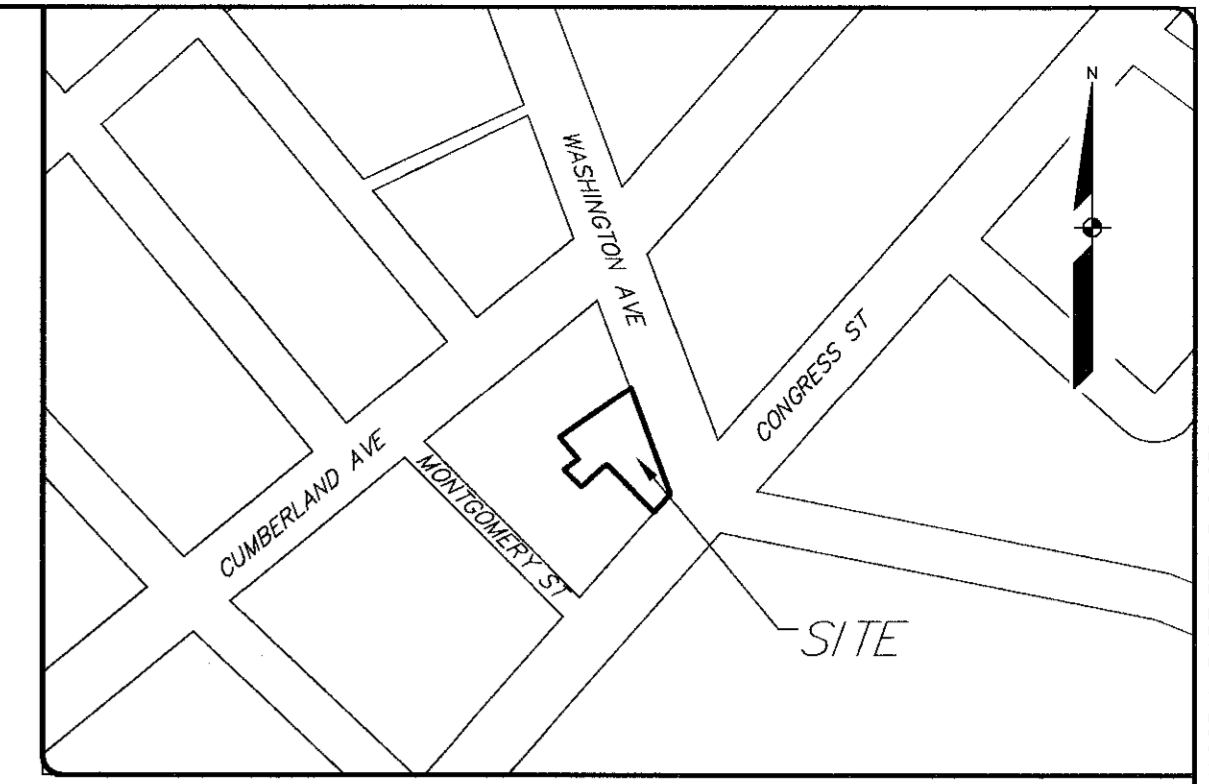
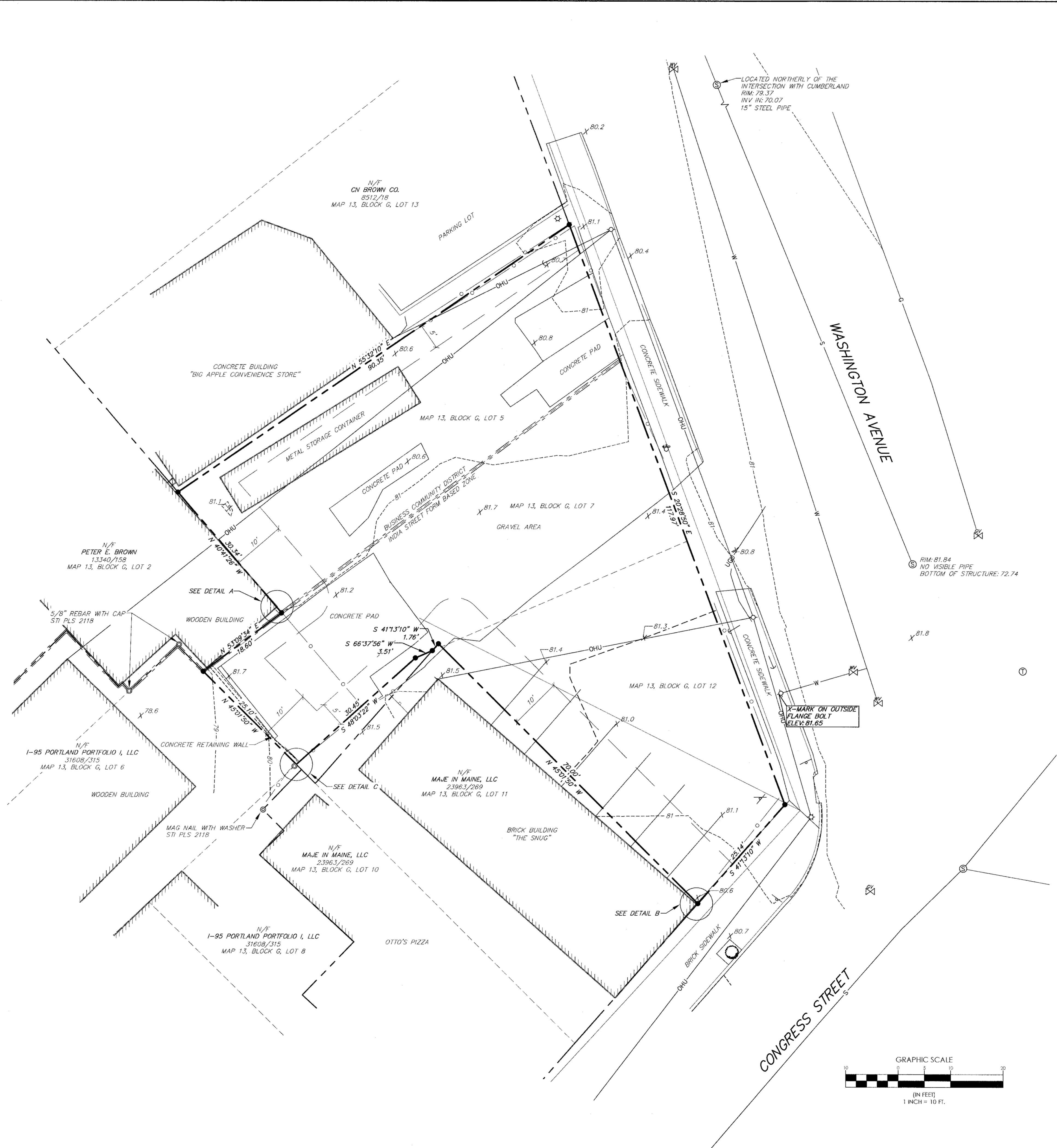


LEGEND

EXISTING

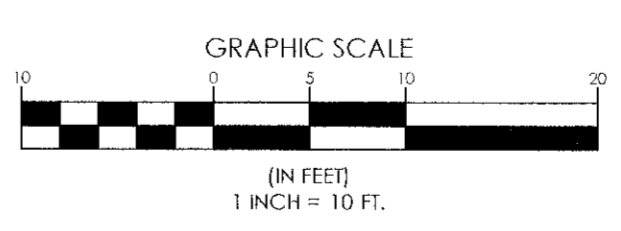
- PROPERTY LINE/R.O.W.
- REBAR SET WITH CAP MARKED "STI PLS 2513 NH RLS 1003"
- - - ABUTTER LINE/R.O.W.
- - - DEED LINE/R.O.W.
- - - ZONE LINE ON PL
- - - SETBACK
- ▨ BUILDING
- ▨ DECK/STEPS/OVERHANG
- ▨ EDGE PAVEMENT
- ▨ PAVEMENT SAWCUT
- ▨ EDGE CONCRETE
- ▨ PAVEMENT PAINT
- ▨ CURB LINE
- CHAIN LINK FENCE
- WOODEN FENCE
- RETAINING WALL
- OHU OVERHEAD UTILITY
- UGU UNDERGROUND UTILITY
- S SANITARY SEWER
- - - ZONE LINE
- - - GAS
- - - W WATER
- - - 120 - - - 118 - - - CONTOURS
- SPOT GRADE
- MONUMENT
- IRON PIPE/ROD
- SIGN
- DECIDUOUS TREE
- GAS GATE VALVE
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- BENCHMARK DESCRIPTION WITH ELEVATION
- BENCHMARK



LOCATION MAP N.T.S.

GENERAL NOTES:

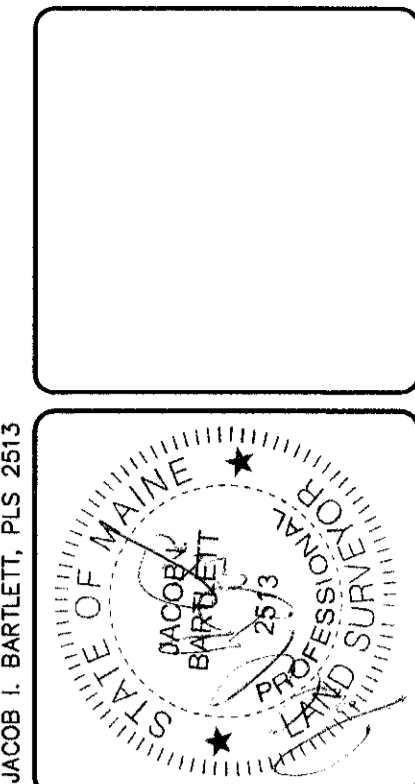
- THE RECORD OWNER OF THE PARCEL IS GREG'S PROPERTIES WASHAVE LLC BY DEED DATED MARCH 20, 2006 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23771, PAGE 200.
- THE PROPERTY IS SHOWN AS LOTS 12, 7, AND 5 ON THE CITY OF PORTLAND TAX MAP 13, BLOCK G AND IS LOCATED IN THE INDIA ST. FORM BASED(S-FBC)-URBAN ACTIVE SUBDISTRICT, AND BUSINESS COMMUNITY (B2b) ZONES.
- SPACE AND BULK CRITERIA FOR THE IS-FBC-URBAN ACTIVE ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY:
MINIMUM LOT SIZE: N/A
MINIMUM STREET FRONTAGE: N/A
MAXIMUM FRONT YARD: 5 FEET
MINIMUM SIDE YARD: 5 FEET
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET, UP TO 4 STORIES
MAXIMUM LOT COVERAGE: 90%
- SPACE AND BULK CRITERIA FOR THE COMMUNITY BUSINESS ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY:
MINIMUM LOT SIZE: N/A
MINIMUM STREET FRONTAGE: 20 FEET
MINIMUM FRONT YARD: NONE
MAXIMUM FRONT YARD: 10 FEET
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET
MAXIMUM LOT COVERAGE: 90%
- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 7,170 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS INC. IN AUGUST 2016 AND JUNE 2014.
- PLAN REFERENCES:
A. LAND OF JOHN SWETT, ESQ. FILED AS PLAN 376/5 IN CITY OF PORTLAND PUBLIC WORKS ENGINEERING ARCHIVES.
B. "S WASHINGTON AVE. GREG'S PROPERTIES WASHAVE LLC" DATED OCTOBER 17, 2007, SURVEYED BY THOMAS J. RAYMOND, PLS 1021 AND FILED AS PLAN 1008/3 IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING ARCHIVES.
C. WASHINGTON AVENUE BLUE SHEET PAGE 1 FILED IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING ARCHIVES.
D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP WASHINGTON AVENUE PORTLAND CUMBERLAND COUNTY FEDERAL AID PROJECT NO. M-0675(1)" DATED MARCH 1984 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 163, PAGE 19.
E. FIELD NOTES IN RE-VALUATION FIELD BOOK VOLUME 1 FILED IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING ARCHIVES.
F. FIELD NOTES FOR "WASHINGTON AVE. FROM CONGRESS ST. TO TUKEY ST. LOCATION OF LINE & TIES TO MONS PAVING SURVEY" DATED APRIL 21, 1947, AND FILED IN LEVEL BOOK VOLUME 473, PAGE 2 IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING ARCHIVES.
- DEED REFERENCES (ALL BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS):
A. JOSHUA RICHARDSON TO SAMUEL M. QUINCEY, DATED JULY 10, 1828, AND RECORDED IN BOOK 113, PAGE 352.
B. JOSHUA RICHARDSON TO WILLIAM NOULTON, DATED AUGUST 21, 1828, AND RECORDED IN BOOK 115, PAGE 38.
C. MARY A. HEAD & MARY A. SWETT TO EDWARD DUDDY, DATED OCTOBER 5, 1922, AND RECORDED IN BOOK 1118, PAGE 120.
D. SIDNEY S. NASON, EUNICE NASON, ELIZA A. SMITH, AND ROSANNA COLLINS TO JOHN C. PRESTON, DATED NOVEMBER 16, 1881, AND RECORDED IN BOOK 482, PAGE 314.
E. SIDNEY S. NASON TO JOHN F. PROCTOR, DATED JANUARY 21, 1890, AND RECORDED IN BOOK 560, PAGE 376.
F. NOTICE OF LAYOUT AND TAKING, DATED APRIL 24, 1984 AND RECORDED IN BOOK 6444, PAGE 79.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, CONVERTED (UTILIZING VERTCON FROM NOAA) FROM NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD AND WORK PERFORMED BY DIG SMART OF MAINE. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.



SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Jacob I. Bartlett, PLS 2513
OCTOBER 12, 2016



DESIGNED	CHECKED
JIB	CDM
10-12-16 ADDED STRUCTURE INFORMATION AND SET MONUMENTS 09-15-16 PRELIMINARY COPY ISSUED TO CLIENT FOR REVIEW REV: BY: DATE: STA US:	

SEBAGO
TECHNICALS

WWW.SEBAGOTECHNICALS.COM
250 Souders Rd.
Lebanon, ME 04240
Tel. 207-783-5656

EXISTING CONDITIONS SURVEY
OF LAND FOR RECORD OWNER:
GREG'S PROPERTIES WASHAVE LLC
221 CONGRESS STREET
PORTLAND, MAINE 04101
PREPARED FOR:
CALEB JOHNSON ARCHITECTS & BUILDERS
2065 MAIN STREET
BIDDEFORD, MAINE 04005

PROJECT NO.	SCALE
16314	1" = 10'