

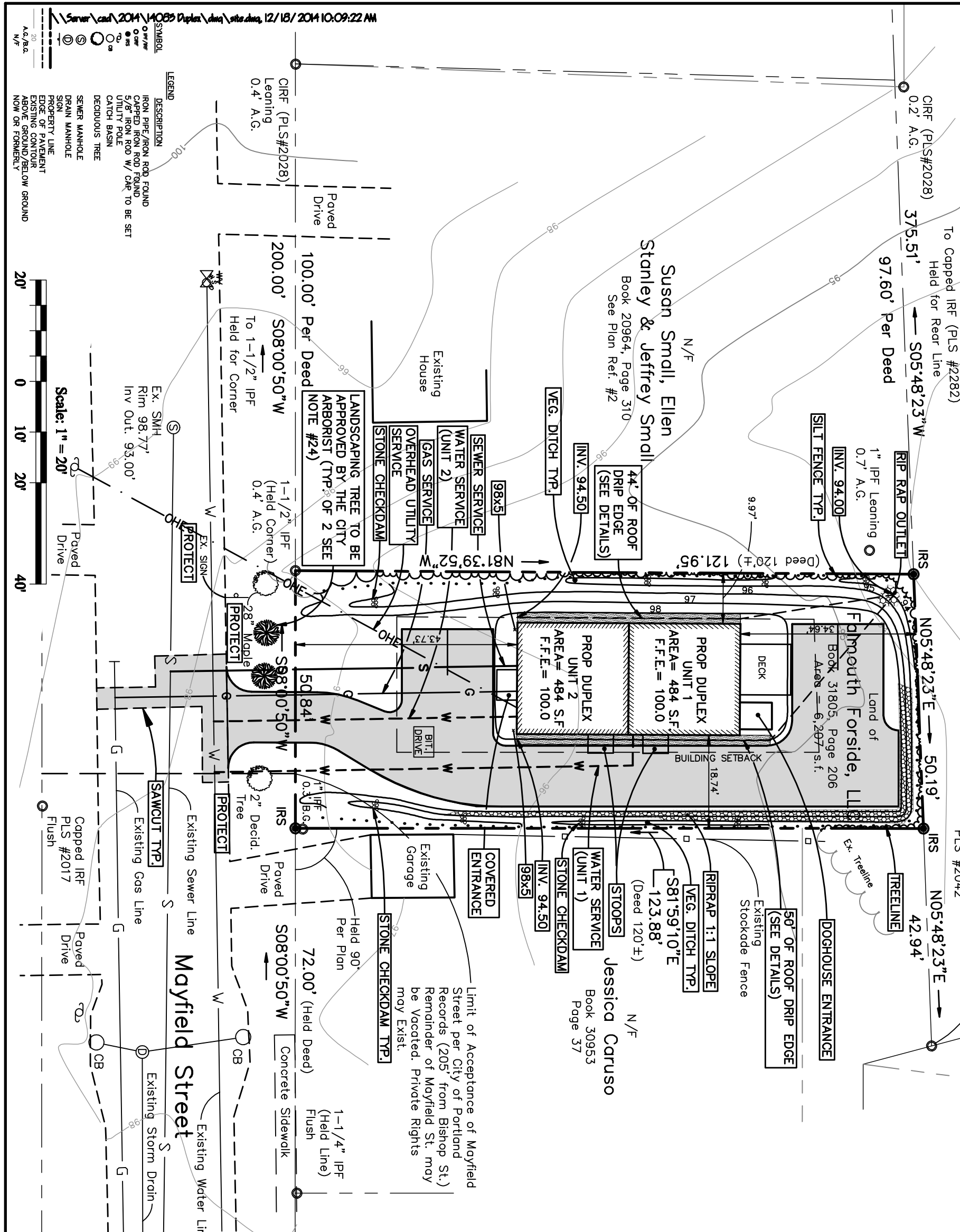
University of New England
 Book 3481, Page 255, Book 2767, Page 397
 Book 1876, Page 271, & Book 3450, Page 69
 See Plan Ref. #1

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

- NOTES:
- OWNER: FALMOUTH FORESIDE, LLC
21A EXCHANGE STREET SUITE 304
PORTLAND, ME 04101
 - APPLICANT: GREG MACDONALD
22 STRAWBERRY LANE
CORHAM, MAINE 04930
 - ENGINEER: ANDREW MORRELL, PE #12285
21 STATE STREET
CORHAM, MAINE 04930
 - SURVEYOR: ROBERT C. LIBBY, JR., PLS #2180
21 STATE STREET
CORHAM, MAINE 04930
 - DEED REFERENCE: BOOK 7914, PAGE 116
 - TAX MAP REFERENCE: MAP 293, BLOCK C, LOT 11
 - ZONING: R-5
 - PROJECT AREA: 6,207 S.F.
 - PROPOSED USE: DUPLEX BLDG.
 - MINIMUM STANDARDS:
LOT SIZE - 6,000 S.F. (1,000 S.F. PER UNIT)
FRONTAGE - 50' FRONT
SETBACKS - 20' FRONT,
12' SIDE (2+STORIES)
AND 20' REAR
 - SEWER SERVICE: PUBLIC (2 SEPARATE SERVICES)
 - WATER SERVICE: PUBLIC
 - ELECTRIC/TELEPHONE OVERHEAD
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OF THE MAINE EROSION PREVENTION AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES, 1991.
 - PLAN REFERENCES:
A. BOUNDARY SURVEY ATHLETIC FIELD, UNIVERSITY OF NEW ENGLAND, CORHAM, ME, DATED OCTOBER 2007, BY COGNATE SURVEYING COMPANY, LLC.
B. BOUNDARY SURVEY, MAYFIELD STREET, PORTLAND, MAINE, FOR SUSAN SMALL, DATED 1/20/2013, BY SWIRNICK SURVEYING LLC.
C. VARIOUS PLANS FROM THE CITY OF PORTLAND, ENGINEERING DEPARTMENT.
 - BENCH MARK:
A. TOP OF CORNER BOLT IN GRANITE MONUMENT FOUND AT SOUTHEAST CORNER OF FOREST AVENUE & MORRILL STREET, ELEVATION 116.276' NGVD0 1929 PER CITY OF PORTLAND ENGINEERING DEPARTMENT.
B. BENCHMARKS & NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD 83), USING CITY OF PORTLAND COORDINATE POINTS 1124-30-1541 & 1124-29-1523.
18. LAND DISTURBANCE: 5,733 S.F.
19. SOIL TYPES: WINOSOR (HS A) BASED ON MEDIUM INTENSITY SOILS MAPPING
 - COORNINATES:
BENCHMARKS & NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD 83), USING CITY OF PORTLAND COORDINATE POINTS 1124-30-1541 & 1124-29-1523.
 - LAND DISTURBANCE: 5,733 S.F.
 - SOIL TYPES: WINOSOR (HS A) BASED ON MEDIUM INTENSITY SOILS MAPPING
 - LOT COVERAGE: 19.37%
 - PARKING: REQUIRED 2 PER UNIT (4 TOTAL) PROVIDED 4 SPACES
 - FLOOD ZONE: PARCEL IS NOT WITHIN 100 YEAR FLOOD ZONE PER FEMA PANEL 230021 0807B
 - STREET STATUS: ACCEPTED 200' FROM BISHOP ST. (REMAINDER IS PRIVATE NOT ACCEPTED BY CITY OF PORTLAND SEE PLAN.)
 - LANDSCAPING: 2 EX. STREET TREES TO REMAIN 2 PROPOSED STREET TREES 4 REQUIRED PER ORDINANCE

1. CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS 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

REVISION		
NO.	DATE	DESCRIPTION
*	11/12/14	Concept Plan to Developer
*	11/14/14	Rev'd Per Client Review
*	12/19/18	Rev'd Per City Comments



Scale: 1" = 20'

Scale bar: 0, 10', 20', 40'

LEGEND

SYMBOL	DESCRIPTION
○	IRON PIPE/IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	5/8" IRON ROD W/ CAR TO BE SET
○	UTILITY POLE
○	CATCH BASIN
○	DECIDUOUS TREE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	SIGN
○	PROPERTY LINE
○	EDGE OF PAVEMENT
○	EXISTING CONTOUR
○	ABOVE GROUND/BELOW GROUND
○	NOW OR FORMERLY

DUPLEX SITE PLAN
21 MAYFIELD STREET

LAND OF
FALMOUTH FORESIDE, LLC
 97 A EXCHANGE STREET SUITE 304

FOR
Greg McConrack
 24 Burnaby Lane
 Gorham, Maine 04038

BH2M
 Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors

STATE OF MAINE
 ANDREW S. MORRELL
 No. 12285
 21 STATE STREET
 CORHAM, MAINE 04930

DESIGNED: B. Libby, Jr. DATE: Nov. 2014
 DRAWN: T. Libby SCALE: 1" = 20'
 CHECKED: J. Libby
 A. Libby 1/20/14

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