Reviewed for Code Compliance
Jennifer Clearwater
Application Services

Date: 01/30/17

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- BUILDING
- PAVEMENT
- CRUSHED STONE
- SANITARY SEWER STRUCTURE
- UTILITY POLE AND ANCHOR
- WATER VALVE
- WATER LINE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- GAS LINE
- CONTOURS - MAJOR
- CONTOURS - MINOR

N

LR
LS

SOURCE
SPCS 1983 - ME WEST

NOTES

1) OWNERS OF RECORD: MARIAH C. HOLDER & JOHN J. HEINZE, REFERENCE DEED BOOK 30962, PAGE 318 DATED AUGUST 21, 2013. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.) FOR MORE BOUNDARY DETAIL SEE A PLAN ENTITLED "STANDARD BOUNDARY SURVEY FOR RECORD OWNER MARIAH C. HOLDER & JOHN J. HEINZE" DATED AUGUST 16, 2016 BY THIS SURVEYOR.

2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM RTK OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER AND THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION VRS NETWORK.

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: A BOLT FOUND IN THE GRANITE MONUMENT ON THE THREE OFFSET AT NORTHEASTERLY CORNER OF DEERING STREET AND MELLEN STREET WITH AN ELEVATION OF 95.11 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 0013 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 IS SHOWN IN THE B-2B COMMUNITY BUSINESS ZONE ON THE CITY OF PORTLAND ZONING MAP AVAILABLE ONLINE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL USES TAKEN FROM CITY CODE, SECTION 14-185:

	PER ORDINANCE
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	20 FEET
MINIMUM FRONT YARD SETBACK:	NONE
MINIMUM SIDE YARD SETBACK:	NONE, WITH ALTERNATE PROVISIONS
MINIMUM REAR YARD SETBACK:	10 FEET, WITH ALTERNATE PROVISIONS
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM HEIGHT:	45 FEET, WITH LIMITATIONS
MINIMUM AREA PER UNIT:	435 SQUARE FEET

10 5 0 10 20 30
SCALE IN FEET

CERTIFICATION

TO: MARIAH C. HOLDER & JOHN J. HEINZE

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1.) NO SEPARATE REPORT
2.) NO NEW LEGAL DESCRIPTION PREPARED

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

SITE PLAN WITH TOPOGRAPHIC DETAIL

FOR RECORD OWNER: MARIAH C. HOLDER & JOHN J. HEINZE
PO BOX 4038, PORTLAND, MAINE 04101

SITE LOCATION: 9-11 MELLEN STREET
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: AUGUST 16, 2016
REVISED: AUGUST 25, 2016

SCALE:
1" = 10'

PROJECT #16-014
DRAWING #16-014

DRAWN BY: JJR