CITY OF PORTLAND, MAINE

Inspections Division

Date: 06/25/15

LEGEND

SYMBOL	DESCRIPTION
	SEWER MANHOLE
IPF/RF	IRON PIPE/ROD FOUND
IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	HYDRANT
	WATER SHUTOFF
	WATER VALVE
	DECIDUOUS TREE
	METAL FENCE POST FOUND
CB	CATCH BASIN
	PROPERTY LINE
	EDGE OF PAVEMENT
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

NOTES:

1. OWNER: FERNANDO LEON-PRADO & MARIELLA LENGUA BALBI, 50 FERNALD STREET, PORTLAND, ME 04103
2. APPLICANT: FERNANDO LEON-PRADO, 47 MARBOROUGH ROAD, PORTLAND, MAINE 04103
3. ENGINEER: ANDREW MORRELL, PE #13285, BH2M, 28 STATE STREET, GORHAM, MAINE 04038
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190, BH2M
5. DEED REFERENCE: BOOK 31761, PAGE 49
6. TAX MAP REFERENCE: MAPJ8NE, BLOCK 1, LOT 50
7. ZONING: RESIDENTIAL (R3)
8. PROJECT AREA: 11,128 S.F.
9. PROPOSED USE: SINGLE FAMILY HOUSE
10. MINIMUM STANDARDS: LOT SIZE - 9,000 S.F.; FRONTAGE - 100'; SETBACKS - 20' FRONT, 15 SIDE (PRINCIPLE) AND 20' REAR (PRINCIPLE)
11. SEWER SERVICE: PUBLIC- CONNECT EX. SERVICE
12. WATER SERVICE: PUBLIC- EXTEND EX. SERVICE
13. ELECTRIC/TELEPHONE: OVERHEAD FROM UP#5
14. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 1991.
15. PLAN REFERENCES:
    A. PLAND OF KIDDER FARM, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 29
    B. RECORD PLAN, CITY OF PORTLAND, DEPARMENT OF PUBLIC WORKS JOHANSEN STREET, JOHANSEN ST. TO OCEAN AVE. DATED MARCH 27, 1933, FILE 282/11.
    C. CITY OF PORTLAND "BLUE SHEET" OF FERNALD STREET & CITY RECORDS OF STATUS OF STREETS AVAILABLE FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT
16. BENCH MARK:
    A. TOP OF FLANGE BOLT OF HYDRANT ELEVATION 29.97' CITY DATUM
17. LAND DISTURBANCE: 7,643 S.F.
18. SOIL TYPES: BUXTON BASED ON MEDIUM INTENSITY SOILS MAPPING (HSG C)
19. LOT COVERAGE: 15.82%
20. PARKING: REQUIRED 2, PROVIDED 2 (GARAGE)
21. FLOOD ZONE: PARCEL IS NOT WITHIN 100 YEAR FLOOD ZONE PER FEMA PANEL 230051 0007B
22. STREET STATUS: FERNALD STREET - ACCEPTED (SEE PLANS)
23. GAS SERVICE: PUBLIC - EXTEND EX. SERVICE

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:

1. NO SURVEYORS REPORT

STATE OF MAINE ROBERT C. LIBBY JR. 2101 LICENSED PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	4/21/15	Revised Per Client
2	6/4/15	Revised Per Client
3	6/9/15	Revised Per Client

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

BH2M
Barry, Haff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street, Gorham, Maine 04038
Tel. (207) 839-4272, Fax: (207) 839-8293

FOR: Fernando Leon-Prado, 47 Marborough Road, Portland, Maine 04103

SITE PLAN
50 FERNALD STREET

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

DESIGNED	DATE
T.Low	Aug. 2014
DRAWN T.Low	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 15030

SHEET 2

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