



Prepared For:
 Owner:
 Avesta Housing
 307 Cumberland Avenue
 Portland, Maine 04101

Prepared By:
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 70 Center Street
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Munjoy Commons: Emerson
 Portland, Maine
Emerson Street

GENERAL NOTES

- TOTAL SITE AREA: 29,006 SF
- ZONING DISTRICT: R-G ZONE
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM THE CITY OF PORTLAND TO SHALER EMERSON ASSOCIATES DATED JANUARY 6, 1984 AND RECORDED IN DEED BOOK 6405, PAGE 1.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - A PORTION OF THE PROPRIETORS MAP DATED JANUARY 31, 1879 AND RECORDED IN PLAN BOOK 4, PAGE 1B.
 - TOPOGRAPHIC AND PROPERTY SURVEY, EMERSON SCHOOL, EMERSON STREET BY LARRY SLAUGHTER, RLS #1133, DATED NOVEMBER 19, 1982 (NOT RECORDED)
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 14, BLOCK K, PARCEL B.
- BULK AND SPACE REQUIREMENTS:
 - MINIMUM LOT SIZE = 4500 S.F.
 - MINIMUM LOT WIDTH = 50'
 SETBACKS:
 - FRONT = 10 FEET
 - SIDES = 12 FEET (4 STORY)
 - REAR = 20 FEET
- THE WIDTH AND LAYOUT OF EMERSON STREET AND MORNING WAS TAKEN FROM CITY OF PORTLAND STREETLINE RECORDS AND MONUMENTS FOUND. SAID WIDTHS ARE 50'.
- ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.
- 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.
- DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE CURB AND CONCRETE WHEEL STOPS SHALL BE AT A LICENSED RECYCLING FACILITY.

LEGEND

PROPERTY LINE		OVERHEAD UTILITY	
INTERIOR PROPERTY LINE		UNDERGROUND ELECTRIC	
IRON PIPE		SEWER LINE	
GRANITE MONUMENT		WATER LINE	
EDGE OF PAVEMENT		DECIDUOUS TREE	
ABUTTER		TRANSFORMER	
UTILITY POLE		SEWER MANHOLE	
WATER VALVE		CONTOUR	
HYDRANT		R.O.W. LINE	
UTILITY DRAIN		WATER DOWN SPOUT	
POLE MOUNTED LIGHT			
BUILDING MOUNTED LIGHT			

Date:
AUGUST 28, 2009

Issued For:
BIDDING AND PERMITTING

Revisions:

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Title:
EXISTING CONDITIONS & DEMO PLAN

Scale: 1"=20'

North:

Sheet No.:
1

