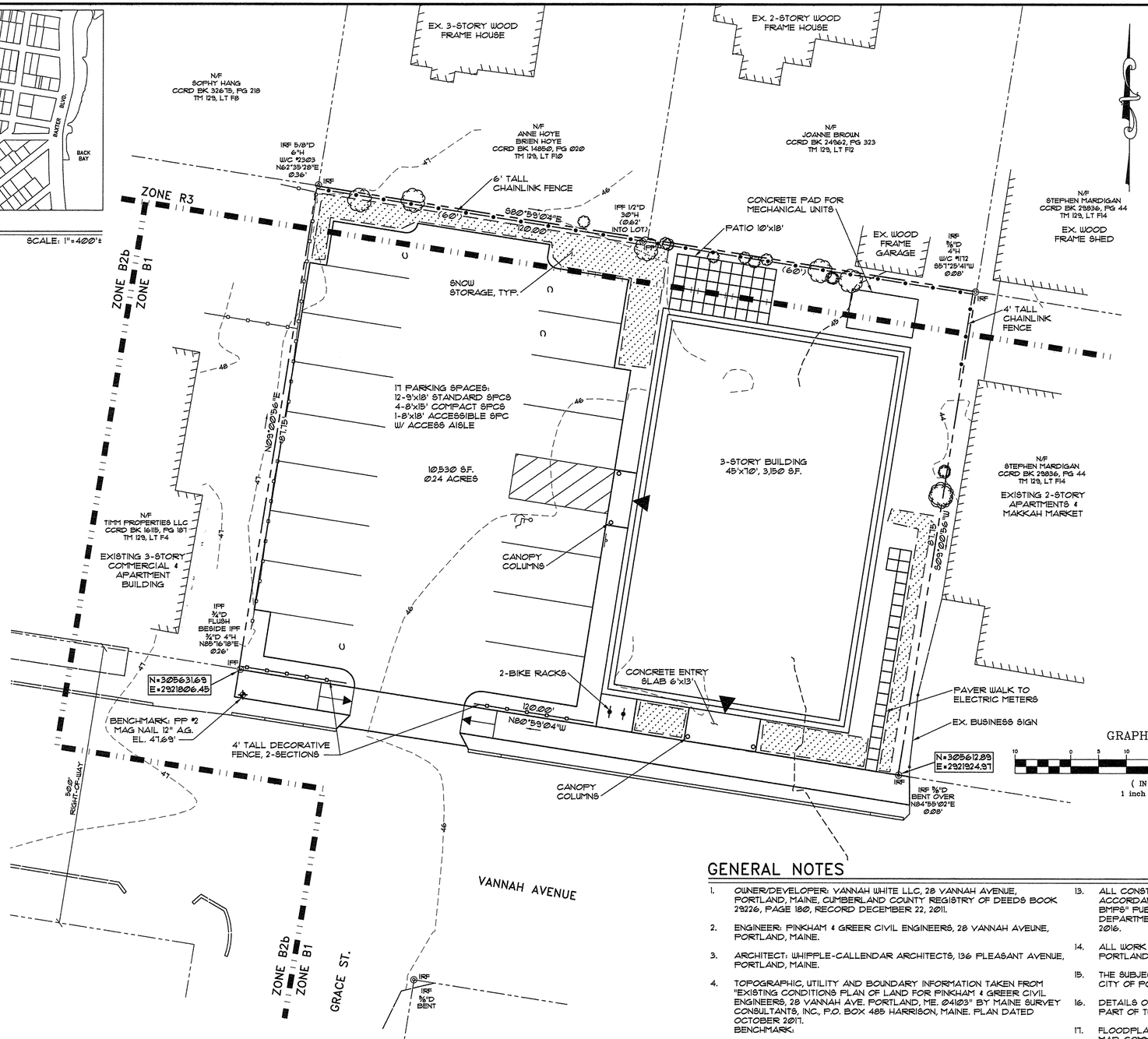
LOCATION PLAN

SCALE: 1"=400'±



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- ZONING DISTRICT
- EDGE OF PAVEMENT
- CURB
- 48 CONTOURS
- BUILDING
- UTILITY POLE
- UTILITY POLE W/ GUY WIRE
- SIGN
- TREE
- STOCKADE STYLE FENCE
- BENCHMARK
- BOUND FOUND
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND

PROPOSED

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- BUILDING
- BUILDING ENTRY/EGRESS
- BICYCLE RACK
- HANDICAP PARKING
- C "NO PARKING" AREA
- COMPACT PARKING SPACE
- DECORATIVE FENCE
- CHAINLINK FENCE
- SIGN
- CONCRETE PAVERS
- SNOW STORAGE AREAS

GENERAL NOTES

1. OWNER/DEVELOPER: VANNAH WHITE LLC, 28 VANNAH AVENUE, PORTLAND, MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 29226, PAGE 180, RECORD DECEMBER 22, 2011.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE.
3. ARCHITECT: WHIPPLE-CALLENDAR ARCHITECTS, 136 PLEASANT AVENUE, PORTLAND, MAINE.
4. TOPOGRAPHIC, UTILITY AND BOUNDARY INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN OF LAND FOR PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVE. PORTLAND, ME. 04103" BY MAINE SURVEY CONSULTANTS, INC., P.O. BOX 485 HARRISON, MAINE. PLAN DATED OCTOBER 2017.
   BENCHMARK:
5. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND ARE WINDSOR (WmB) LOAMY SAND.
6. ZONE: RESIDENTIAL BUSINESS-1 (B-1) AND RESIDENTIAL 3 (R-3 PROPOSED USE: COMMERCIAL OFFICE SPACE AND RESIDENTIAL HOUSING.
7. TAX MAP REFERENCE: MAP 129 / BLOCK F / LOTS 009 & 011.
8. TOTAL PARCEL = 0.24 ACRES
9. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
10. BUILDING SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
11. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C2.3, GRADING AND UTILITIES PLAN.
12. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND FROM AN EXISTING POLE. THESE SERVICES ARE SHOWN ON SHEET C2.3, GRADING AND UTILITIES PLAN.
13. 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 2016.
14. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
15. THE SUBJECT PARCEL KNOWN AS 28 VANNAH AVENUE IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
16. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 28 VANNAH AVENUE SITE PLAN.
17. FLOODPLAIN: THIS PROPERTY IS SHOWN OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0013 B, EFFECTIVE DATE 7/17/1986, ZONE C AND EFFECTIVE DATE 12/8/1998, ZONE X. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
18. SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON SHEET C1.2 UNDER SNOW CLEARANCE NOTES.
19. MECHANICAL EQUIPMENT IS TO BE INSTALLED AS SHOWN ON SHEET C2.3, GRADING AND UTILITIES PLAN.
20. NEW PROPERTY PINS IF REQUIREDARE TO BE SET AT THE EXPENSE OF THE OWNER AT THE END OF CONSTRUCTION. ANY MONUMENTATION DAMAGED BY CONSTRUCTION IS TO BE REPLACED.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

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

STATE OF MAINE THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER

3/5/18

REV.	DATE	DESCRIPTION

VANNAH WHITE, INC.
28 VANNAH AVENUE, PORTLAND, ME

SCALE: AS SHOWN
DATE: MARCH 5, 2018
PROJECT: 17166
DRN BY: JDC
DESG BY: TSG
CHK BY:

THE 28, a condominium
28 VANNAH AVENUE, PORTLAND, MAINE

SUBDIVISION RECORDING PLAT
SHEET 1 of 2

C1.1

MAP/LOT 129 / F / 9 & 11