

## GENERAL NOTES

- 1. TOTAL SITE AREA: 2. ZONING DISTRICT:
- 29.006 SF R-6 ZONE
- 3. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 4. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM THE CITY OF PORTLAND TO SHAILER EMERSON ASSOCIATES DATED JANUARY G. 1984 AND RECORDED IN DEED BOOK G405. PAGE 1.
- 5. REFERENCE IS MADE TO THE FOLLOWING PLANS: a. A PORTION OF THE PROPRIETORS MAP DATED JANUARY 31, 1879 AND RECORDED IN PLAN BOOK 4. PAGE 18. b. TOPOGRAPHIC AND PROPERTY SURVEY, EMERSON SCHOOL, EMERSON STREET' BY LARRY SLAUGHTER, RLS #1133, DATED NOVEMBER 19, 1982 CNOT RECORDED
- G. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 14, BLOCK K. PARCEL 8.
- 7. BULK AND SPACE REQUIREMENTS: MINIMUM LOT SIZE = 4500 S.F. MINIMUM LOT WIDTH = 50'

SETBACKS:

LEGEND

PROPERTY LINE

PROPERTY LINE

GRANITE MONUMENT

EDGE OF PAVEMENT

INTERIOR

IRON PIPE

ABUTTER

UTILITY POLE

WATER VALVE

UTILITY DRAIN

POLE MOUNTED LIGHT

BUILDING MOUNTED

HYDRANT

FRONT = 10 FEET SIDES = 12 FEET (4 STORY) REAR = 20 FEET

- 8. THE WIDTH AND LAYOUT OF EMERSON STREET AND MORNING WAS TAKEN FROM CITY OF PORTLAND STREETLINE RECORDS AND MONUMENTS FOUND. SAID WIDTHS ARE 50'.
- 9. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.
- 10. THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIG SMART OF MAINE ON MAY 11. 2009 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- 11. DISPOSAL OF ALL BITUMINOUS PAVEMENT. CONCRETE CURB AND CONCRETE WHEEL STOPS SHALL BE AT A LICENSED RECYCLING FACILITY.

O LR.F./LP.F.

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Prepared For:

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	AUGUST	28.	2009
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BIDDING AND PERMITTING

Issued For:

Revisions:

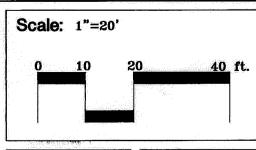
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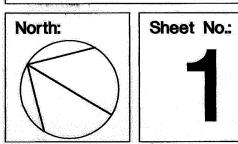
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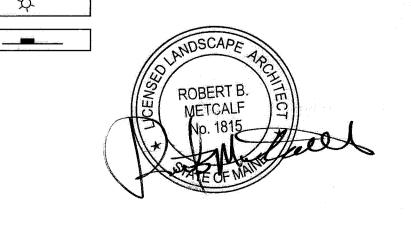
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**EXISTING CONDITIONS &** DEMO PLAN







OVERHEAD UTILITY

SEWER LINE

WATER LINE

DECIDUOUS TREE

SEWER MANHOLE

WATER DOWN SPOUT

TRANSFORMER

CONTOUR

R.O.W. LINE

UNDERGROUND ELECTRIC -