

ZONING:
R-6 RESIDENTIAL ZONE

FRONT SETBACK 10 FEET
 REAR SETBACK PRINCIPAL STRUCTURES 20 FEET
 DETACHED ACCESSORY STRUCTURES WITH GROUND
 COVERAGE LESS THAN 100 SQUARE FEET 5 FEET

SIDE SETBACKS
 1 STORY STRUCTURE: 10 FEET
 2 STORY STRUCTURE: 10 FEET

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MARY SHAW INGWERSEN AS DESCRIBED IN BOOK PAGE 349, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. TOTAL AREA OF PARCEL: 9924 SQUARE FT OR .23 ACRES.
3. THIS PLAN IS THE RESULT OF A GROUND SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. ON 8-01-2001 UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SDR SET 4 ELECTRONIC DISTANCE METER AND SDR 24 ELECTRONIC FIELD BOOK.
4. VERTICAL DATUM IS BASED UPON AN ASSUMED ELEVATION ON TRAVERSE POINT NO. 1. (ELEV. 100.00 FT)
5. STREETLINE INFORMATION IS BASED UPON CITY OF PORTLAND STREETLINE SHEETS AND MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. CITY OF PORTLAND STREETLINE SHEETS
 - b. PLAN MADE FOR MOSES GOULD, RECORDED IN SAID REGISTRY IN PLAN BOOK 1 PAGE 41 ON DECEMBER 14, 1857.
 - c. CITY OF PORTLAND TRANSIT BOOK 128 PAGE 49.
 - d. CITY OF PORTLAND ASSESSING PLAN NO. 14, BLOCK L, LOT 1.
7. UTILITY INFORMATION:
 - a. GAS LINE LOCATION WAS TAKEN FROM NORTHERN UTILITIES, INC. NATURAL GAS DISTRIBUTION SYSTEM PLAN NO. 14.
 - b. WATER LINE LOCATION WAS TAKEN FROM PORTLAND WATER DISTRICT RECORDS SHEET 2.
 - c. SEWER LOCATION TAKEN FROM PORTLAND WATER DISTRICT INFILTRATION-INFLOW ANALYSIS PLANS JOB NO. 51039.00 DRAWING NO. IV-2 DATED 1981.

LEGEND

- ⊙ Capped 5/8" Rebor To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- ⊙ Survey Instrument Point
- - - Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F No* Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- ⊙ Utility Pole
- - - Edge of traveled way

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NOTE:

THIS DRAWING WAS CREATED USING INFORMATION SUPPLIED FROM THE CITY OF PORTLAND FILE SYSTEM. THE DRAWING USED IN THIS PLAN WAS CREATED BY BACK BAY BOUNDARY, INC., 65 NEWBURY ST., PORTLAND, ME. AND ARCHETYPE, P.A. ARCHITECTS, 48 UNION ST. WHARF, PORTLAND, ME. TITLED L1 SHAW RESIDENCE, SITE DATED AUGUST 14, 2001.

ISSUED FOR CONSTRUCTION

05-25-2014

MORIN DRAFTING GORHAM, ME. 318-1177	
MELBOURNE-EMERSON L.L.C. 28 Melbourne Street Portland, Maine	
SITE LAYOUT PLAN	
DRAWN: J. MORIN	CI
SCALE: 1"=20'-0"	
DATE: 04-09-2014	
PLAN NO:	