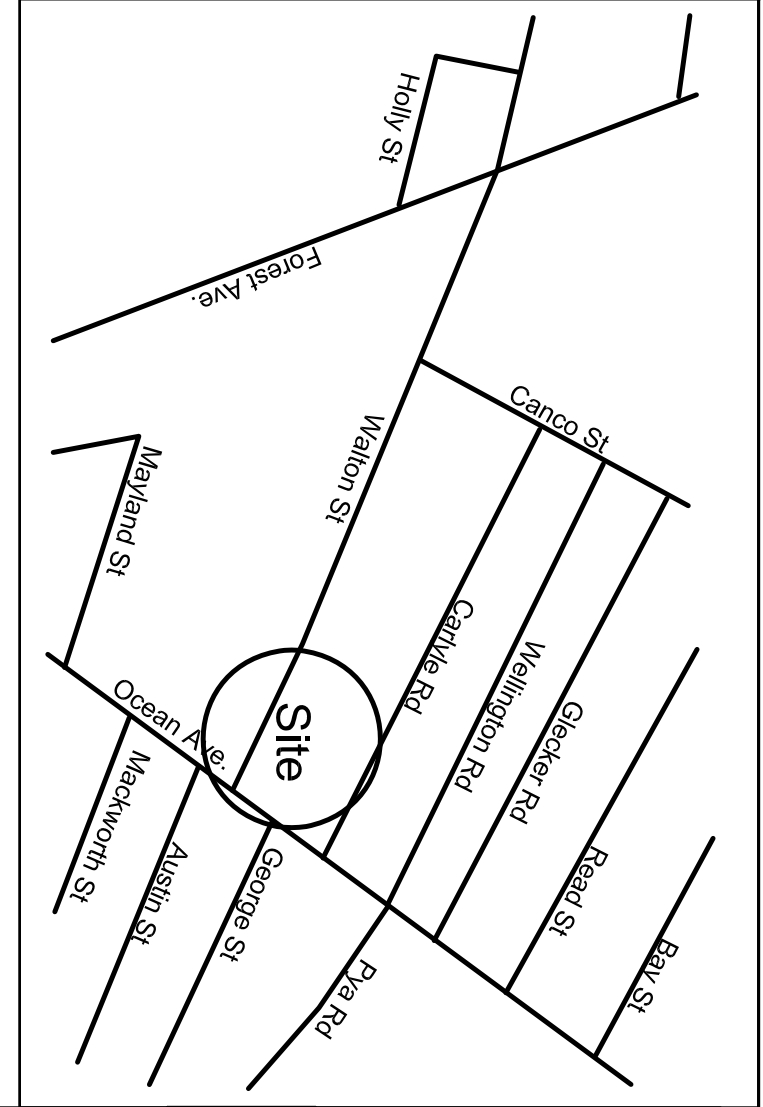
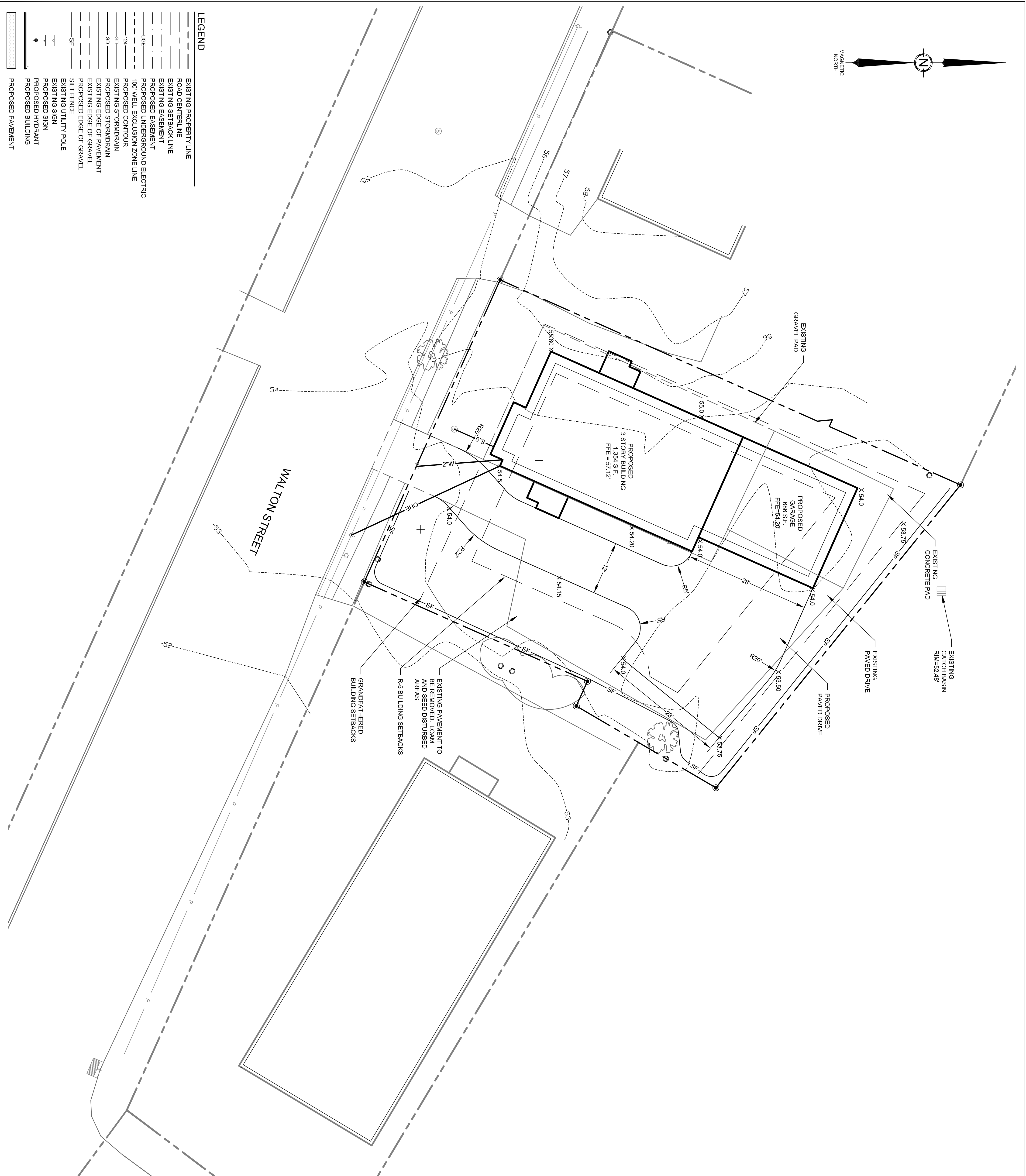


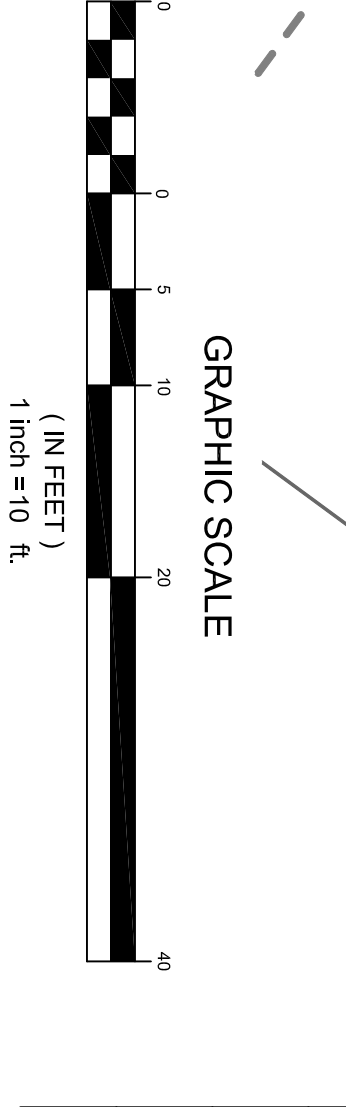
LEGEND

	EXISTING PROPERTY LINE
	ROAD CENTERLINE
	EXISTING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED UNDERGROUND ELECTRIC
	100' WELL EXCLUSION ZONE LINE
	EXISTING CONTOUR
	EXISTING STORMDRAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	PROPOSED EDGE OF GRAVEL
	SILT FENCE
	EXISTING UTILITY POLE
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED HYDRANT
	PROPOSED BUILDING
	PROPOSED PAVEMENT



GENERAL NOTES:

1. APPLICANT/RECORD OWNER IS MZ PROPERTIES, LLC, WHOSE ADDRESS IS 126 UNDERWOOD ROAD, FALMOUTH, ME 04105. AS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 28670, PAGE 41 AND PLAN BOOK 28703, PAGE 220.
 2. THE PARCEL IS LOCATED ON THE CITY OF PORTLAND TAX MAP 140, LOT 021.
 3. TOTAL AREA OF THE PARCEL IS 7,919 S.F. +/-
 4. PARCEL IS LOCATED IN THE R-5 RESIDENTIAL ZONE. PROPOSED STRUCTURES TO BE LOCATED WITHIN GRANDFATHERED BUILDING SETBACKS, AS SHOWN ON THE PLAN.
- DIMENSIONAL REQUIREMENTS:
- | | |
|-----------------------|---------------------|
| MINIMUM LOT SIZE: | 6,000 S.F. |
| FRONT SETBACK: | 20 FEET |
| REAR SETBACK: | 14 FEET (2 STORIES) |
| SIDE SETBACK: | 35 FEET |
| MAX. BUILDING HEIGHT: | 35 FEET |
5. BUILDING SIZE AND LOCATION BASED ON INFORMATION PROVIDED ON PLANS PREPARED BY BILD ARCHITECTURE, INC., WHOSE ADDRESS IS PO BOX 8235, PORTLAND, ME 04104. ISSUE DATE: 02-13-15.
 6. SURVEY INFORMATION PROVIDED BY RW EATON ASSOCIATES, INC. ALL INFORMATION BASED UPON THE PLAN ENTITLED "BOUNDARY SURVEY & TOPOGRAPHIC SITE PLAN (O/P) LAND LOCATED AT 15 WALTON STREET, PORTLAND, MAINE 04102" DATED 03-14-15.
 7. SITE ENGINEERING PROVIDED BY JON H. WHITTEN, JR., P.E. #10414 OF TERRADYN CONSULTANTS, LLC WHOSE ADDRESS IS PO BOX 339 NEW GLOUCESTER, MAINE.
 8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE DEVELOPER OR THEIR AGENTS. NOTIFY DIG-SAFE A MINIMUM OF 72 HOURS PRIOR TO EXCAVATING FOR CONSTRUCTION.
 9. EXISTING TREES ON THE LOT ARE TO BE RETAINED TO MAINTAIN THE CITY'S REQUIRED STREET TREE NUMBERS PER LOT. THESE TREES ARE SUBSTANTIAL IN SIZE AND MEET THE MINIMUM REQUIREMENTS FOR STREET TREES.



<p>SHEET DESCRIPTION</p> <p>SITE / GRADING & UTILITY PLAN</p> <p>15 WALTON STREET PORTLAND, MAINE</p> <p>PREPARED FOR MZ PROPERTIES, LLC 126 UNDERWOOD ROAD FALMOUTH, ME 04105</p>	<p>TERRADYN CONSULTANTS, LLC</p> <p>Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting</p>	<p>P.O. Box 339 111 Elderberry Lane New Gloucester, ME 04260 Office: (207) 926-5111 Fax: (207) 221-1317 www.terradynconsultants.com</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS																															<p>JHW APP'D BY</p>
NO.	DATE	REVISIONS																																			
<p>JOB NO. 1521</p> <p>DATE 04-07-15</p> <p>SCALE 1"=10'</p>	<p>SHEET 1 OF 2</p>																																				