N/F
University of New England
Book 3481, Page 255, Book 2767, Page 397
Book 1876, Page 271, & Book 3450, Page 69
See Plan Ref. #1

Grid North(NAD83)

To Capped IRF (PLS #2282)
Held for Rear Line

CIRF (PLS#2028)
0.2' A.G.

375.51' ← S05°48'23"W
97.60' Per Deed

1" IPF Leaning
0.7' A.G.

IRS

N05°48'23"E →
50.19'

IRS

Capped IRF 0.5' A.G.
(Held for Rear Line)
PLS #2042

N05°48'23"E →
42.94'

Land of
Mark Thistle
Book 7514, Page 116
Area = 6,207 s.f.

(Deed 120'±) 121.95'

Ex. Treeline

64.33'

BUILDING SETBACK

S81°59'10"E

Existing
Stockade Fence

N/F
Susan Small, Ellen
Stanley & Jeffrey Small
Book 20964, Page 310
See Plan Ref. #2

INV. 95.8
TREELINE
10.21'
9' SETBACK

RIP RAP PLUNGE POOL TYP.
INV. 95.8
SILT FENCE
BULKHEAD
16.31'
15' SETBACK
STOOP
30' ROOF DRIP EDGE
(BOTH SIDES OF HOUSE)

N/F
Jessica Caruso
Book 30953
Page 37

DECK

PROP BLDG
F.F.E.=99.5
AREA = 720 S.F.

N81°39'52"W
123.88' (Deed 120'±)

98x50

COVER PORCH
BIT. DRIVE

Existing
House

Existing
Garage

28'

Held 90°
Per Plan

1-1/4" IPF
(Held Line)
Flush

Paved
Drive

100.00' Per Deed
200.00' S08°00'50"W
To 1-1/2" IPF
Held for Corner

CIRF (PLS#2028)
Leaning
0.4' A.G.

1-1/2" IPF
(Held Corner)
0.4' A.G.

50.84'
S08°00'50"W

1" IPF
0.3' B.G.

IRS

72.00' (Held Deed)
S08°00'50"W

Concrete Sidewalk

28" Maple
PROTECT

2" Decid.
Tree
PROTECT

EX. SIGN
PROTECT

Existing Sewer Line
Existing Water Line
Existing Storm Drain
Existing Gas Line

Ex. SMH
Rim 98.77'
Inv Out. 93.00'

SAWCUT TYP.

Mayfield Street

Ex. SMH
Rim 98.44'
Inv In. 91.87'
Inv Out. 91.82'

Capped IRF
PLS #2017
Flush

Paved
Drive

Paved
Drive

Scale: 1" = 20'
20' 0 10' 20' 40'

LEGEND

SYMBOL	DESCRIPTION
○ PF/IRF	IRON PIPE/IRON ROD FOUND
○ CIRF	CAPPED IRON ROD FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
○ CB	CATCH BASIN
	DECIDUOUS TREE
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
	SIGN
	PROPERTY LINE
20	EDGE OF PAVEMENT
	EXISTING CONTOUR
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

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NOTES:

1. OWNER: MARK THISTLE
10296 FLORENCE AVENUE
BUENA PARK, CA. 90620
2. APPLICANT: GREG McCORMACK
24 STRAWBERRY LANE
GORHAM, MAINE 04038
3. ENGINEER: ANDREW MORRELL, PE #13285
BH2M
28 STATE STREET
GORHAM, MAINE 04038
4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
5. DEED REFERENCE: BOOK 7514, PAGE 116
6. TAX MAP REFERENCE: MAP 293, BLOCK C, LOT 11
7. ZONING: R-5
8. PROJECT AREA: 6,207 S.F.
9. PROPOSED USE: RESIDENTIAL HOUSE LOT
10. MINIMUM STANDARDS: LOT SIZE - 6,000 S.F.
FRONTAGE - 50'
SETBACKS - 20' FRONT,
12' SIDE* (2-STORIES)
AND 20' REAR
* THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE SHALL BE LESS THAN EIGHT FEET.
11. SEWER SERVICE: PUBLIC
12. WATER SERVICE: PUBLIC
13. ELECTRIC/TELEPHONE: OVERHEAD
14. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 1991.
15. PLAN REFERENCES:
   A. BOUNDARY SURVEY ATHLETIC FIELD, UNIVERSITY OF NEW ENGLAND, STEVENS AVENUE & BISHOP STREET, PORTLAND, MAINE, DATED OCTOBER 2007, BY COLONIAL SURVEYING COMPANY, LLC.
   B. BOUNDARY SURVEY, MAYFIELD STREET, PORTLAND, MAINE, FOR SUSAN SMALL, DATED 1/30/2013, BY SPURWINK SURVEYING LLC.
   C. VARIOUS PLANS FROM THE CITY OF PORTLAND, ENGINEERING DEPARTMENT.
16. BENCH MARK:
   A. TOP OF COPPER BOLT IN GRANITE MONUMENT FOUND AT SOUTHEAST CORNER OF FOREST AVENUE & MORRILL STREET. ELEVATION 116.276' NDGVD 1929 PER CITY OF PORTLAND ENGINEERING DEPARTMENT.
17. COORDINATES:
   BREARINGS & NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD 83), USING CITY OF PORTLAND COORDINATE POINTS T124-30-1341 & T124-29-1323.
18. LAND DISTURBANCE: 3,148 S.F.
19. SOIL TYPES: WINDSOR (HSG A) BASED ON MEDIUM INTENSITY SOILS MAPPING
20. LOT COVERAGE: 14.56%

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT
2. NO DEED DESCRIPTION

STATE OF MAINE
ROBERT C. LIBBY JR.
2190
REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
*	9/3/14	Submitted – Level 1 Site Plan

STATE OF MAINE
ANDREW S. MORRELL
No. 13285
REGISTERED PROFESSIONAL ENGINEER

BH2M
Berry, Haff, McDonald, Milligan Inc.
Engineers, Surveyors
www.bh2m.com

For:
Greg McCormack
24 Strawberry Lane
Gorham, Maine 04038

SITE PLAN
21 MAYFIELD STREET
LAND OF
MARK THISTLE
21 MAYFIELD STREET

DESIGNED	DATE
R. Libby, Jr.	Aug. 201
DRAWN	SCALE
Dept.	1" = 20
CHECKED	JOB. N
A. Morrell	14083

SHEET
1