

LOCATION MAP N.T.S.

NOTES:

1. OWNER OF RECORD IS ROBERT C. NELSON, 24297/023, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS AND BOUNDARY INFORMATION ARE TAKEN FROM PLAN REFERENCE 1.
3. SUBJECT PROPERTY IS SHOWN AS LOTS 15. & 16, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN.
4. ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET.
5. 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: 20 FEET
 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
6. CONTRACTOR TO REFER TO SHEET 2 FOR ALL CONSTRUCTION DETAILS RELATED TO THIS SITE PLAN.
7. SIDE PORCHES ARE 6'x8' EACH INCLUDING STEPS.

*Used for
Zoning*

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APR 12 2011
City of Portland
Planning Division

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME.
APR 26 2011

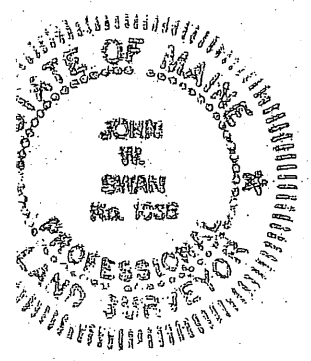
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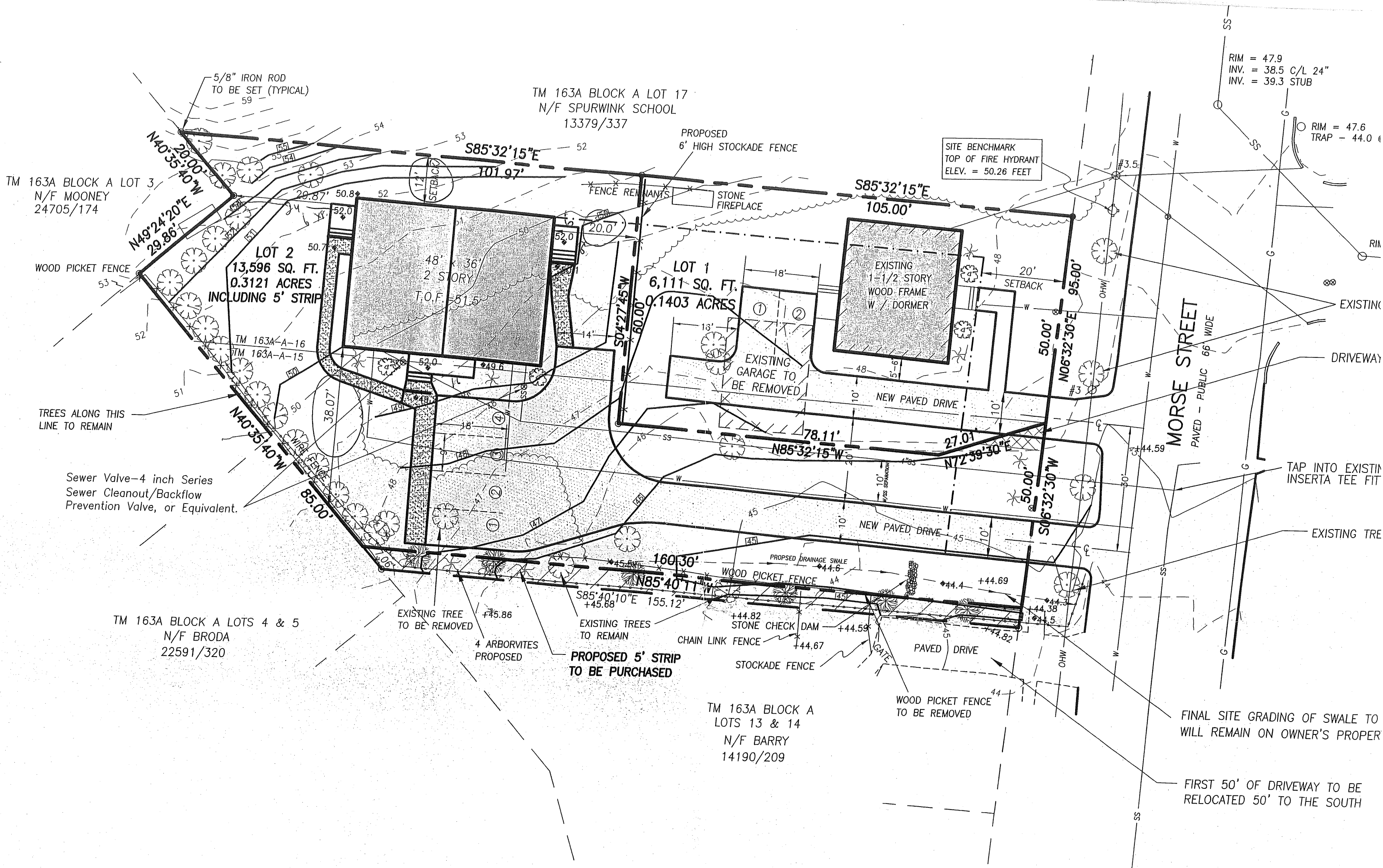
REV.3	4-6-11	PLAN REVISIONS PER CITY COMMENTS
REV.2	3-6-11	PLAN REVISIONS PER CITY COMMENTS
REV.1	12-10-10	PLAN REVISIONS PER CITY COMMENTS

SITE PLAN
AT
38 MORSE STREET, PORTLAND, MAINE
MADE FOR
ROBERT C. NELSON
47 ALICE COURT, PORTLAND, MAINE

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

Drwn By	JMW	Date	SEPT. 17, 2010	Job No.	2007-113 P
Trace By	RWC	Scale	1" = 20'	Drwg. No.	1-3
Check By	JMW				
Book No.	1060				





TM 163A BLOCK A LOT 17
N/F SPURWINK SCHOOL
13379/337

TM 163A BLOCK A LOT 3
N/F MOONEY
24705/174

LOT 2
13,596 SQ. FT.
0.3121 ACRES
INCLUDING 5' STRIP

LOT 1
6,111 SQ. FT.
0.1403 ACRES

SITE BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 50.26 FEET

RIM = 47.9
INV. = 38.5 C/L 24"
INV. = 39.3 STUB

RIM = 47.6
TRAP = 44.0

MORSE STREET
PAVED - PUBLIC 66' WIDE

FINAL SITE GRADING OF SWALE TO
WILL REMAIN ON OWNER'S PROPER

FIRST 50' OF DRIVEWAY TO BE
RELOCATED 50' TO THE SOUTH

TM 163A BLOCK A LOTS 4 & 5
N/F BRODA
22591/320

TM 163A BLOCK A
LOTS 13 & 14
N/F BARRY
14190/209

TREES ALONG THIS
LINE TO REMAIN

Sewer Valve-4 inch Series
Sewer Cleanout/Backflow
Prevention Valve, or Equivalent.

EXISTING TREE
TO BE REMOVED

4 ARBORVITES
PROPOSED

EXISTING TREES
TO REMAIN

PROPOSED 5' STRIP
TO BE PURCHASED

WOOD PICKET FENCE
TO BE REMOVED

PROPOSED DRAINAGE SWALE
WOOD PICKET FENCE
CHAIN LINK FENCE
STONE CHECK DAM
STOCKADE FENCE
PAVED DRIVE
GATE

TAP INTO EXISTING
INSERTA TEE FIT

EXISTING TREE

DRIVEWAY

EXISTING

PROPOSED
6' HIGH STOCKADE FENCE

FENCE REMNANTS
STONE
FIREPLACE

EXISTING
1-1/2 STORY
WOOD FRAME
W / DORMER

EXISTING
GARAGE TO
BE REMOVED

NEW PAVED DRIVE

NEW PAVED DRIVE

PAVED DRIVE

N49°24'20"E
29.86'

S85°32'15"E
101.97'

S85°32'15"E
105.00'

N06°32'30"E
95.00'

N40°35'40"W
85.00'

S04°27'45"W
60.00'

N85°32'15"W
78.11'

N72°59'30"E
27.01'

S06°32'30"W
50.00'

N85°40'11"W
160.30'

S85°40'10"E
155.12'

+44.82

+44.59

+44.67

+44.82

+44.5

+44.59

SS

SS

#3.5

#3

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RIM

EXISTING

DRIVEWAY

EXISTING TREE

PAVED DRIVE

FINAL SITE GRADING OF SWALE TO WILL REMAIN ON OWNER'S PROPER

FIRST 50' OF DRIVEWAY TO BE RELOCATED 50' TO THE SOUTH

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