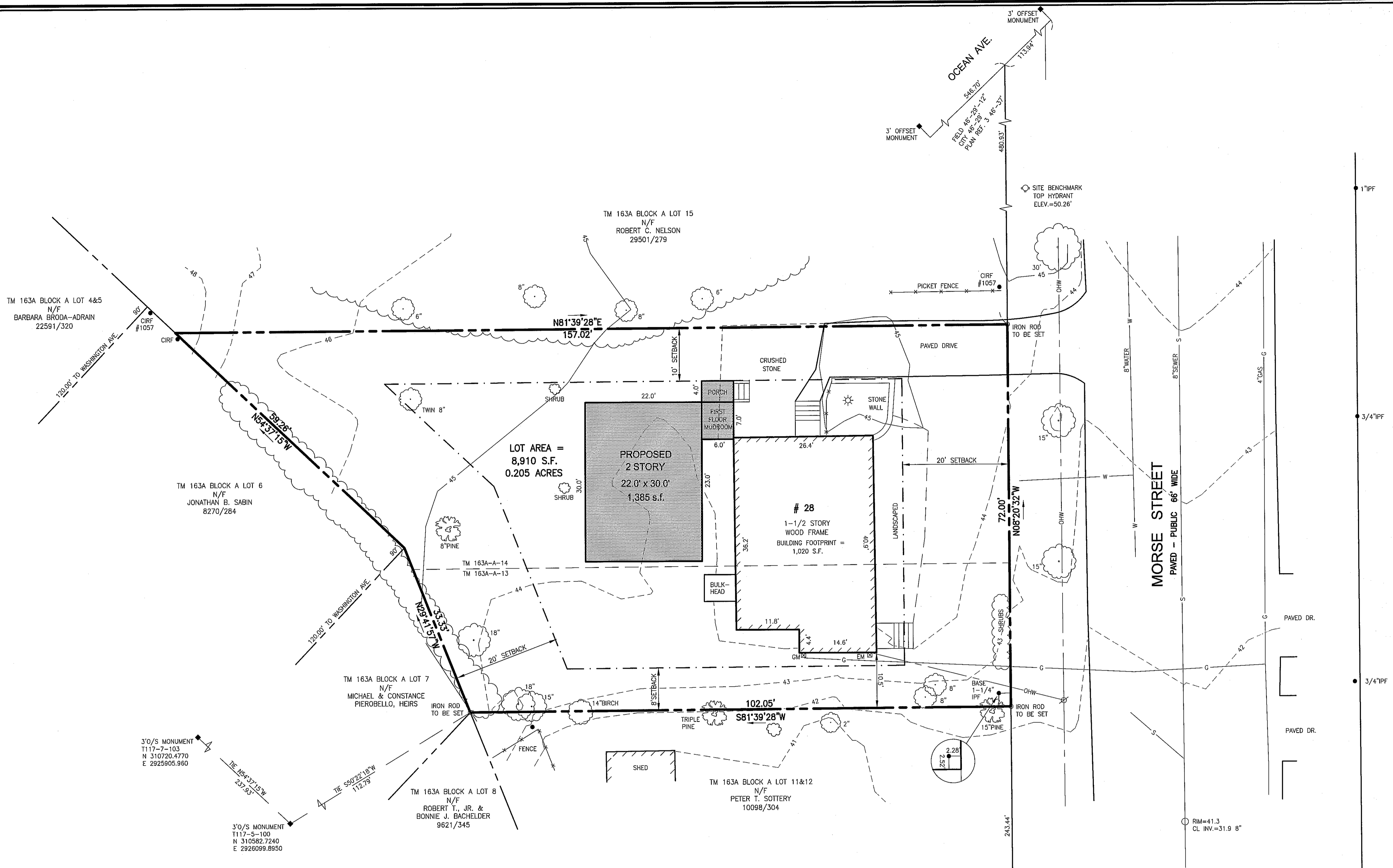


LOCATION MAP  
N.T.S.



**PLAN REFERENCES**

- "STANDARD BOUNDARY SURVEY, PROPERTY & SITE PLAN, 38 MORSE STREET - PORTLAND, MAINE, MADE FOR RECORD OWNER: ROBERT C. NELSON, 47 ALICE CT. - PORTLAND, ME. 04103" DATED OCTOBER 03, 2006 BY JOHN D. PALMITER.
- "AMENDED SITE PLAN AT 38 MORSE STREET, PORTLAND, MAINE MADE FOR ROBERT NELSON" DATED FEBRUARY 16, 2010 BY OWEN HASKELL, INC.
- "PLAN OF PROPERTY IN PORTLAND, MAINE OWNED BY DOROTHY S. TRUE AND HEIRS OF F.W.H. SMITH MADE BY E.C. JORDAN & CO. OCTOBER 1929" RECORDED IN PLAN BOOK 26 PAGE 35.
- "PLAN OF PROPERTY IN PORTLAND, MAINE OWNED BY DOROTHY S. TRUE AND HEIRS OF F.W.H. SMITH MADE BY E.C. JORDAN & CO. PLAN SUPPLEMENT AUGUST 1939" RECORDED IN PLAN BOOK 25 PAGE 50.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

**GENERAL NOTES**

- OWNER OF RECORD IS 28 MORSE STREET LLC, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.) BOOK 29807 PAGE 223.
- BEARINGS ARE BASED ON GRID NORTH PER COORDINATES PROVIDED BY CITY ENGINEERING DEPARTMENT FOR MONUMENTS ON WASHINGTON AVENUE.
- SUBJECT PROPERTY IS SHOWN AS LOTS 13 & 14, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN.
- ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET.
- THE SUBJECT PROPERTY LIES IN ZONE R-5, RESIDENTIAL, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
 MINIMUM LOT SIZE: 6,000 SQUARE FEET  
 MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQUARE FEET  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM YARD DIMENSIONS:  
 FRONT YARD: 20 FEET  
 REAR YARD: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 20 FEET  
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 5 FEET  
 SIDE YARD: 1 STORY: 8 FEET  
 1-1/2 STORIES: 8 FEET  
 2 STORIES: 12 FEET  
 2-1/2 STORIES: 14 FEET  
 MAXIMUM LOT COVERAGE: 40%  
 MINIMUM LOT WIDTH: MULTIPLEX: 90 FEET OTHER USES: 60 FEET  
 MAXIMUM STRUCTURE HEIGHT: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 35 FEET  
 ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 18 FEET
- PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ON FIRM FLOOD INSURANCE RATE MAP 230051 0007C DATED DECEMBER 8, 1998.

**LEGEND**

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- ⊙ LIGHT POLE
- ⊕ GAS OR ELECTRIC METER
- MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- ⊗ FENCE
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE
- S SANITARY SEWER
- SD STORM DRAIN
- 45 1' CONTOUR

**GRAPHIC SCALE**



**CERTIFICATE**

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE \_\_\_\_\_ JOHN W. SWAN, PLS NO. 1038

**SITE PLAN**  
AT  
28 MORSE STREET, PORTLAND, MAINE  
MADE FOR RECORD OWNER  
**28 MORSE STREET LLC**  
47 ALICE COURT, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	JLW	MAY 29, 2013	2013-035P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1SP