

GENERAL NOTES

- FIELD SURVEY DATE: AUGUST 26, 2016
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) ME WEST STATE PLANE
- CENTER OF PROPOSED BUILDING:
LAT 43° 39' 33.04" N
LON 70° 18' 12.57" W
GROUND EL= 41'
- OWNER: KENNICK LLC
P.O. BOX 10988
PORTLAND ME 04104
- SITE NAME: PORTLAND ME HEAD END
- SITE NUMBER: N/A
- SITE ADDRESS: 1531 CONGRESS ST.
PORTLAND, ME 04102
- ABUTTERS INFORMATION TAKEN FROM TOWN TAX DATA
- JURISDICTION: CITY OF PORTLAND, ME
- TAX ID: PARCEL 196 E001
- DEED REFERENCE: BOOK 26325 PG 86
- PLAT REFERENCE: 2008 BH2M SURVEY
- GRID NORTH BASED ON GPS
- ELEVATIONS AND COORDINATES FROM GPS LOCATIONS.
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1(800) 322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TOWER ON THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE X, NOT WITHIN THE 100 YEAR FLOOD BOUNDARY, COMMUNITY PANEL NO. 2300510013B, DATED 7/17/1986
- PROPERTY LINE INFORMATION IS COMPILED FROM DEEDS AND PLANS OF RECORD AND IS NOT THE RESULT OF A FULL BOUNDARY SURVEY.
- BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH.

ZONING INFORMATION

DISTRICT: R5 - RESIDENTIAL

	REQUIRED:	PROPOSED:
MIN. AREA:	6,000 S.F.	20,301 S.F.
MAX HEIGHT:	35'	20'-4"
MIN. FRONTAGE:	50'	N/C
MIN. DEPTH:	N/A	N/A
MIN. FRONT YARD DEPTH:	20'	22'
MIN. SIDE YARD DEPTH: (1 STORY STRUCTURE)	8'	15'
MIN. REAR YARD DEPTH:	20'	21'
MAX LOT COVERAGE:	40%	14.56%

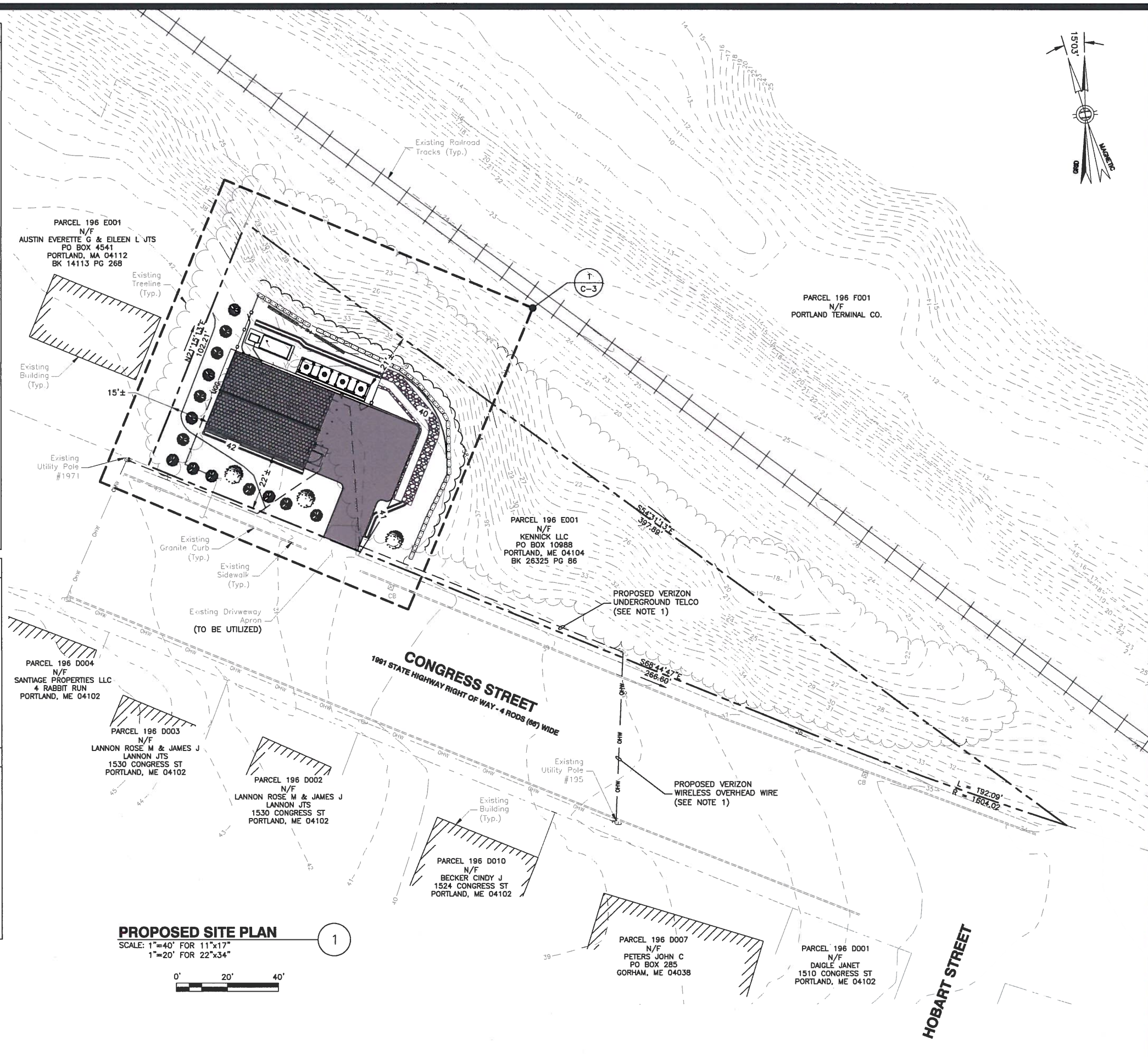
N/A- NOT APPLICABLE, N/C - NO CHANGE

LEGEND

- LOCUS PROPERTY LINE
- Existing Property Line
- Existing Road
- Existing Contour
- PROPOSED CONTOUR
- Existing Train Tracks
- Existing Treeline
- Existing Overhead Wire
- Existing Utility Pole
- PROPOSED EROSION CONTROL

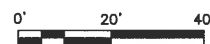
NOTE:

- UTILITY SERVICE & ROUTING PENDING UTILITY COMPANY DESIGN & APPROVAL
- ALL WORK WITHIN THE CITY OF PORTLAND RIGHT-OF-WAY SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS.



PROPOSED SITE PLAN

SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"



VERIZON WIRELESS
118 FLANDERS ROAD
WESTBOROUGH, MA 01581-3956

PORTLAND ME HEAD END

CONSTRUCTION DRAWINGS

O	11/27/17	FOR CONSTRUCTION
C	10/30/17	90% SUBMITTAL
B	10/04/17	80% SUBMITTAL
A	04/14/17	50% SUBMITTAL



Dewberry Engineers Inc.
280 SUMMER STREET
10TH FLOOR
BOSTON, MA 02210
PHONE: 617.895.3400
FAX: 617.895.3310



DRAWN BY:	SK
REVIEWED BY:	MFT
CHECKED BY:	BBR
PROJECT NUMBER:	50002925
JOB NUMBER:	50080012
SITE ADDRESS:	

1531 CONGRESS ST.
PORTLAND, ME 04102

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER