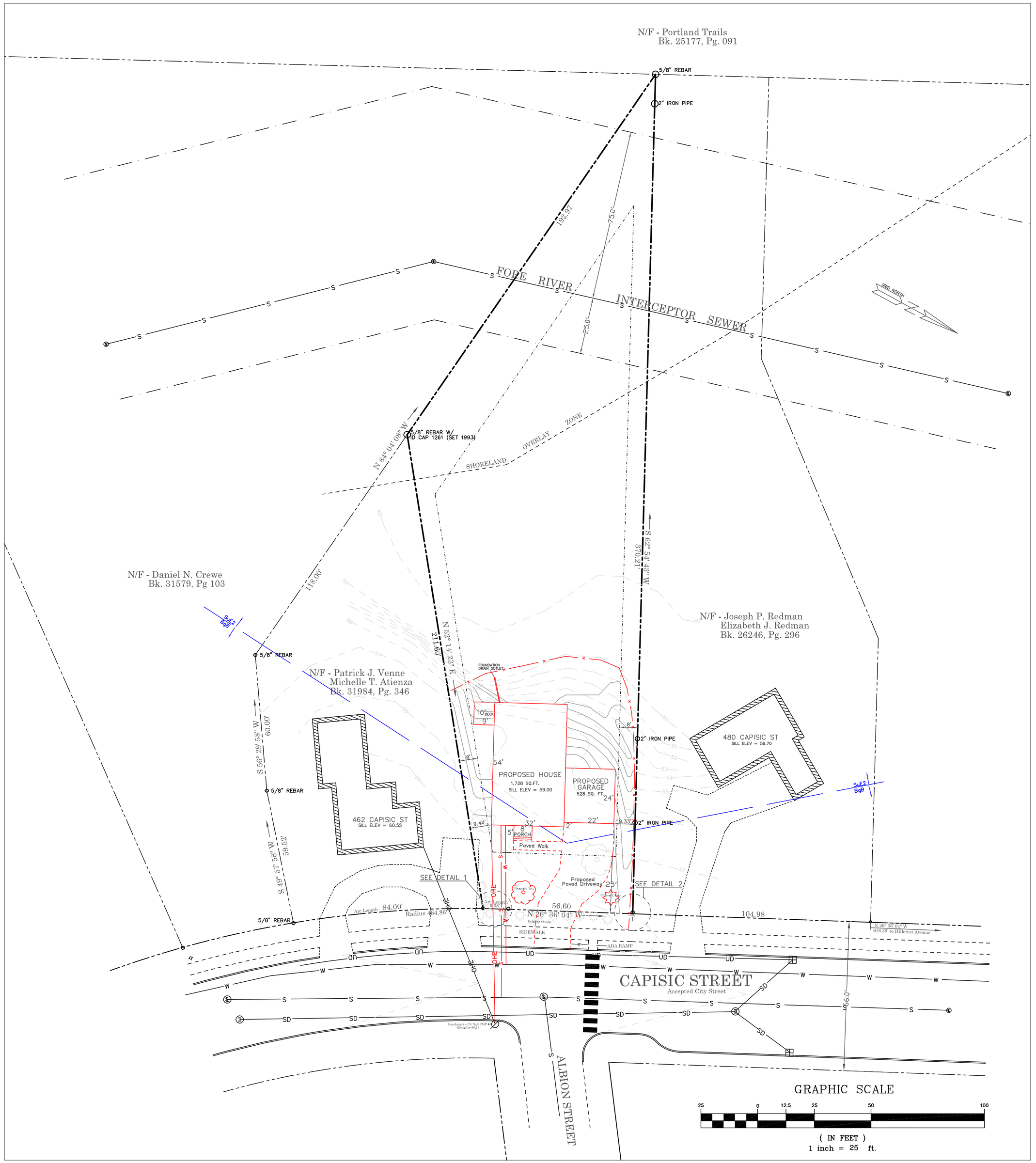
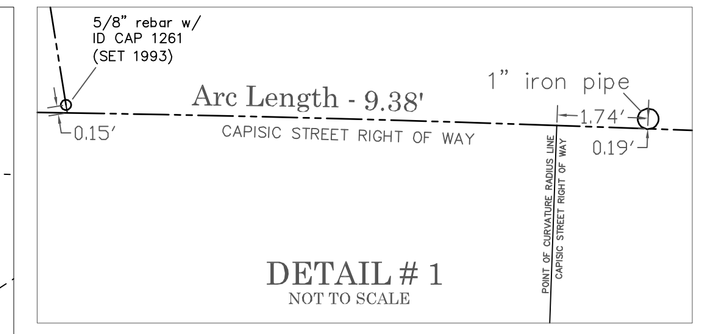
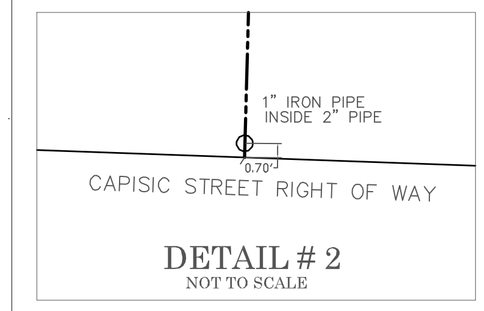
Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions

Date: 10/19/15







LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- GRANITE CURB
- OHE — OVERHEAD ELECTRIC
- S — SEWER LINE
- W — WATER LINE
- SD — STORM DRAIN
- UD — UNDERDRAIN
- SEWER EASEMENT
- SHORELAND ZONE LINE
- BUILDING SETBACKS
- SOILS BOUNDARY
- SILT FENCE

- N/F — NOW OR FORMERLY
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- HYDRANT
- CATCH BASINS
- UTILITY POLE

NOTES

1. RECORD OWNER: WALTER W. MILLIGAN
2. PARCEL DEED REFERENCE: SEE DEED FROM EDWARD I. SALMON AND PATRICIA A. SALMON TO WALTER W. MILLIGAN, DATED FEBRUARY 22, 1995 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11826, PAGE 287.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF PORTLAND, MAP 259, BLOCK C, LOT 21
5. TOTAL PARCEL AREA 26,315 SQ. FT.
6. BEARINGS ARE REFERENCED TO GRID NORTH AS DEPICTED ON PLAN REFERENCE 4.
7. THE PARCEL IS WITHIN THE R3 RESIDENTIAL ZONE WITH A PORTION OF THE PARCEL LYING WITHIN THE SHORELAND OVERLAY ZONE.
8. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON INFORMATION DEPICTED ON PLAN REFERENCE 2.
9. THIS PLAN DEPICTS THE RESULT OF A BOUNDARY SURVEY CONDUCTED IN NOVEMBER 1993 TO ESTABLISH THE DIVISION LINE BETWEEN THE PROPERTY AT 462 CAPISIC STREET AND THE SUBJECT PARCEL AND ADJUSTED TO THE STREETLINE OF CAPISIC STREET AS DEFINED ON PLAN REFERENCE 4.
10. ELEVATIONS ARE BASED ON ESTABLISHED CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929 UTILIZING TBM #2 IN CITY OF PORTLAND, PUBLIC SERVICES DEPARTMENT, ENGINEERING SECTION, DENNETT STREET LEVELS 8-25-1999. PK IN FACE OF UTILITY POLE, CMP 1, EASTERLY SIDE OF DENNETT STREET.
11. BASED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY-PANEL NUMBER 230051 0012C, THIS PARCEL IS OUTSIDE THE 100-YEAR FLOODPLAIN.
12. SOILS BOUNDARY FROM NATIONAL RESOURCES CONSERVATION SERVICE WEBSITE. BELGRADE VERY FINE SANDY LOAM (BgB) AND SUFFIELD SILTY LOAM (SuE2).

PLAN REFERENCES

1. "STANDARD BOUNDARY SURVEY – PLAN OF LAND, 462 CAPISIC STREET, PORTLAND, MAINE, MADE FOR EPS ENTERPRISES" BY R. P. TITCOMB ASSOCIATES, INC., DATED JULY 28, 1987 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 231.
2. AS BUILTS "CAPISIC STREET RECONSTRUCTION PHASE 1 – PLAN/PROFILE, SHEET 2 OF 11", DATED DECEMBER 27, 1999 - CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION – FILE NO. 987/11
3. "RIGHT OF WAY PLAN - FORE RIVER INTERCEPTOR SEWER" CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, DATED AUGUST 1954 – FILE NO. 636/6
4. "SURVEY OF STREETLINES – CAPISIC STREET, BRIGHTON AVENUE, HILLCREST AVENUE, ALBION STREET", DATED NOVEMBER, 2001, CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, – FILE NO. 921/13

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	10/15/2015	MOVED DRIVEWAY; ADDED BENCHMARK INFORMATION	GEJ
2	10/7/2015	FURTHER REVISED AS PER P&UDD REVIEW COMMENTS OF 7/31/2015	GEJ
1	8/3/2015	REVISED AS PER P&UDD REVIEW COMMENTS OF 7/31/2015	GEJ

STATE OF MAINE
GARY E. JOHNSON
No. 1261
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY & SITE PLAN

466 CAPISIC STREET - PORTLAND, MAINE

OWNER OF RECORD AND PREPARED FOR:

Walter W. Milligan
24 GLENWOOD AVE
Portland, Maine

PREPARED BY:

Gary E. Johnson, PLS
81 Continental Drive
Portland, Maine

DATE: JULY 6, 2015 | SCALE: 1" = 25'