

MAINE STATE COORDINATES

PROPERTY CORNER	NORTHING	EASTING
▲	309338.1371	2925913.4826
▲	309881.3047	2925958.1135
▲	309782.9467	2925953.2191
▲	309849.7850	2926004.1698

LINE DATA

LINE	BEARING	DISTANCE
L1	N57°49'52"E	9.39'
L2	S32°24'20"E	10.00'
L3	N30°21'27"W	10.00'

N/F
Arron Leeman
 Book 27156, Page 254

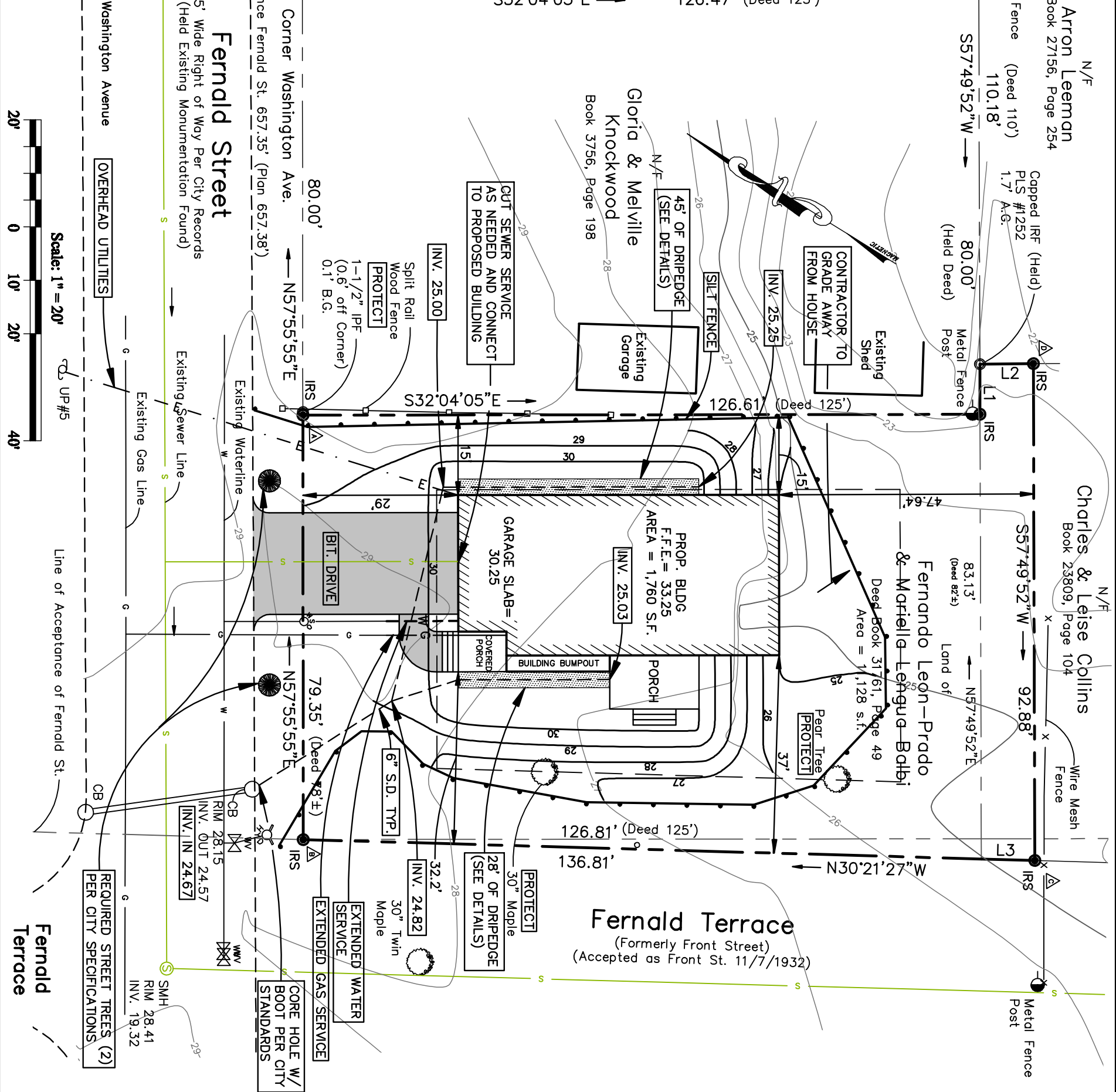
N/F
Charles & Leise Collins
 Book 23809, Page 104

NOTES:

- OWNER: FERNANDO LEON-PARADO & MARIELLA LENGUA BALBI, PORTLAND, ME 04103
- APPLICANT: FERNANDO LEON-PARADO, 47 WASHINGTON ROAD, PORTLAND, MAINE 04103
- ENGINEER: ANDREW MORRELL, PE #13285, 28 STATE STREET, PORTLAND, MAINE 04103
- SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190, BHM
- DEED REFERENCE: BOOK 31761, PAGE 49
- TAX MAP REFERENCE: MAPSHEET, BLOCK 1, LOT 50
- ZONING: RESIDENTIAL (R3)
- PROJECT AREA: 11,128 S.F.
- PROPOSED USE: SINGLE FAMILY HOUSE
- MINIMUM STANDARDS: LOT SIZE - 9,000 S.F., FRONTAGE - 100', SETBACKS - 20' FRONT, 20' SIDE (REAR PORCHES) AND 20' REAR (FRONT-REAR)
- SEWER SERVICE: PUBLIC-CONNECT EX. SERVICE
- WATER SERVICE: PUBLIC-EXTEND EX. SERVICE
- ELECTRIC/TELEPHONE: OVERHEAD FROM UP#8
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OF THE PORTLAND ENGINEERING DEPARTMENT HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, 1991.
- PLAN REFERENCES:
 - A. PLAN OF ROOFS, FURN. RECORDED IN THE GUNBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 1, PAGE 29
 - B. RECORD PLAN, CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, FILED MARCH 27, 1933, FILE 262/71.
 - C. CITY OF PORTLAND BLUE SHEET OF FERNALD STREET & CITY OF PORTLAND ENGINEERING DEPARTMENT
- BRUSH MARK: A. TOP OF FLANGE BOLT OF HYDRANT ELEVATION 29.97 CITY DATUM
- LAND DISTURBANCE: 7,643 S.F.
- BLUTION BASED ON MEDIUM INTENSITY SOILS MAPPING (HSE C)
- SOIL TYPES: 15.82%
- LOT COVERAGE: 15.82%
- PARKING: PROVIDED 2 (GARAGE)
- FLOOD ZONE: PARCEL IS NOT WITHIN 100 YEAR FLOOD ZONE PER FEMA PANEL 230051 0007B
- STREET STATUS: FERNALD STREET - ACCEPTED (SEE PLANS)
- GAS SERVICE: PUBLIC - EXTEND EX. SERVICE

LEGEND

SYMBOL	DESCRIPTION
○	SEWER MANHOLE
○	WATER MANHOLE
○	WATER SHUTOFF
○	HYDRANT
○	DECIDUOUS TREE
○	METAL FENCE POST FOUND
○	CATCH BASIN
○	PROPERTY LINE
○	EDGE OF PAVEMENT
○	ABOVE GROUND/BELOW GROUND NOW OR FORMERLY



I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

ROBERT C. LIBBY, JR.
 PLS #2190

SITE PLAN
50 FERNALD STREET

LAND OF
FERNANDO LEON-PARADO & MARIELLA LENGUA BALBI
 50 FERNALD STREET
 PORTLAND, MAINE

FOR
Fernando Leon-Parado
 47 Westbrook Road
 Portland, Maine 04106

BH2M
 Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors

28 State Street
 Gorham, Maine 04038
 Tel: (207) 839-8772
 Fax: (207) 839-8280

STATE OF MAINE
 ANDREW S. MORRELL
 No. 13285
 PROFESSIONAL ENGINEER

REVISION		
NO.	DATE	DESCRIPTION
•	4/21/15	Revised Per Client
•	6/4/15	Revised Per Client
•	6/8/15	Revised Per Client

DESIGNED: T.L.W. Aug. 2014
 DRAWN: T.L.W.
 CHECKED: A. Morrell
 JOB. NO. 1509

SHEET
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