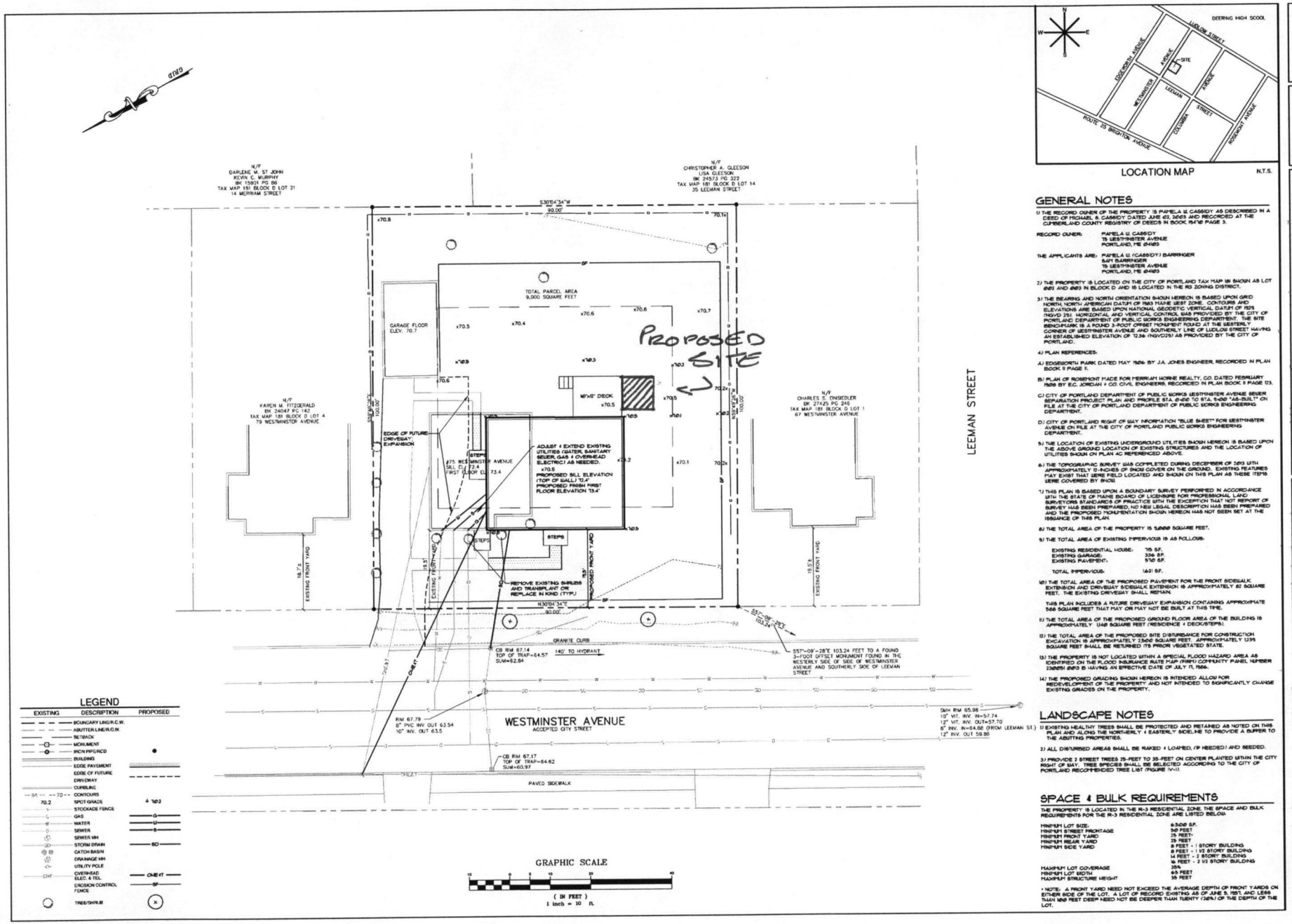


## LEGEND

| 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 | |
| 68 72 | CONTOURS | |
| 70.2 | SPOT GRADE | + 70.2 |
| | STOCKADE FENCE | |
| G | GAS | G |
| W | WATER | W |
| S | SEWER | S |
| | SEWER MH | |
| SD | STORM DRAIN | SD |
| | CATCH BASIN | |
| | DRAINAGE MH | |
| | UTILITY POLE | |
| OHW | OVERHEAD ELEC. & TEL. | OHE/T |
| | EROSION CONTROL FENCE | EF |
| | TREE/SHRUB | |

GRAPHIC SCALE

( IN FEET )
1 inch = 10 ft.




LOCATION MAP N.T.S.

## GENERAL NOTES

1) THE RECORD OWNER OF THE PROPERTY IS PAMELA U. CASSIDY AS DESCRIBED IN A DEED OF MICHAEL S. CASSIDY DATED JUNE 23, 2003 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 19478 PAGE 3.

RECORD OWNER: PAMELA U. CASSIDY
75 WESTMINSTER AVENUE
PORTLAND, ME 04103

THE APPLICANTS ARE: PAMELA U. (CASSIDY) BARRINGER
SAM BARRINGER
75 WESTMINSTER AVENUE
PORTLAND, ME 04103

2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 181 SHOWN AS LOT 6B1 AND 6B3 IN BLOCK D AND IS LOCATED IN THE R3 ZONING DISTRICT.

3) 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 ROUND 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.

4) PLAN REFERENCES:

A) EDGEWORTH PARK DATED MAY 1926 BY J.A. JONES ENGINEER, RECORDED IN PLAN BOOK 11 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 5 PAGE 123.

C) CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS WESTMINSTER AVENUE SEWER SEPARATION PROJECT PLAN AND PROFILE STA. 0+00 TO STA. 5+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.

5) 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.

6) 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 FIELD LOCATED AND SHOWN ON THIS PLAN AS THESE ITEMS WERE COVERED BY SNOW.

7) 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 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.

8) THE TOTAL AREA OF THE PROPERTY IS 9,000 SQUARE FEET.

9) THE TOTAL AREA OF EXISTING IMPERVIOUS IS AS FOLLOWS:

| | |
|---|---|
| EXISTING RESIDENTIAL HOUSE: | 715 SF. |
| EXISTING GARAGE: | 336 SF. |
| EXISTING PAVEMENT: | 570 SF. |
| TOTAL IMPERVIOUS: | 1621 SF. |

10) THE TOTAL AREA OF THE PROPOSED PAVEMENT FOR THE FRONT SIDEWALK EXTENSION AND DRIVEWAY SIDEWALK EXTENSION IS APPROXIMATELY 82 SQUARE FEET. THE EXISTING DRIVEWAY SHALL REMAIN.

THIS PLAN INCLUDES A FUTURE DRIVEWAY EXPANSION CONTAINING APPROXIMATE 568 SQUARE FEET THAT MAY OR MAY NOT BE BUILT AT THIS TIME.

11) THE TOTAL AREA OF THE PROPOSED GROUND FLOOR AREA OF THE BUILDING IS APPROXIMATELY 1148 SQUARE FEET (RESIDENCE + DECK/STEPS).

12) THE TOTAL AREA OF THE PROPOSED SITE DISTURBANCE FOR CONSTRUCTION EXCAVATION IS APPROXIMATELY 2,368 SQUARE FEET. APPROXIMATELY 1,235 SQUARE FEET SHALL BE RETURNED TO PRIOR VEGETATED STATE.

13) THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230051 0003 B HAVING AN EFFECTIVE DATE OF JULY 17, 1986.

14) 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

1) 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 ABUTTING PROPERTIES.

2) ALL DISTURBED AREAS SHALL BE RAKED + LOAMED, (IF NEEDED) AND SEEDED.

3) 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<br>8 FEET - 1 1/2 STORY BUILDING<br>14 FEET - 2 STORY BUILDING<br>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, 1957, AND LESS THAN 100 FEET DEEP NEED NOT BE DEEPER THAN TWENTY (20%) OF THE DEPTH OF THE LOT.

| REV: | BY: | DATE: | STATUS: |
|---|---|---|---|
| D | DCS | 1-30-14 | ADJUST HOUSE LOCATION |
| C | DCS | 12-27-13 | ADJUST HOUSE LOCATION, REMOVE PROPOSED DRIVEWAY |
| B | DCS | 12-26-13 | ADJUST DRIVEWAY AND HOUSE LOCATION |
| A | DCS | 12-21-13 | FOR REVIEW |

THIS PLAN SHALL NOT BE MODIFIED IN ANY WAY WITHOUT PERMISSION FROM ST.CLAIR ASSOCIATES. ANY ALTERATIONS, UNAUTHORIZED USE OR REPRODUCTION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST.CLAIR ASSOCIATES


**ST.CLAIR ASSOCIATES**
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland Foreside, ME 04021
Tel (207) 829-5568


| PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN |
|---|---|---|---|---|
| 13067 | ELEC1T | NJS | DCS | DCS |

# BOUNDARY & TOPOGRAPHIC SURVEY
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

13067EC-B TAB 13567S