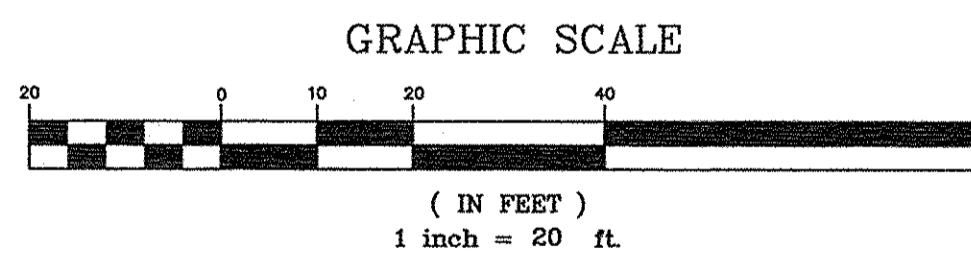


LOCATION PLAN  
SCALE: 1" = 250'

EXISTING	PROPOSED
(---) PROPERTY LINE	(---) LOT LINE
(---) ADJACENT'S PROPERTY	(---) EDGE OF PAVEMENT
(---) EASEMENT	(---) VERTICAL GRANITE CURB
(---) EDGE OF PAVEMENT	(---) GRADE BREAKS AT SIDEWALK
(---) BUILDING	(---) BUILDING
(---) EDGE OF GRAVEL CURB	(---) BUILDING ENTRY/EGRESS
(---) IRON PIPE OR ROD FOUND	(---) BUILDING EDGE OVERHEAD
(---) MONUMENT FOUND	(---) IRON PIPE TO BE SET
(---) DECIDUOUS TREE	(---) HANDICAP PARKING
(---) CONIFEROUS TREE	(---) DECORATIVE FENCE
(---) BUILDING HATCH	(---) BIKE RACK ON WOODCHIP PAD
(---) RETAINING WALL	(---) RETAINING WALL



**GENERAL NOTES**

- OWNER/DEVELOPER: AVESTA HOUSING DEVELOPMENT CORP., 307 CUMBERLAND AVENUE, PORTLAND MAINE 04101, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33552, PAGE 280, RECORDED DATE 10/26/16.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE.
- ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
- TAX MAP REFERENCE: MAP 41 / BLOCK B / LOTS 1, 2, 3 & 29.
- TOTAL PARCEL = 1225 acres
- WAIVERS: NONE REQUESTED AT THIS TIME.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-8SAFE.
- UNITS TO BE SERVICED BY EXISTING PUBLIC WATER, SEWER, AND GAS FROM CUMBERLAND, MELLEN OR DEERING STREETS. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C2.3, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM CUMBERLAND, MELLEN OR DEERING STREETS. THESE SERVICES ARE SHOWN ON SHEET C2.3, GRADING AND UTILITIES PLAN.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- THE SUBJECT PARCEL KNOWN AS 510 CUMBERLAND AVENUE IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR DEERING PLACE SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 0014 B, EFFECTIVE DATE JULY 11, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON SHEET C12 UNDER SNOW CLEARANCE NOTES.
- NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION. ANY MONUMENTATION DAMAGED BY CONSTRUCTION IS TO BE REPLACED.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2023.

**PINKHAM & GREER**  
CIVIL ENGINEERS  
28 VANNAH AVE. PORTLAND, ME. 04103  
TEL: 207.781.5242 FAX: 207.781.4245

THOMAS GREER  
No. 4206  
LICENSED PROFESSIONAL ENGINEER  
STATE OF MAINE  
5/31/17

REV.	DATE	DESCRIPTION

AVESTA HOUSING DEVELOPMENT CORP.  
307 CUMBERLAND AVENUE  
PORTLAND, ME. 04101  
SCALE: AS SHOWN  
DATE: MAY 31, 2017  
PROJECT: 15108  
DRN BY: JDC  
DESG BY: TSG  
CHK BY: TSG

DEERING PLACE  
61 DEERING ST. & 510 CUMBERLAND AVE.  
PORTLAND, MAINE  
SUBDIVISION RECORDING PLAT  
SHEET 1 of 2

C1.1

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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DATE \_\_\_\_\_