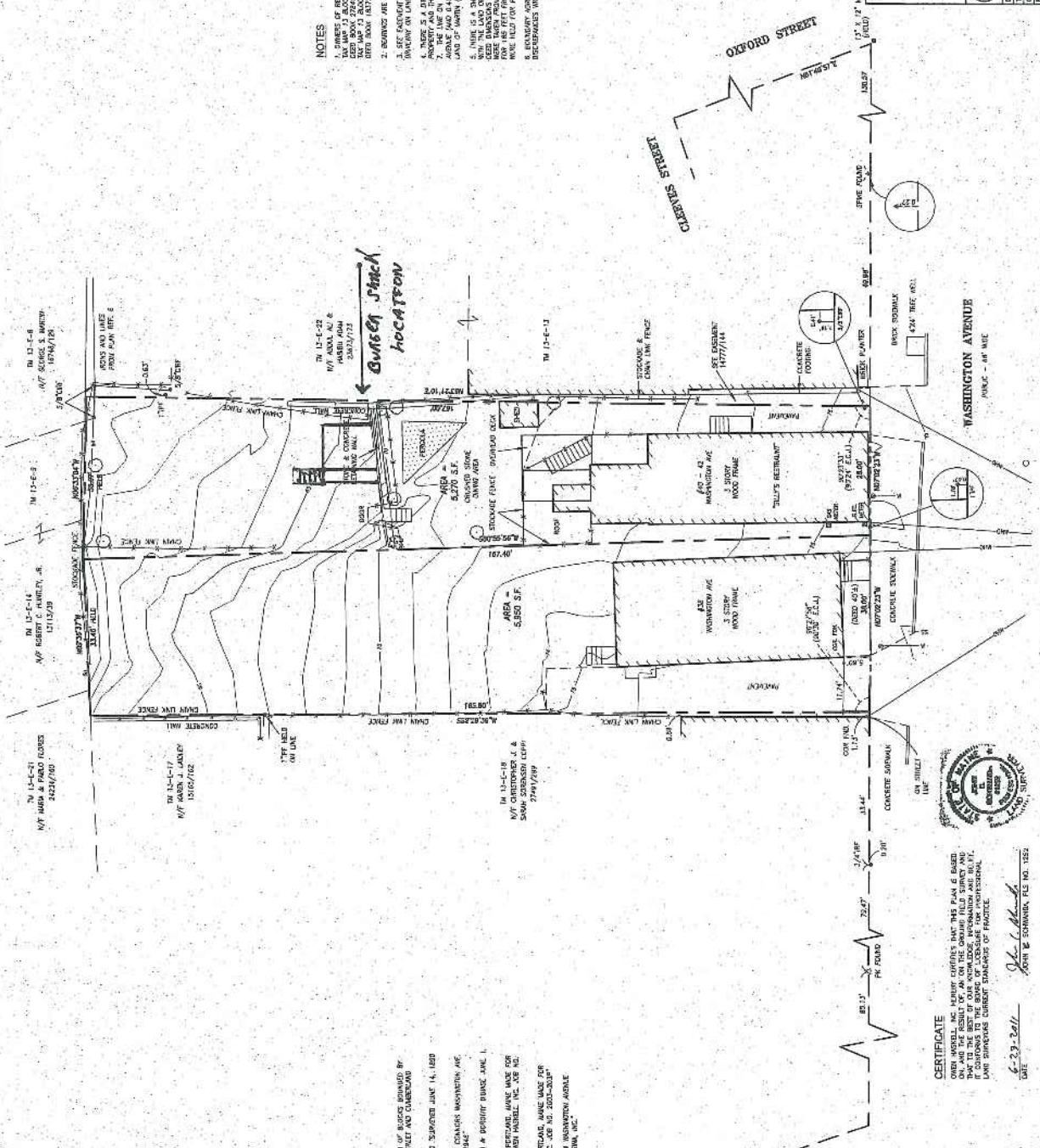




NOTES

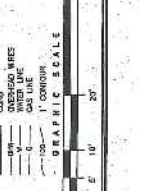
1. DIMENSIONS OF RECORD: 1. 38 WASHINGTON AVENUE, HOTELLE A KELLY, DEED BOOK 2827 PAGE 13, 1973; 2. 40 WASHINGTON AVENUE, EPS BEAGLE, LLC, DEED BOOK 3003 PAGE 13, 2011; 3. 40 WASHINGTON AVENUE, EPS BEAGLE, LLC, DEED BOOK 3003 PAGE 13, 2011.
2. SURVEY WAS MADE ON 2005 AS PER PLAN REFERENCE 1.
3. SURVEY WAS MADE ON 2005 AS PER PLAN REFERENCE 1.
4. THERE IS A DETACHMENT BETWEEN THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY AND THE LINE OF WASHINGTON AVENUE AS SHOWN ON PLAN REFERENCE 1. THIS DETACHMENT IS 14' 0" WIDE AND 14' 0" DEEP. THE DETACHMENT IS LOCATED 14' 0" SOUTH OF THE LINE OF WASHINGTON AVENUE AND 14' 0" WEST OF THE LINE OF WASHINGTON AVENUE.
5. THERE IS A SMALL OVERLAP IN THE NORTHWEST CORNER OF THIS PARCEL. THIS OVERLAP IS 1' 0" WIDE AND 1' 0" DEEP. THE OVERLAP IS LOCATED 1' 0" NORTH OF THE LINE OF WASHINGTON AVENUE AND 1' 0" WEST OF THE LINE OF WASHINGTON AVENUE.
6. EASEMENT AGREEMENTS WITH THE ADJACENTS WOULD RESOLVE ANY ENCROACHMENTS WITH HUNDERS AND PLANES.

BOUNDARY & TOPOGRAPHIC SURVEY
 OF PORTLAND, MAINE
 MADE FOR RECORD OWNERS
MICHELLE A. KELLEY
 318 WASHINGTON AVENUE, PORTLAND, MAINE
EPS BEAGLE, LLC
 40 WASHINGTON AVENUE, PORTLAND, MAINE
OWEN HASKELL, INC.
 1000 S. BERRY ST., PORTLAND, ME 04108 (800)774-5464
 PROFESSIONAL LAND SURVEYOR
 State No. 11131
 Exp. 12/31/2011
 Date: 06/23/2011
 Scale: 1" = 10'



- PLAN REFERENCES**
1. 38 WASHINGTON AVENUE, HOTELLE A KELLY, DEED BOOK 2827 PAGE 13, 1973; 2. 40 WASHINGTON AVENUE, EPS BEAGLE, LLC, DEED BOOK 3003 PAGE 13, 2011; 3. 40 WASHINGTON AVENUE, EPS BEAGLE, LLC, DEED BOOK 3003 PAGE 13, 2011.
 2. 14' x 14' DETACHMENT, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 3. 1' x 1' OVERLAP, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 4. 14' x 14' DETACHMENT, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 5. 1' x 1' OVERLAP, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 6. 14' x 14' DETACHMENT, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 7. 1' x 1' OVERLAP, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 8. 14' x 14' DETACHMENT, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.
 9. 1' x 1' OVERLAP, WASHINGTON AVENUE, DEED BOOK 3003 PAGE 13, 2011.

CERTIFICATE
 I, OWEN HASKELL, INC. HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND THE RESULT OF AN ORIGINAL FIELD SURVEY AND THAT THE DIMENSIONS AND AREAS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF MAINE AND THIS PLAN IS BEING SUBMITTED TO THE CLERK OF COURTS FOR RECORDATION.
 DATE: 6-23-2011
 SIGNATURE: Owen Haskell, Inc.
 TITLE: PROFESSIONAL LAND SURVEYOR



Date] 6/19/13

From ken Anderson

To Helen Donaldson

Subject silly's site plan

Helen

- 1 the distance on the hood once installed will be will be 13 ft. from side line
- 2 utility info is on site plan
- 3 there is no paving being done
- 4 all landscaping is exiting
- 5 there is no grading being done on sight

SWW's - go WASHINGTON

Ken Anderson
Colleen

TAMMY

RUSSEN

MIKE - food..

JEANIE

BEN WAUWAE

JANICE GARDINER

MARGE

ADMIN AUTHORIZATION?

B2-B + R-6 ↓ 14-523(c)
< 500 SF addition

ACCESSORY USE?

- where on lot? ① permanent v. mobile?
- ② noise / exhaust to adjoining prop?
- ③ fire?

④ food/alcohol service - ~~is this a stationary structure?~~

fire building / 10' from property line

~~mobile~~ burger shack - Hood - take pressure off kitchen exhaust

options:

OPTION A

permanent - can't meet setbacks?

OPTION B

mobile - needs to have handwashing station, etc

exhaust - on roof ... need direction....

could do trailer?

would need to be a food truck?

Do a food truck proper food truck license?

size limit 40' on private prop?

if perm, need gas, sewer, water, electric, on permanent struct.

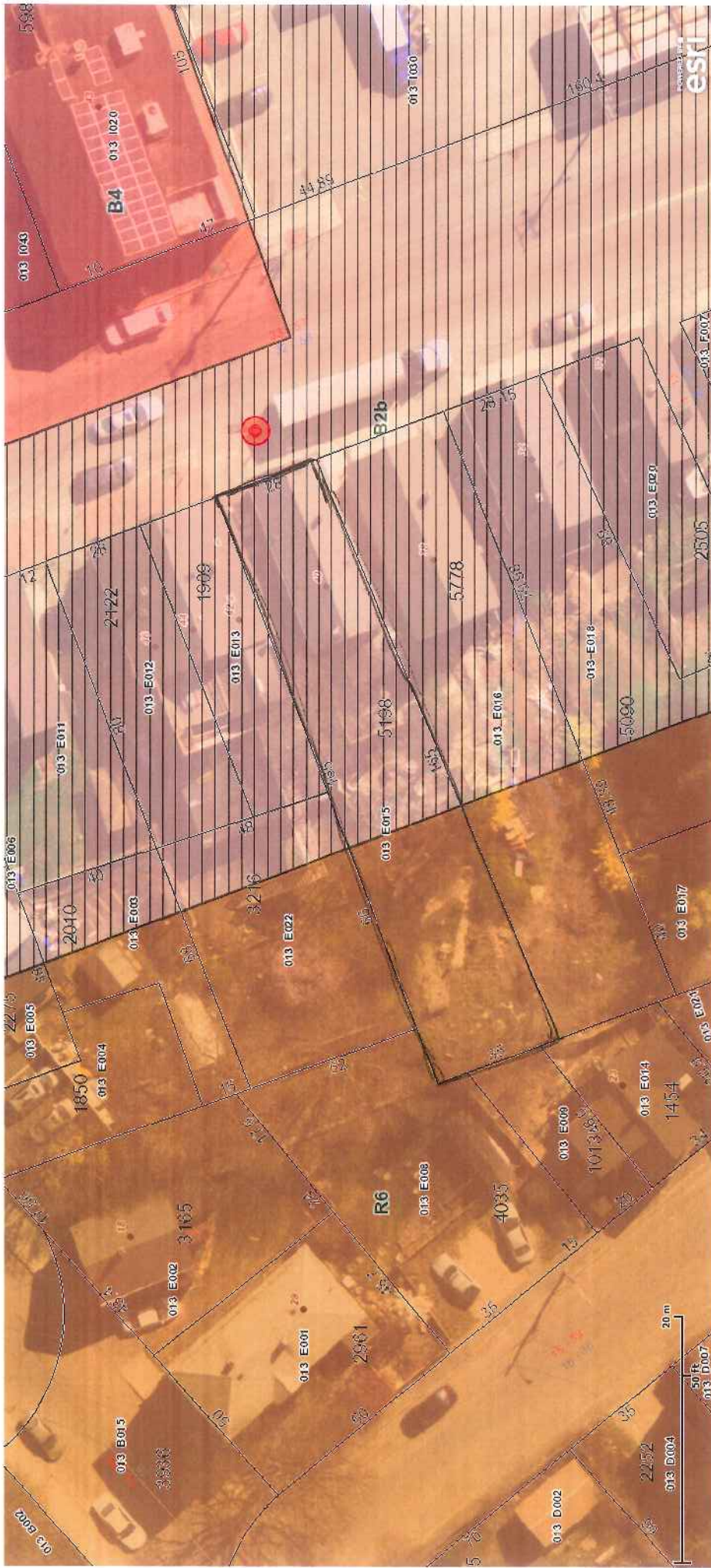
Home Depot precedent? trailer

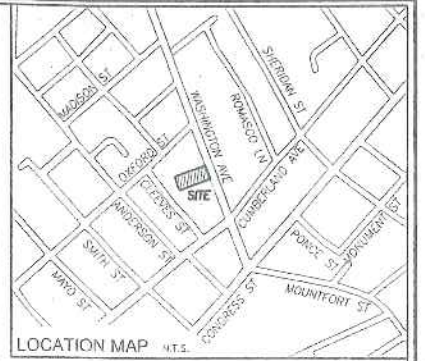
have utility hookup?

fire-limit - can't be stationary for 180 days?

12x7 shed go to back of lot in R-6?

My Map





Shaded AREA IS FOR THE FOLLOWING TRENCH IS FOR 2 INCH PVC FOR 61A WATER 3/2 PVC FOR GAS LINE 2 INCH PVC FOR ELECTRIC ALL LINES GO INTO MAIN LINE OF 40 WASHINGTON

- water line in main line present schedule go.

take-out? washing dishes? ~~drainage~~

PLAN REFERENCES

1. H.I. & E.C. JORDAN - SURVEYORS WORKING PLAN OF BLOCKS BOUNDED BY WASHINGTON AVENUE, OXFORD STREET, ANDERSON STREET AND CUMBERLAND AVENUE FILE NO. 42
2. H.I. & E.C. JORDAN - SURVEYORS PLAN SHOWING "SURVEYED JUNE 14, 1890 FOR CHAS. MULLEN ESTATE"
3. "PLAN OF LAND OWNED BY BRIDGET & MARGARET CONNORS WASHINGTON AVE. PORTLAND, MAINE CHANDLER H. BARRON C.E. JULY 1916"
4. "PLAN OF LAND IN PORTLAND, MAINE FOR WILLIAM & DOROTHY DIBASE JUNE 1, 1982 OWEN HASKELL, INC. JOB NO. 9235P"
5. "BOUNDARY SURVEY AT 30 WASHINGTON AVENUE, PORTLAND, MAINE MADE FOR GREENLAND CONSTRUCTION CO. AUGUST 25, 2004 OWEN HASKELL, INC. JOB NO. 2004-186P"
6. "BOUNDARY SURVEY AT 31 CLEEVES STREET, PORTLAND, MAINE MADE FOR GREGORY MARTIN OCT. 17, 2003 OWEN HASKELL, INC. JOB NO. 2003-203P"
7. "PLAN FOR NU CARPENTER AND MICHEL BOCAL 44 WASHINGTON AVENUE PORTLAND, ME 9/23/98 PREPARED BY LEWIS & MASINA, INC."

clean water?

different pipe for gas?

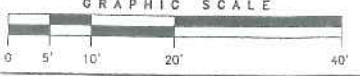
BURGER SHACK LOCATION

what ~~is~~ doing w/ grease?

external grease trap? 33K 3000 gallon

small grease trap - putting in manways golf place on forest Ave

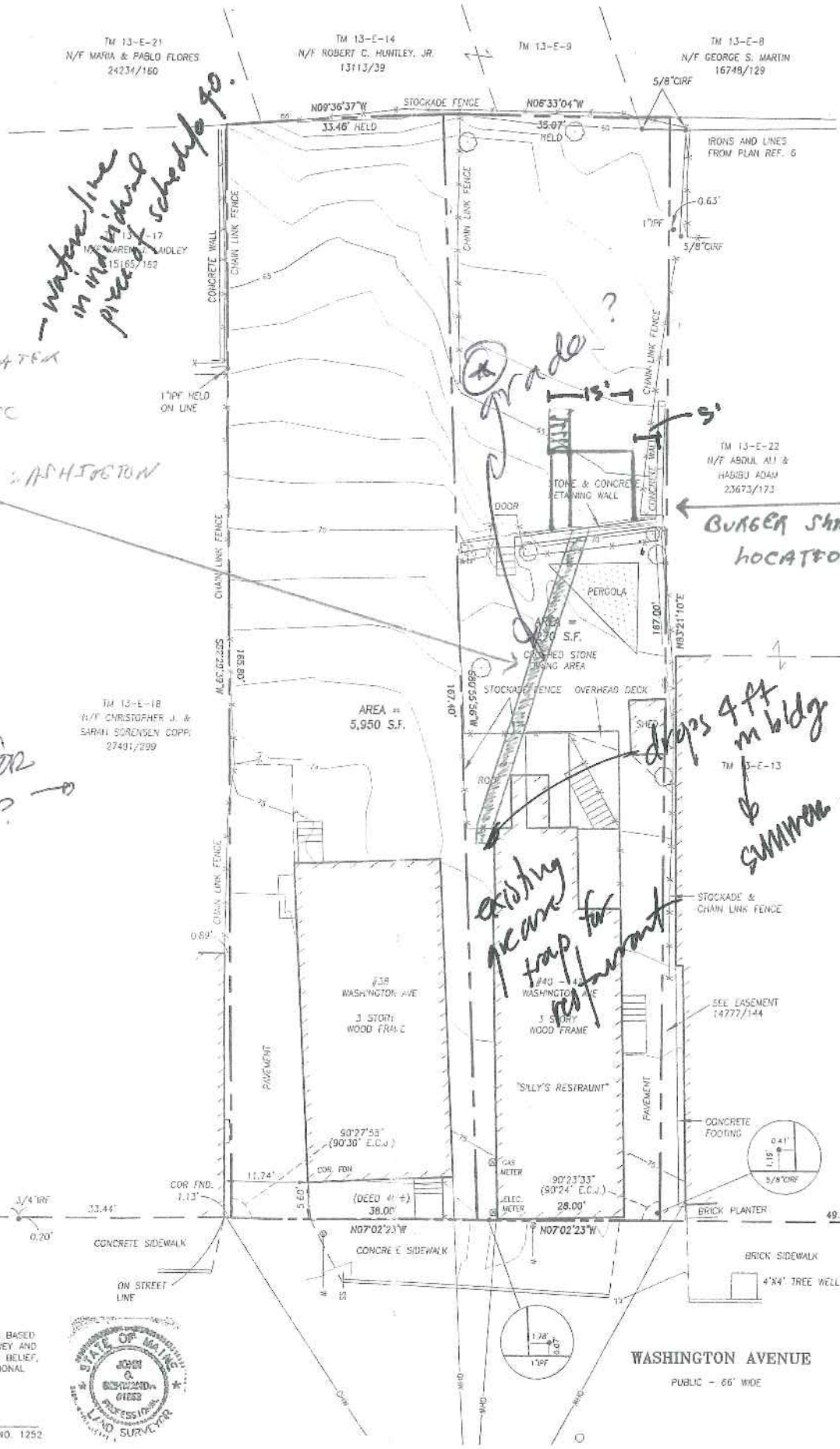
- LEGEND**
- IRON PIPE OR ROD FOUND
 - MONUMENT
 - SPIKE FOUND
 - WATER VALVE
 - UTILITY POLE
 - MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - STONE WALL
 - CURB
 - OVERHEAD WIRES
 - WATER LINE
 - GAS LINE
 - 1" CONTOUR



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

6-23-2011 DATE
 John C. Schanda JOHN C. SCHANDA, PLS NO. 1252

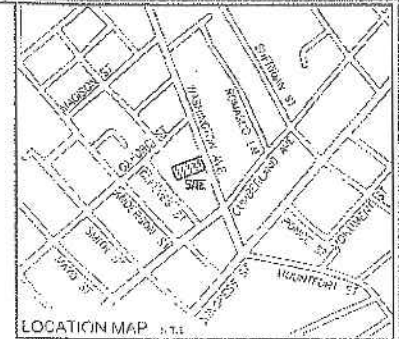


BOUNDARY & TOPOGRAPHIC SURVEY

ON WASHINGTON AVENUE, PORTLAND, MAINE
 MADE FOR RECORD OWNERS
 MICHELLE A. KELLEY
 38 WASHINGTON AVENUE, PORTLAND, MAINE
 EPS BEAGLE, LLC
 40 WASHINGTON AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
 500 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	SDG	Date	Job No.
Trace By	SDG	JUNE 22, 2011	2011-057 P
Check By	JCS	Scale	Drwg. No.
Book No.	1101	1" = 10'	



*Shaded area
is for the
following items:
2 inch pipe for gas water
3/4 inch pipe for gas water
2 inch pipe for electric
All lines to be
made with 1/2" diameter*

PLAN REFERENCES

1. H.L. & E.O. JOHNSON - SURVEYORS BOUNDARY PLAN IN BLOCK BOUNDED BY WASHINGTON AVENUE, OXFORD STREET, ANDREW STREET AND CUMBERLAND AVENUE FILE NO. 42.
2. H.L. & E.O. JOHNSON - SURVEYORS PLAN SHOWING "SURVEYED JUNE 14, 1892 FOR CHAS. WALKER ESTATE"
3. PLAN OF LAND OWNED BY BRIDGET & MARGARET CONYERS WASHINGTON AVE. PORTLAND, MAINE CHAS. H. BARRON C.C. JULY 1945
4. PLAN OF LAND IN PORTLAND MAINE FOR WILLIAM & GORDON BARRON JUNE 11, 1952 JOHN HASKELL, INC. JOB NO. 82352
5. "BOUNDARY SURVEY AT 30 WASHINGTON AVENUE, PORTLAND, MAINE FOR GREENLAND CONSTRUCTION CO. AUGUST 25, 2004 JOHN HASKELL, INC. JOB NO. 3004-188"
6. "BOUNDARY SURVEY AT 31 CLEEVES STREET, PORTLAND, MAINE MADE FOR ONCODY WARRIN CO. 17, 2003 JOHN HASKELL, INC. JOB NO. 2003-203"
7. "PLAN FOR THE CARPENTER AND MICHAEL SOUL OF WASHINGTON AVENUE PORTLAND, ME 7/23/96 PREPARED BY LEWIS & MANN, INC."

NOTES

1. OWNERS OF RECORD: TAX MAP 13 BLOCK E 1ST 15, 38 WASHINGTON AVENUE, MICHELLE A KELLEY, DEED BOOK 12895 PAGE 313. TAX MAP 13 BLOCK E 1ST 15, 40-42 WASHINGTON AVENUE EPS BEAGLE, LLC, DEED BOOK 12112 PAGE 314.
2. BEARINGS AND DISTANCES SHOWN AS PER PLAN REFERENCE 8.
3. SEE EASEMENT DEED BOOK 12777 PAGE 164 FOR RIGHTS IN REVERTING DRIVEWAY ON LAND OF ARDUL AND ADAM.
4. THERE IS A DIFFERENCE BETWEEN THE BOUNDARY LINE OF THE SUBJECT PROPERTY AND THE LINE OF ADAM AND ARDUL, AS SHOWN ON PLAN REFERENCE 7. THE LINE ON PLAN REF. 7 RUNS FROM THE 2 1/2" CURB NEAR WASHINGTON AVENUE (AND 0.41' SOUTH OF THE LINE SHOWN HEREIN) TO A 1" 1/2" DEEP TIE LINE OF MARKING (AND 0.53' NORTH OF THE LINE SHOWN HEREIN).
5. THERE IS A SMALL OVERLAP IN THE NORTHWEST CORNER OF THIS PARCEL, WITH THE LAND OF ADAM AS SHOWN ON PLAN REFERENCE 8. SOME OF THE DEED DIMENSIONS AND MARKS ON BOTH PARCELS. THE DIMS ON THIS PLAN WERE TAKEN FROM PLAN REFERENCE 1 AND 3. EACH SHOWS THE DIMS. COLLS. FOR 165 FEET FROM WASHINGTON AVENUE. DIMENSIONS IN THE DEED OF MARKING WERE HELD FOR PLAN REF. 8.
6. BOUNDARY AGREEMENTS WITH THE ADJACENTS WOULD RESOLVE ANY DISCREPANCIES WITH MARKETS AND PLANS.

LEGEND

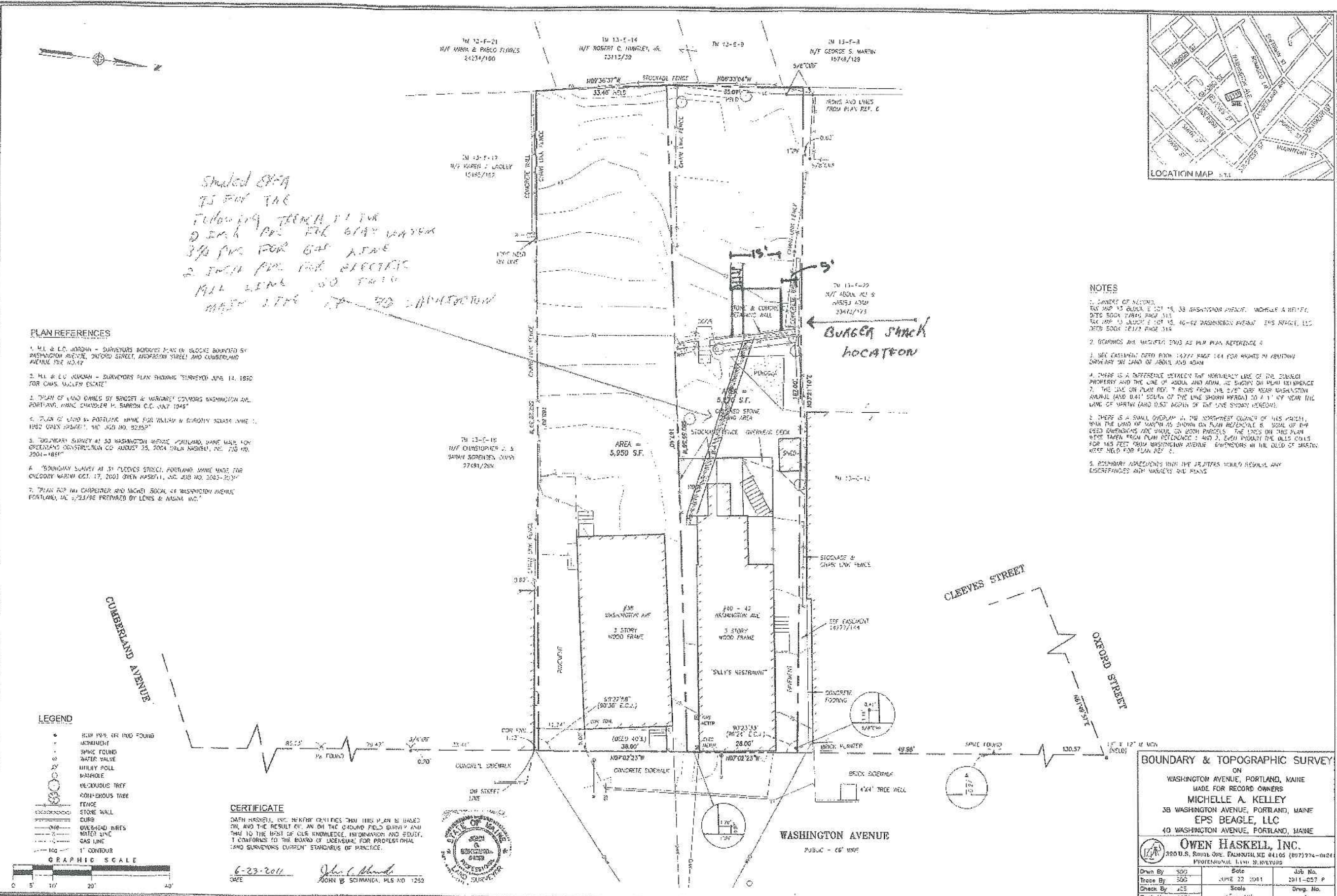
- HIGH PIP. OR IRON FOUND
- SPW FOUND
- WATER VALVE
- UTILITY POLE
- MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- STONE WALL
- CURB
- OVERHEAD WIRE
- WATER LINE
- GAS LINE
- 1" CONTOUR



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

6-23-2011
DATE
John C. Schmidt
JOHN C. SCHMIDT, PLS. NO. 1253



BOUNDARY & TOPOGRAPHIC SURVEY
ON
WASHINGTON AVENUE, PORTLAND, MAINE
MADE FOR RECORD OWNERS
MICHELLE A. KELLEY
38 WASHINGTON AVENUE, PORTLAND, MAINE
EPS BEAGLE, LLC
40 WASHINGTON AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
380 U.S. ROAD ONE, FAIRBANKS, ME 04105 (807)774-0400
PROFESSIONAL LAND SURVEYORS

Drawn By: SDG	Date: JUNE 22 2011	Job No.:
Trace By: SDG	Scale:	2011-057 P
Check By: JCS	Scale:	Drwg. No.:
Book No. 117	1" = 10'	1