

**GENERAL NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
- ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.

**EXISTING UTILITY NOTES:**

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY 4 DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNILIT INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

**ZONING STANDARDS:**

**R-3 DIMENSIONAL REQUIREMENTS**

- (A) MINIMUM LOT SIZE:  
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET
- (B) MINIMUM LOT AREA PER DWELLING UNIT:  
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA
- (C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.
- (D) MINIMUM YARD DIMENSIONS:  
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.  
2. REAR YARD: TWENTY-FIVE (25) FEET.  
3. SIDE YARD:  
HEIGHT OF STRUCTURE REQUIRED SIDE YARD  
1 STORY . . . . . 8 FEET  
1 1/2 STORIES . . . . . 8 FEET  
2 STORIES . . . . . 14 FEET  
2 1/2 STORIES . . . . . 16 FEET
- (E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.
- (F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.
- (G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

**R-5 DIMENSIONAL REQUIREMENTS**

- (A) MINIMUM LOT SIZE:  
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET
- (B) MINIMUM LOT AREA PER DWELLING UNIT:  
PRUD: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET OF NET LAND AREA
- (C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET
- (D) MINIMUM YARD DIMENSIONS:  
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY (20) FEET.  
2. REAR YARD: TWENTY (20) FEET.  
3. SIDE YARD:  
HEIGHT OF STRUCTURE REQUIRED SIDE YARD  
1 STORY . . . . . 8 FEET  
1 1/2 STORIES . . . . . 8 FEET  
2 STORIES . . . . . 12 FEET  
2 1/2 STORIES . . . . . 14 FEET
- (E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.
- (F) MINIMUM LOT WIDTH: SIXTY (60) FEET.
- (G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

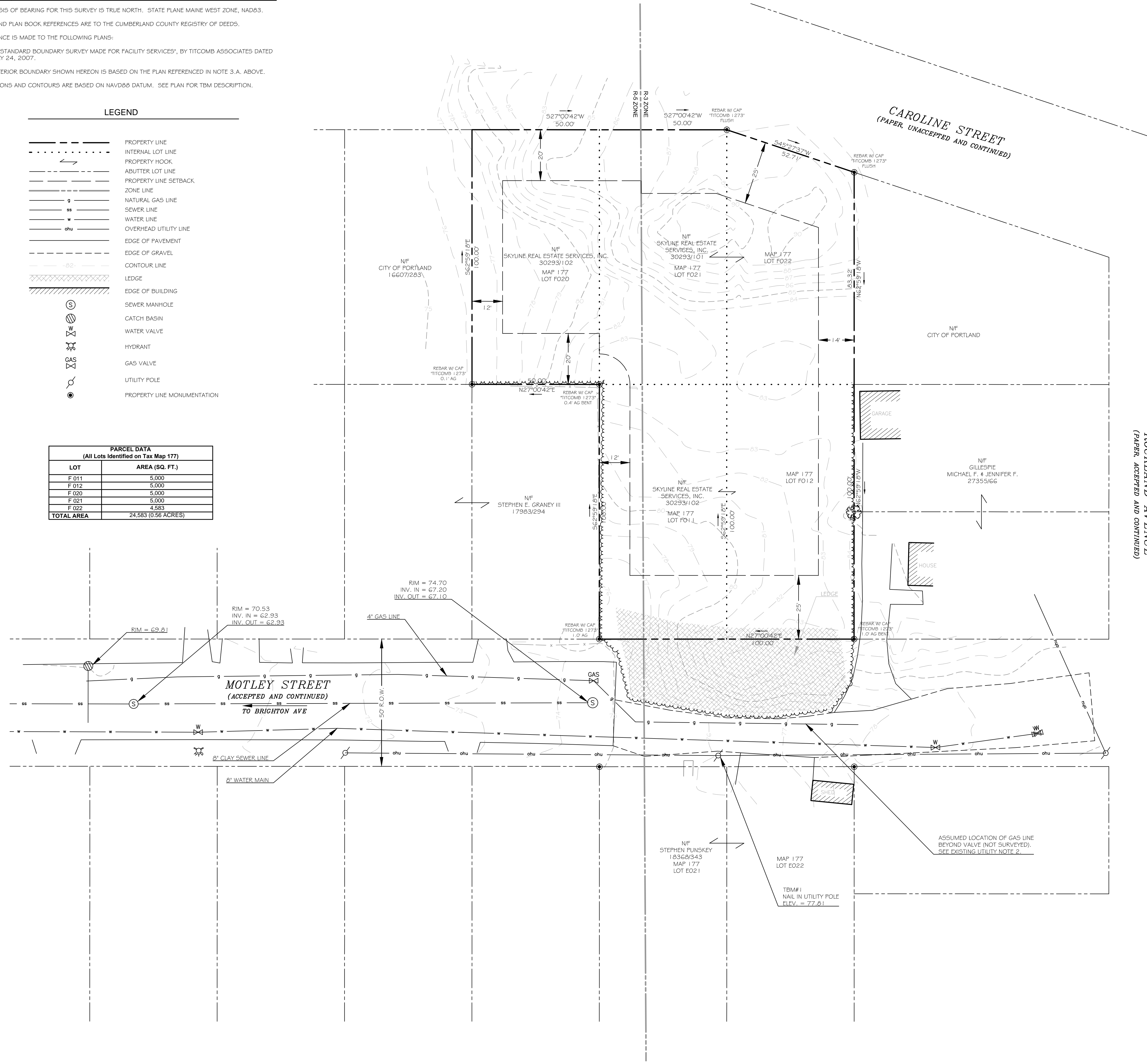
**SURVEY NOTES:**

- THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
- THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD83 DATUM. SEE PLAN FOR TBM DESCRIPTION.

**LEGEND**

	PROPERTY LINE
	INTERNAL LOT LINE
	PROPERTY HOOK
	ABUTTER LOT LINE
	PROPERTY LINE SETBACK
	ZONE LINE
	NATURAL GAS LINE
	SEWER LINE
	WATER LINE
	OVERHEAD UTILITY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CONTOUR LINE
	LEDGE
	EDGE OF BUILDING
	SEWER MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
	UTILITY POLE
	PROPERTY LINE MONUMENTATION

PARCEL DATA (All Lots Identified on Tax Map 177)	
LOT	AREA (SQ. FT.)
F 011	5,000
F 012	5,000
F 020	5,000
F 021	5,000
F 022	4,583
<b>TOTAL AREA</b>	<b>24,583 (0.56 ACRES)</b>



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STATE OF MAINE  
WILLIAM R. WALSH, III  
No. 8204  
LICENSED PROFESSIONAL SURVEYOR  
1/22/15

STATE OF MAINE  
ISAIAH  
PL. # 1334  
LICENSED PROFESSIONAL LAND SURVEYOR

**MOTLEY STREET EXTENSION**  
PORTLAND, MAINE  
MOTLEY STREET

**SKYLINE REAL ESTATE SERVICES, INC**  
64 MIDDLE STREET  
PORTLAND, MAINE 04101

Project Name:  
Client Information:

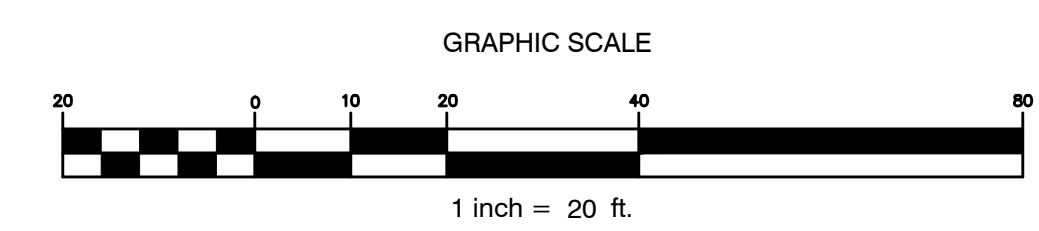
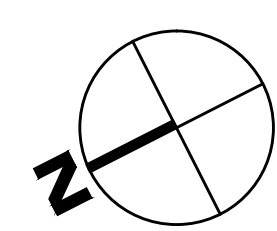
Rev.	Date	Description	Drawn	Check
A	1/8/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/24/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW
C	10/2/15	RE-ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:  
**EXISTING CONDITIONS PLAN AND BOUNDARY SURVEY**

Job No.: 173  
Date: NOV 9, 2012  
Scale: 1" = 20'  
Drawn: SWC  
Checked: WRW

Sheet No.:  
**C1.0**

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