

N/F
A & M PARTNERS, LLC
BK.14681 PG.99
01-02-1999

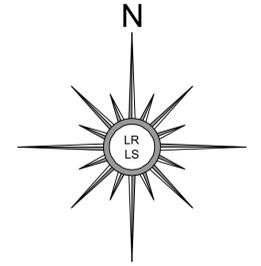
N/F
PETER C. DUGAS &
ANASTASIA ANTONACOS
BK.30478 PG.113
03-12-2013

N/F
CAROL S. &
JAMES F. PIKE
BK.27152 PG.57
07-31-2009

N/F
RAYVICH, LLC
BK.31674 PG.84
07-29-2014

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- - - PROPERTY LINE - NOT SURVEYED
- ▨ BUILDING
- ▨ CRUSHED STONE
- ▨ GRAVEL AREA
- ⊕ CATCH BASINS
- ⊕ SANITARY SEWER STRUCTURE
- ⊕ UTILITY POLE AND ANCHOR
- ⊕ WATER VALVE
- W — WATER LINE
- OHU — OVERHEAD UTILITIES
- S — SANITARY SEWER LINE
- G — GAS LINE
- - - CONTOURS - MAJOR
- - - CONTOURS - MINOR
- PERIMETER / FOUNDATION DRAIN

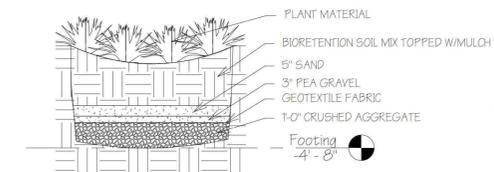


SOURCE
SPCS 1983 - ME WEST

NOTES

- 1) OWNER OF RECORD: NANCY BOULANGER, REFERENCE DEED BOOK 32211, PAGE 22 DATED APRIL 13, 2015. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.) FOR ADDITIONAL DETAILS REGARDING THE SUBJECT PROPERTY SEE A PLAN ENTITLED "STANDARD BOUNDARY SURVEY FOR RECORD OWNER NANCY BOULANGER" DATED JUNE 8, 2016 BY THIS SURVEYOR.
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
- 3) ELEVATIONS ARE REFERENCED TO THE CITY OF PORTLAND VERTICAL DATUM DERIVED FROM NGVD 1929. THIS SURVEY IS TIED TO THE FOLLOWING BENCH MARK AS PROVIDED BY THE DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST: THE STREET SIDE BONNET BOLT ON THE HYDRANT AT THE SOUTHWEST CORNER OF CUMBERLAND AVENUE AND WASHINGTON AVENUE WITH AN ELEVATION OF 81.26 FEET.
- 4) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0014 B AND AN EFFECTIVE DATE OF JULY 17, 1986.
- 5) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
- 6) THE SUBJECT PARCEL CONSISTS OF 2,206 SQUARE FEET WITH ANOTHER 86 SQUARE FEET OF AREA OF QUESTIONABLE TITLE.
- 7) UTILITY LOCATIONS ARE BASED ON AVAILABLE PLANS AND OBSERVED EVIDENCE. NO DEEDED EASEMENTS HAVE BEEN FOUND BY THIS SURVEYOR SUBSTANTIATING THE LOCATION OF THE UTILITIES CROSSING THE THREE LOTS PREVIOUSLY IN COMMON OWNERSHIP.
- 8) THE SUBJECT PARCEL IS SHOWN IN THE R6 RESIDENTIAL DISTRICT ON THE CITY OF PORTLAND ZONING MAP AVAILABLE ONLINE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS TAKEN FROM CITY CODE, CHAPTER 14, LAND USE:

	PER ORDINANCE	AS PROPOSED
MINIMUM LOT SIZE:	2,000 SQUARE FEET	2,206 SQUARE FEET
MINIMUM STREET FRONTAGE:	20 FEET	0 (EXISTING NONCONFORMING LOT WITH RIGHT OF WAY)
MINIMUM FRONT YARD SETBACK:	5 FEET WITH OTHER PROVISIONS	11.38 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET WITH OTHER PROVISIONS	5.06 FEET
MINIMUM REAR YARD SETBACK:	10 FEET	10.20 FEET
MAXIMUM LOT COVERAGE:	60 PERCENT	59.4 PERCENT (ALL IMPERVIOUS AREA) 50 PERCENT (BUILDING ONLY) 41.93 FEET
MINIMUM LOT WIDTH:	20 FEET	41.93 FEET
MAXIMUM HEIGHT:	45 FEET WITH LIMITATIONS	34.33 FROM GRADE
LANDSCAPED OPEN SPACE:	20 PERCENT	40.6 PERCENT
- 9) FOR CONSTRUCTION NOTES SEE ARCHITECTURAL PLANS BY DEXTRIOUS CREATIVE.
- 10) NEW SANITARY SEWER AND WATER LINES TO BE INSTALLED IN RIGHT OF WAY TO CUMBERLAND AVENUE. CONSTRUCTION OF WATER AND SANITARY SEWER LINES WILL BE IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN MANUAL.
- 11) EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE EXCAVATION CONTRACTOR IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN MANUAL AND THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.
- 12) SECTION 14-332.1(K4) OF THE LAND USE ORDINANCE INDICATES NO PARKING SHALL BE REQUIRED FOR THE FIRST THREE UNITS IN THE R-6 RESIDENTIAL ZONE. THIS IS A SINGLE UNIT BUILDING. THE GROUND LEVEL GARAGE WILL PROVIDE PARKING FOR UP TO 2 VEHICLES.



TYP. RAIN GARDEN SECTION
1/4" = 1'-0"



SCALE IN FEET

SITE PLAN

FOR RECORD OWNER	NANCY BOULANGER 85 LITTLE JOHN ROAD, YARMOUTH, MAINE 04096
SITE LOCATION	93R CUMBERLAND AVENUE PORTLAND, MAINE
LITTLE RIVER LAND SURVEYING JERAMIAH J. RAITT ME PLS #2376 NH LLS #957 PO BOX 332, LISBON FALLS MAINE 04252 (207) 841-0056	DATE: JUNE 16, 2016 REVISED: OCT. 3, 2016 SCALE: 1" = 5' PROJECT #16-012 DRAWING #16-012 DRAWN BY: JJR

