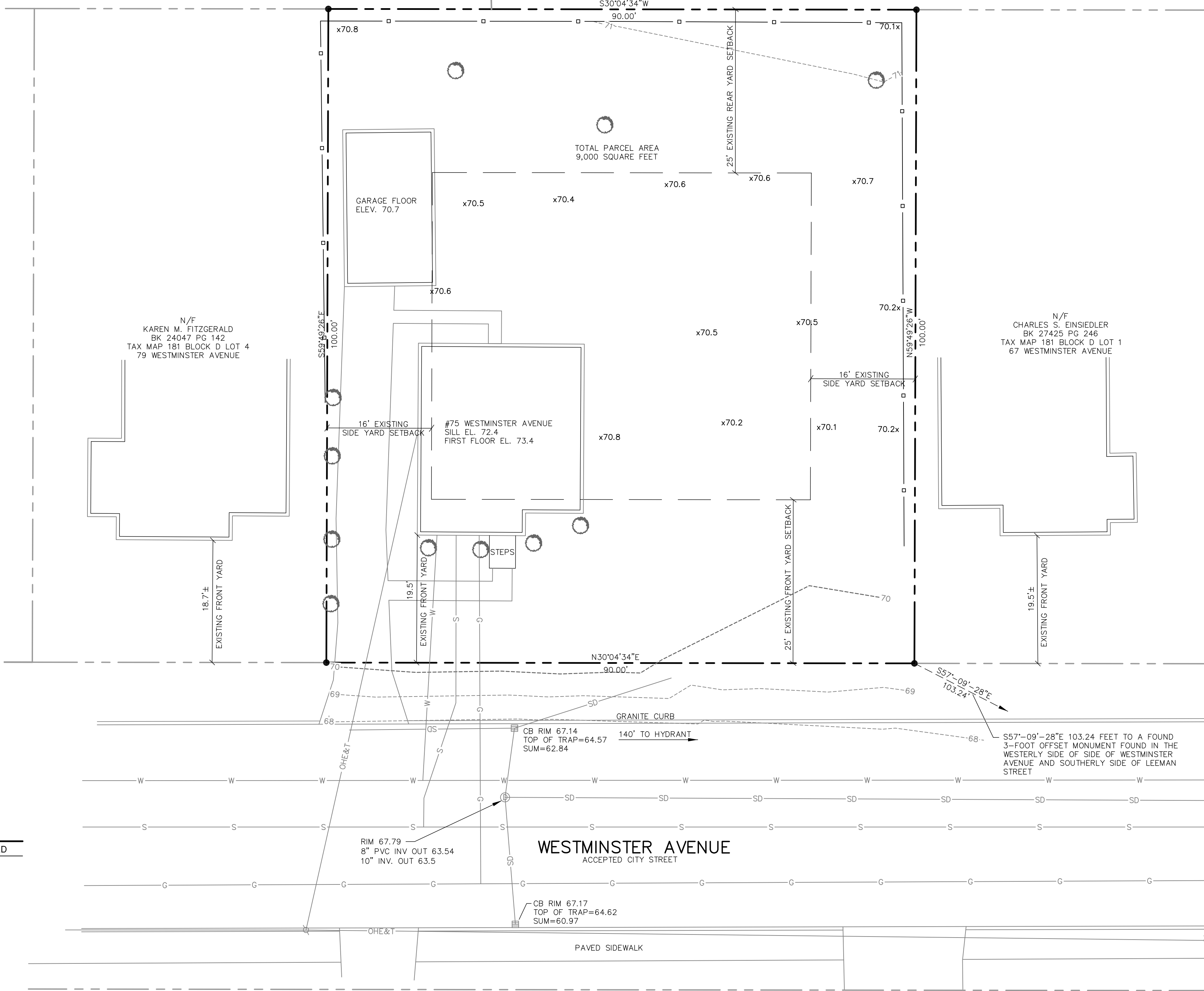


N/F
DARLENE M. ST JOHN
KEVIN C. MURPHY
BK 15901 PG 66
TAX MAP 181 BLOCK D LOT 21
14 MERRIAM STREET

N/F
CHRISTOPHER A. GLEESON
LISA GLEESON
BK 24573 PG 322
TAX MAP 181 BLOCK D LOT 14
35 LEEMAN STREET

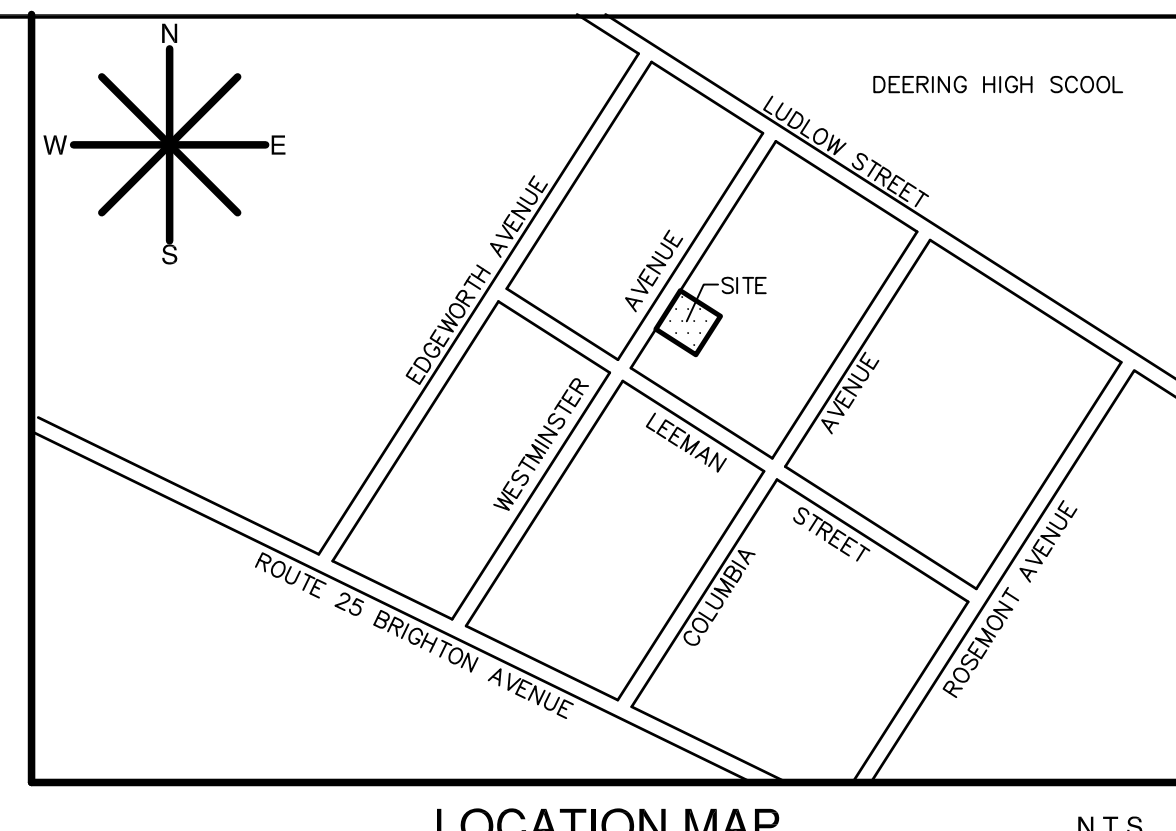
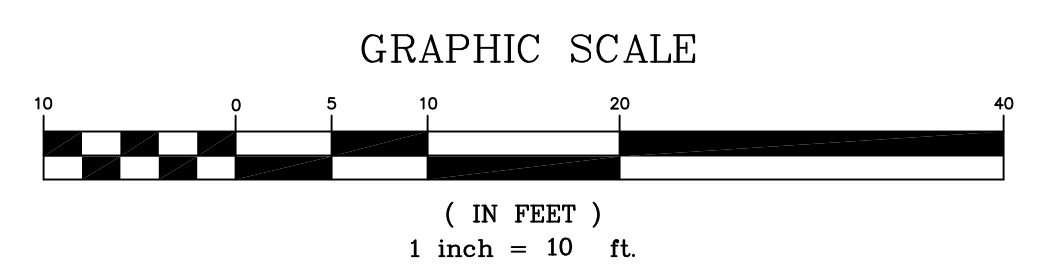
N/F
KAREN M. FITZGERALD
BK 24047 PG 142
TAX MAP 181 BLOCK D LOT 4
79 WESTMINSTER AVENUE

N/F
CHARLES S. EINSIEDLER
BK 27425 PG 246
TAX MAP 181 BLOCK D LOT 1
67 WESTMINSTER AVENUE



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
▭	BUILDING	▭
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
30.20	SPOT GRADE	30.20
---	STOCKADE FENCE	---
○	TREE/SHRUB	○
○	GAS	○
W	WATER	W
S	SEWER	S
⊙	SEWER MH	⊙
SD	STORM DRAIN	SD
⊕	CATCH BASIN	⊕
⊙	DRAINAGE MH	⊙
○	UTILITY POLE	○
OHE	OVERHEAD ELEC. & TEL.	OHE



GENERAL NOTES

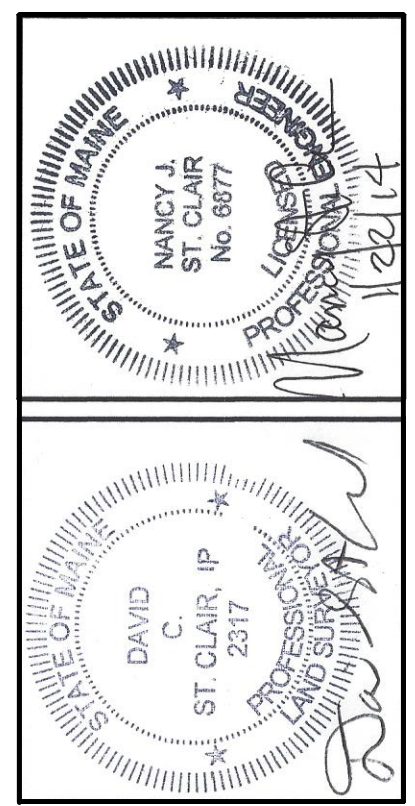
- THE RECORD OWNER OF THE PROPERTY IS PAMELA W. CASSIDY AS DESCRIBED IN A DEED OF MICHAEL S. CASSIDY DATED JUNE 02, 2003 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19470 PAGE 3.
RECORD OWNER: PAMELA W. CASSIDY
75 WESTMINSTER AVENUE
PORTLAND, ME 04103
THE APPLICANT IS: PAMELA W. (CASSIDY) BARRINGER
SAM BARRINGER
75 WESTMINSTER AVENUE
PORTLAND, ME 04103
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 181 SHOWN AS LOT 002 AND 003 IN BLOCK D AND IS LOCATED IN THE R-3 ZONING DISTRICT.
- THE BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). HORIZONTAL AND VERTICAL CONTROL WAS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT. THE SITE BENCHMARK IS A FOUND 3-FOOT OFFSET MONUMENT FOUND AT THE WESTERLY CORNER OF WESTMINSTER AVENUE AND SOUTHERLY LINE OF LUDLOW STREET HAVING AN ESTABLISHED ELEVATION OF 72.36 (NGVD29) AS PROVIDED BY THE CITY OF PORTLAND.
- PLAN REFERENCES:
A) EDGEWORTH PARK DATED MAY 1926 BY J.A. JONES ENGINEER, RECORDED IN PLAN BOOK II PAGE 11.
B) PLAN OF ROSEMONT MADE FOR MERRIAM HORNE REALTY, CO. DATED FEBRUARY 1928 BY E.C. JORDAN & CO. CIVIL ENGINEERS, RECORDED IN PLAN BOOK II PAGE 123.
C) CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS WESTMINSTER AVENUE SEWER SEPARATION PROJECT PLAN AND PROFILE STA. 0+00 TO STA. 9+00 "AS-BUILT" ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT.
D) CITY OF PORTLAND RIGHT OF WAY INFORMATION "BLUE SHEET" FOR WESTMINSTER AVENUE ON FILE AT THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS BASED UPON THE ABOVE GROUND LOCATION OF EXISTING STRUCTURES AND THE LOCATION OF UTILITIES SHOWN ON PLAN 4G REFERENCED ABOVE.
- THE TOTAL AREA OF THE PROPERTY IS 9,000 SQUARE FEET.
EXISTING RESIDENTIAL HOUSE: 715 SF.
EXISTING GARAGE: 336 SF.
EXISTING PAVEMENT: 570 SF.
TOTAL IMPERVIOUS: 1621 SF.
- THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE (FIRM) COMMUNITY PANEL NUMBER 130091 0013 IS HAVING AN EFFECTIVE DATE OF JULY 11, 1996.
- THE TOPOGRAPHIC SURVEY WAS COMPLETED DURING DECEMBER OF 2013 WITH APPROXIMATELY 12-INCHES OF SNOW COVER ON THE GROUND. EXISTING FEATURES MAY EXIST THAT WERE NOT FIELD LOCATED AND NOT SHOWN ON THIS PLAN AS THESE ITEMS WERE COVERED BY SNOW.
- THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NOT REPORT OF SURVEY HAS BEEN PREPARED. NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THE PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.

SPACE & BULK REQUIREMENTS

THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE. THE SPACE AND BULK REQUIREMENTS FOR THE R-3 RESIDENTIAL ZONE ARE LISTED BELOW:

MINIMUM LOT SIZE:	6,500 SF.
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MINIMUM SIDE YARD:	8 FEET - 1 STORY BUILDING
	8 FEET - 1 1/2 STORY BUILDING
	14 FEET - 2 STORY BUILDING
	16 FEET - 2 1/2 STORY BUILDING
MAXIMUM LOT COVERAGE:	35%
MINIMUM LOT WIDTH:	65 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET

* NOTE: A FRONT YARD NEED NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT. A LOT OF RECORD EXISTING AS OF JUNE 5, 1991, AND LESS THAN 100 FEET DEEP NEED NOT BE DEEPER THAN TWENTY (20%) OF THE DEPTH OF THE LOT.



REV.	BY:	DATE:	STATUS:
A	DCS	12-21-13	FOR REVIEW

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 899-5558

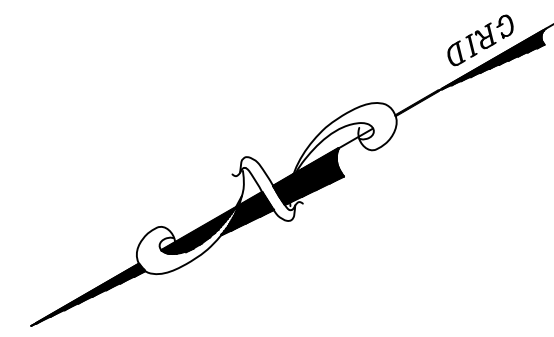
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
13067	ELECT	NUS	DCS	DCS

BOUNDARY & TOPOGRAPHIC SURVEY
OF:
CASSIDY PROPERTY
75 WESTMINSTER AVENUE
PORTLAND, MAINE
FOR RECORD OWNER:
PAMELA (CASSIDY) BARRINGER
75 WESTMINSTER AVENUE
PORTLAND, ME 04103

DATE	SCALE
12-20-13	1"=10'

SHEET 1 OF 3

13067E/C-B TAB 13067B/D

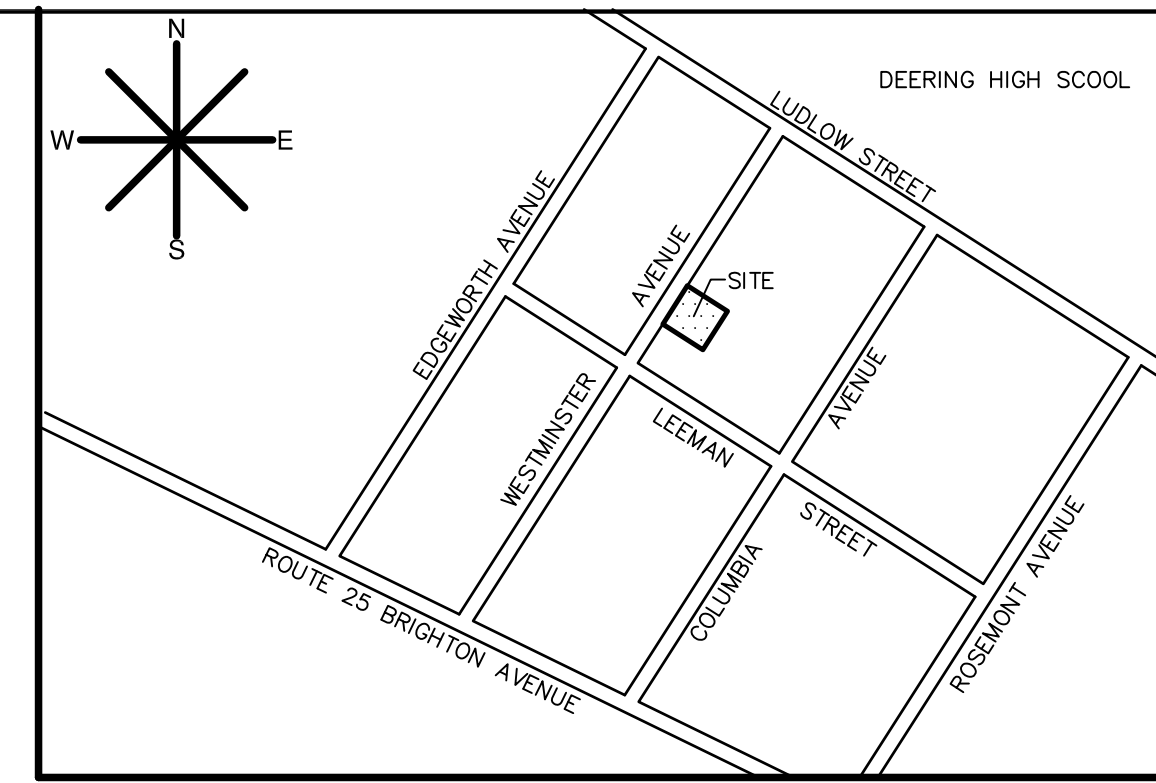


N/F
DARLENE M. ST JOHN
KEVIN C. MURPHY
BK 15901 PG 66
TAX MAP 181 BLOCK D LOT 21
14 MERRIAM STREET

N/F
CHRISTOPHER A. GLEESON
LISA GLEESON
BK 24573 PG 322
TAX MAP 181 BLOCK D LOT 14
35 LEEMAN STREET

N/F
KAREN M. FITZGERALD
BK 24047 PG 142
TAX MAP 181 BLOCK D LOT 4
79 WESTMINSTER AVENUE

N/F
CHARLES S. EINSIEDLER
BK 27425 PG 246
TAX MAP 181 BLOCK D LOT 1
67 WESTMINSTER AVENUE



LOCATION MAP

N.T.S.

GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS PAMELA W. CASSIDY AS DESCRIBED IN A DEED OF MICHAEL S. CASSIDY DATED JUNE 02, 2003 AND RECORDED AT THE CLIBBARD COUNTY REGISTRY OF DEEDS IN BOOK 19410 PAGE 3.
- THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 181 SHOWN AS LOT 002 AND 003 IN BLOCK D AND IS LOCATED IN THE R-3 ZONING DISTRICT.
- THE BEARING AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 MAINE WEST ZONE. CONTOURS AND ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). HORIZONTAL AND VERTICAL CONTROL WAS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT. THE SITE BENCHMARK IS A FOUND 3-FOOT OFFSET MONUMENT FOUND AT THE WESTERLY CORNER OF WESTMINSTER AVENUE AND SOUTHERLY LINE OF LUDLOW STREET HAVING AN ESTABLISHED ELEVATION OF 72.36 (NGVD29) AS PROVIDED BY THE CITY OF PORTLAND.
- PLAN REFERENCES:
 - EDGEWORTH PARK DATED MAY 1906 BY J.A. JONES ENGINEER, RECORDED IN PLAN BOOK 11 PAGE 11.
 - PLAN OF ROSEMONT MADE FOR MERRIAM HORNE REALTY, CO. DATED FEBRUARY 1908 BY E.C. JORDAN & CO. CIVIL ENGINEERS, RECORDED IN PLAN BOOK 11 PAGE 123.
 - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS WESTMINSTER AVENUE SEWER SEPARATION PROJECT PLAN AND PROFILE STA. 0+00 TO STA. 3+00 "AS-BUILT" ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT.
 - CITY OF PORTLAND RIGHT OF WAY INFORMATION "BLUE SHEET" FOR WESTMINSTER AVENUE ON FILE AT THE CITY OF PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS BASED UPON THE ABOVE GROUND LOCATION OF EXISTING STRUCTURES AND THE LOCATION OF UTILITIES SHOWN ON PLAN 4C REFERENCED ABOVE.
- THE TOPOGRAPHIC SURVEY WAS COMPLETED DURING DECEMBER OF 2013 WITH APPROXIMATELY 12-INCHES OF SNOW COVER ON THE GROUND. EXISTING FEATURES MAY EXIST THAT WERE NOT FIELD LOCATED AND NOT SHOWN ON THIS PLAN AS THESE ITEMS WERE COVERED BY SNOW.
- THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THE PROPOSED MONUMENTATION SHOWN HEREON HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.
- THE TOTAL AREA OF THE PROPERTY IS 9,000 SQUARE FEET.
- THE TOTAL AREA OF EXISTING IMPERVIOUS IS AS FOLLOWS:

EXISTING RESIDENTIAL HOUSE:	719 SF.
EXISTING GARAGE:	336 SF.
EXISTING PAVEMENT:	510 SF.
TOTAL IMPERVIOUS:	1,621 SF.
- THE TOTAL AREA OF THE PROPOSED GROUND FLOOR AREA OF THE BUILDING IS APPROXIMATELY 1,168 SQUARE FEET (RESIDENCE, DECK/STEPS & BULKHEAD).
- THE TOTAL AREA OF THE PROPOSED SITE DISTURBANCE FOR CONSTRUCTION EXCAVATION IS APPROXIMATELY 2,500 SQUARE FEET. APPROXIMATELY 1,239 SQUARE FEET SHALL BE RETURNED TO ITS PRIOR VEGETATED STATE.
- THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230291 0213 IS HAVING AN EFFECTIVE DATE OF JULY 11, 1986.
- THE PROPOSED GRADING SHOWN HEREON IS INTENDED ALLOW FOR REDEVELOPMENT OF THE PROPERTY AND NOT INTENDED TO SIGNIFICANTLY CHANGE EXISTING GRADES ON THE PROPERTY.

LANDSCAPE NOTES

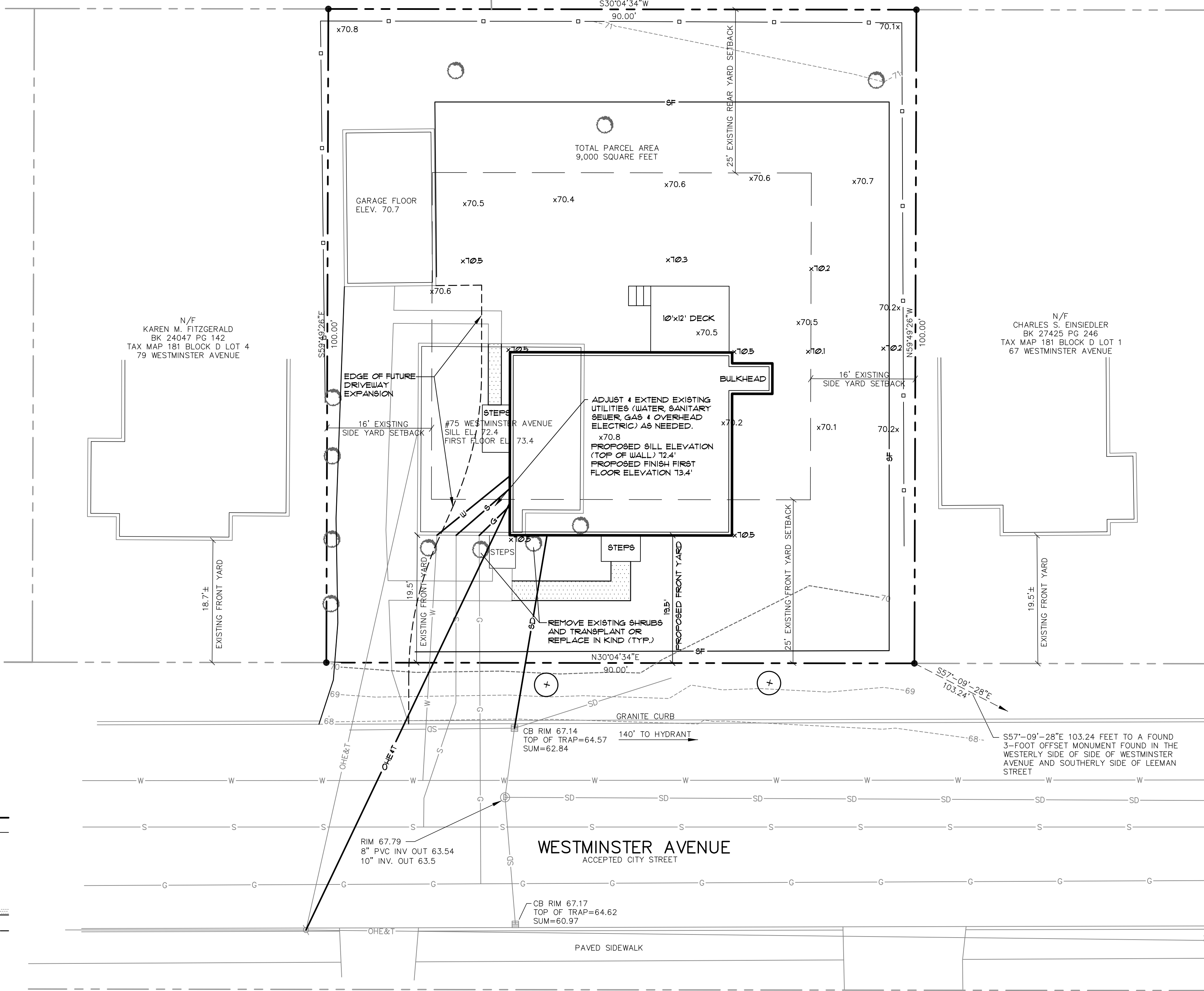
- EXISTING HEALTHY TREES SHALL BE PROTECTED AND RETAINED AS NOTED ON THIS PLAN AND ALONG THE NORTHERLY & EASTERLY SIDELINE TO PROVIDE A BUFFER TO THE ADJUTING PROPERTIES.
- ALL DISTURBED AREAS SHALL BE RAKED & LOAMED, (IF NEEDED) AND SEEDED.
- PROVIDE 2 STREET TREES 25-FEET TO 35-FEET ON CENTER PLANTED WITHIN THE CITY RIGHT OF WAY. TREE SPECIES SHALL BE SELECTED ACCORDING TO THE CITY OF PORTLAND RECOMMENDED TREE LIST (FIGURE IV-1).

SPACE & BULK REQUIREMENTS

THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL ZONE, THE SPACE AND BULK REQUIREMENTS FOR THE R-3 RESIDENTIAL ZONE ARE LISTED BELOW:

MINIMUM LOT SIZE:	6,500 SF.
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MINIMUM SIDE YARD:	8 FEET - 1 STORY BUILDING
	8 FEET - 1 1/2 STORY BUILDING
	14 FEET - 2 STORY BUILDING
	16 FEET - 2 1/2 STORY BUILDING
MAXIMUM LOT COVERAGE:	35%
MINIMUM LOT WIDTH:	65 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET

* NOTE: A FRONT YARD NEED NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT. RECORD EXISTING AS OF JULY 5, 1987, AND 1 LESS THAN 100 FEET DEEP NEED NOT BE DEEPER THAN TWENTY (20%) OF THE DEPTH OF THE LOT.



LEEMAN STREET

WESTMINSTER AVENUE
ACCEPTED CITY STREET

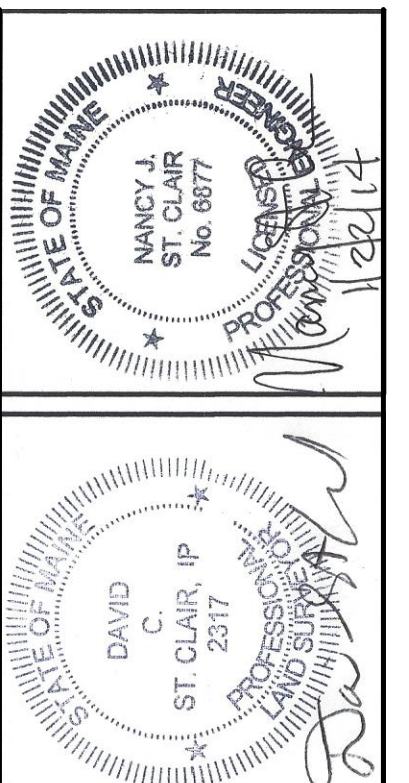
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	
---	ABUTTER LINE/R.O.W.	
---	SETBACK	
□	MONUMENT	
○	IRON PIPE/ROD	
▭	BUILDING	
▨	EDGE PAVEMENT	
---	EDGE OF FUTURE DRIVEWAY	
---	CURBLINE	
---	CONTOURS	
70.2	SPOT GRADE	+ 70.2
---	STOCKADE FENCE	
G	GAS	G
W	WATER	W
S	SEWER	S
○	SEWER MH	○
○	STORM DRAIN	○
○	CATCH BASIN	○
○	DRAINAGE MH	○
○	UTILITY POLE	○
○	OVERHEAD ELEC. & TEL.	○
○	EROSION CONTROL FENCE	○
○	TREE/SHRUB	○



ADD BULKHEAD	ADD HOUSE LOCATION	REMOVE PROPOSED DRIVEWAY	ADJUST DRIVEWAY AND HOUSE LOCATION	FOR REVIEW	STATUS:
1-22-14	1-22-14	12-27-13	12-26-13	12-21-13	BY: DATE:
DCS	DCS	DCS	DCS	DCS	REVIEW:
E	D	C	B	A	FOR REVIEW:

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 899-5556

PROJECT NO. 13067
FIELD BOOK 13067
DESIGN NUS
DRAWN DCS
CHECKED DCS
ELECT 13067

LOT GRADING PLAN
OF:
CASSIDY PROPERTY
75 WESTMINSTER AVENUE
PORTLAND, MAINE
FOR:
PAMELA (CASSIDY) BARRINGER
75 WESTMINSTER AVENUE
PORTLAND, ME 04103

DATE	SCALE
12-20-13	1"=10'

SHEET 2 OF 3

