Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/01/14

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

RECEIVED
APR 12 2011
City of Portland
Planning Division

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

RECEIVED
APR 12 2011
City of Portland
Planning Division

STATE OF MAINE
JOHN W. SWAN
No. 1338
PROFESSIONAL LAND SURVEYOR

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

CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/01/14
5/8" IRON ROD TO BE SET (TYPICAL)
TM 163A BLOCK A LOT 17
N/F SPURWINK SCHOOL
13379/337
PROPOSED 6' HIGH STOCKADE FENCE
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
TM 163A BLOCK A LOT 3
N/F MOONEY
24705/174
S40°35'40"W 20.00'
N49°24'20"E 29.86'
S85°32'15"E 101.97'
S85°32'15"E 105.00'
FENCE REMNANTS
STONE FIREPLACE
WOOD PICKET FENCE
LOT 2
13,596 SQ. FT.
0.3121 ACRES
INCLUDING 5' STRIP
48' x 36'
2 STORY
T.O.F. 51.5
LOT 1
6,111 SQ. FT.
0.1403 ACRES
EXISTING 1-1/2 STORY WOOD FRAME W / DORMER
20' SETBACK
S04°27'45"W 60.00'
95.00'
N06°32'30"E 50.00'
EXISTING GARAGE TO BE REMOVED
NEW PAVED DRIVE
78.11'
N85°32'15"W
27.01'
N72°59'30"E
S06°32'30"W 50.00'
MORSE STREET
PAVED – PUBLIC 66' WIDE
DRIVEWAY
TAP INTO EXISTIN
INSERTA TEE FIT
EXISTING TRE
TM 163A-A-16
TM 163A-A-15
TREES ALONG THIS LINE TO REMAIN
N40°35'40"W 85.00'
Sewer Valve–4 inch Series
Sewer Cleanout/Backflow
Prevention Valve, or Equivalent.
PROPOSED DRAINAGE SWALE
160.30'
N85°40'11"W
S85°40'10"E 155.12'
EXISTING TREE TO BE REMOVED
4 ARBORVITES PROPOSED
EXISTING TREES TO REMAIN
PROPOSED 5' STRIP TO BE PURCHASED
STONE CHECK DAM
CHAIN LINK FENCE
STOCKADE FENCE
GATE
PAVED DRIVE
WOOD PICKET FENCE TO BE REMOVED
TM 163A BLOCK A LOTS 4 & 5
N/F BRODA
22591/320
TM 163A BLOCK A
LOTS 13 & 14
N/F BARRY
14190/209
FINAL SITE GRADING OF SWALE TO
WILL REMAIN ON OWNER'S PROPER
FIRST 50' OF DRIVEWAY TO BE RELOCATED 50' TO THE SOUTH