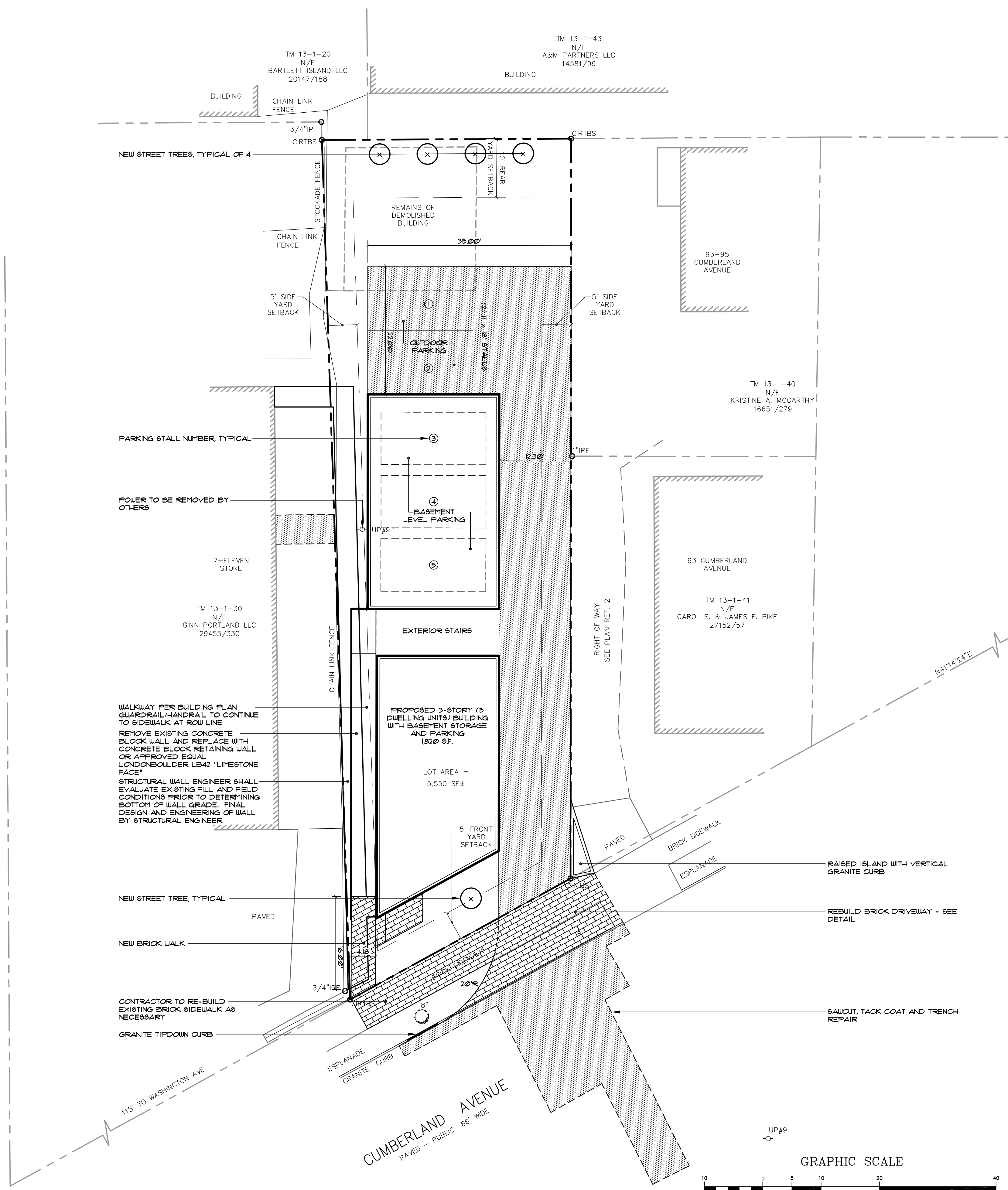
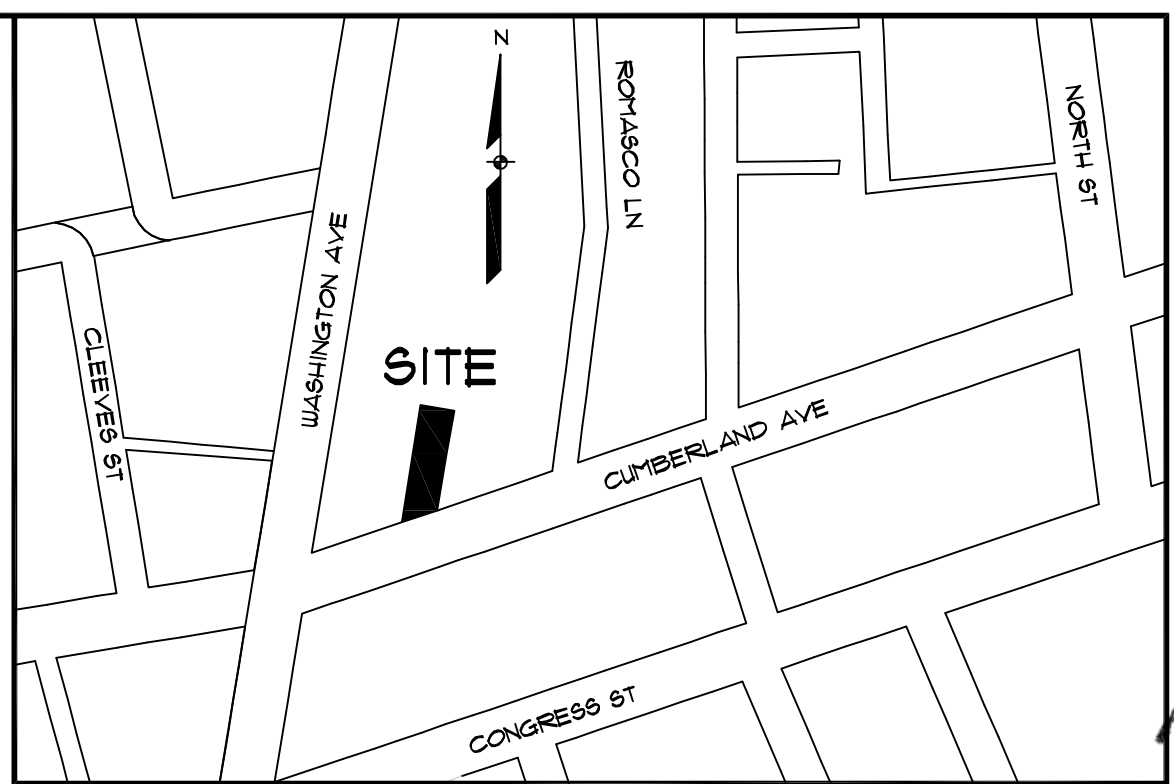


WASHINGTON AVENUE  
PAVED - PUBLIC



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
C1/L1	CURVE/LINE NO.	---
▬	BUILDING	▬
▬	SIGN	▬
▬	EDGE PAVEMENT	▬
▬	EDGE CONCRETE	▬
▬	PAVEMENT PAINT	▬
▬	GRAVEL ROAD	▬
▬	CURBLINE	▬
---122---	CONTOUR	---120---
×30.20	SPOT GRADE	○
○	CHAIN LINK FENCE	○
▬	RETAINING WALL	▬
○	DECIDUOUS TREE	○
G	GAS	○
W	WATER	○
⊕	WATER GATE VALVE	○
S	SEWER	○
⊙	SEWER MH	○
OHU	OVERHEAD UTILITY	○
○	UTILITY POLE	○



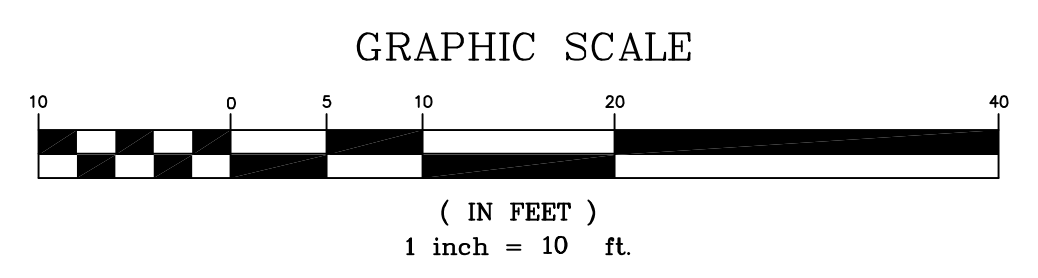
LOCATION MAP N.T.S.

**NOTES:**

- OWNERS OF RECORD: PETER C. DUGAS AND ANASTASIA ANTONACOS, 243 STATE STREET, PORTLAND, MAINE, C.C.R.D. BOOK 30410 PAGE 13.
- PARCEL IS SHOWN AS LOT 25 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 13.
- SPACE AND BULK CRITERIA:  
R6 ZONE  
MIN. AREA PER DWELLING UNIT: 150 SF.  
MIN. LOT SIZE: 2,000 SF.  
MIN. STREET FRONTAGE: 20'  
MIN. FRONT YARD: 5', AVERAGE DEPTH  
MIN. SIDE YARD (3-STORIES): 5', 0', IF TOTAL 10'  
MIN. REAR YARD: 10'  
MAX. BUILDING HEIGHT: 45'  
MAX. LOT COVERAGE: 60%  
LANDSCAPE OPEN SPACE: 20%
- TOTAL AREA OF PARCEL: 5,500 SF.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY OWEN HASKELL, INC. AT 91 CUMBERLAND AVENUE, PORTLAND, DATED 8-9-13.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES NAD83. CITY CONTROL POINTS T12-29-30 4 T12-28-126 USED.
- ELEVATIONS BASED ON CITY DATUM, BENCHMARK, STREET SIDE BONNET BOLT ON HYDRANT AT THE SOUTHWEST CORNER OF CUMBERLAND AVE AND WASHINGTON AVE ELEVATION 812.6. (SEE PLAN REFERENCE 4)
- THE MONUMENT AT THE CORNER OF WASHINGTON AND CUMBERLAND AVENUES, AS SHOWN ON PLAN REF. 1 IS GONE. IT'S LOCATION WAS REESTABLISHED BASED ON THE IRON PIPE FOUND AND THE MONUMENT AT OXFORD AND WASHINGTON AS SHOWN ON PLAN REF. 1. THE LINE ALONG THE EASTERLY SIDE OF GINN PORTLAND, LLC WAS HELD AS PER PLAN REF. 1 AS IT MATCHES THE DIMENSIONS IN DEED BOOK 1831 PAGE 423.
- THE REAR LINE WAS HELD PERPENDICULAR TO WASHINGTON AVENUE, AS THE BACK DEEDS FOR THE LOTS TO THE NORTH CALL FOR THAT.
- THE REAR LINE DISTANCE AND THE ANGLE OFF CUMBERLAND AVENUE ON THE EAST LINE WERE HELD AS IN THE LOCUS DEED BOOK 1831 PAGE 423.
- THE 1946 PLAN WHICH DIVIDED THIS LOT AND THE TWO LOTS TO THE EAST IS RIDDLED WITH ERRORS AND APPEARS TO NOT HAVE BEEN BASED ON A FIELD SURVEY OR DEED RESEARCH. THE FRONT AND BACK DIMENSIONS WERE PRORATED.
- PLAN REFERENCE 4 SHOWS NO MARKERS FOUND OR SET AND CAN NOT BE RE-CREATED.

**PLAN REFERENCES:**

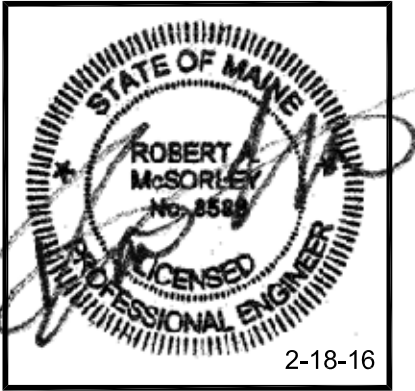
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SHELL OIL COMPANY DATED OCTOBER 2, 1918 BY HJ. & E.C. JORDAN SURVEYORS.
- FLOT PLAN SHOWING PROPERTY OF WALTER A. GERRY AT 83 & 91 CUMBERLAND AVENUE, PORTLAND, MAINE DATED OCTOBER 8, 1946 BY VARNEY ENGINEERING CO. RECORDED IN C.C.R.D. PLAN BOOK 32 PAGE 28.
- BOUNDARY AND TOPOGRAPHIC SURVEY ON 43 & 45 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD STEPHANIE DUAN DATED JULY 1, 2009 BY OWEN HASKELL, INC.
- PLAN AND PROFILE OF WASHINGTON AVE AND CUMBERLAND AVE, PORTLAND MAINE FOR THE CITY OF PORTLAND DATED JULY 2000 BY OWEN HASKELL, INC.
- CITY OF PORTLAND - CUMBERLAND AVENUE, SHEET NO. 1
- PLAN OF PROPERTY MADE FOR A 4 M PARTNERS, LLC REV. 5 06/29/11 TITCOMB ASSOCIATES RECORDED IN PLAN BOOK 211 PAGE 21.
- AS-BUILT PLAN OF CUMBERLAND AVENUE SEWER FROM WASHINGTON AVE. TO NORTH STREET BY THE CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS DATED AUGUST 21, 1993.



**APPROVAL-CITY OF PORTLAND PLANNING BOARD**

DATE \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRPERSON \_\_\_\_\_

NOT FOR CONSTRUCTION



ISSUED TO GEOLOGIC FOR SUBMISSION	DATE	BY	REV.
A	2-12-16	RAM	1

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

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Tel: 207-282-2100 Fax: 207-783-8888

PROJECT NO. 1407/3S  
FIELD BOOK 1407/3S  
DESIGN SAG  
CHKD SOD  
DRAWN JAR

**SITE PLAN**  
OF:  
97 CUMBERLAND AVENUE  
97 CUMBERLAND AVENUE  
PORTLAND, MAINE  
FOR:  
PETER DUGAS  
243 STATE STREET  
PORTLAND, MAINE

DATE 03/24/14 SCALE 1" = 10'  
SHEET 2 OF 6