

General Notes:

1. Elevations shown on this plan are approximate and are based on a plan provided by the City of Portland.
2. This is not a boundary survey.
3. Lot corners to be set upon approval of this plan for permit.
4. Locus parcel is shown on Map 298A, Block A, per the City of Portland Assessor's Maps.
5. Bulkhead is not to exceed 2 feet beyond Building Setback Window line.
6. Dwelling to be served by city water and sewer.
7. Minimum Setback Requirements: (R-3 Zone)
 Front - 25'
 Rear - 25'
 Side - 8' (1 - 1 1/2 Story)
 Side - 14' (2 Story)
8. Silt fences to be placed along drainage easement in rear and side of lot and hay bales to be placed across drainage easement during construction.
9. Lowest opening to house to be 0.5' above finish grade.
10. Area of parcel equals 7,492 s.f.
11. This plan does not address wetlands issues and/or approvals, if any.
12. Parcel drainage will flow from rear of structure and along sidelines to street.
13. The boundary lines shown on this survey are based solely on a plan entitled "Verrill Street Subdivision, Verrill & Wirt Streets, Portland, Maine, 2nd Amended Recording Plat", dated May 14, 1990, revised September 13, 1991 by Land Use Consultants, Portland, Maine. This plan is not recorded but corrects and supercedes two previous plats which are recorded at the Cumberland County Registry of Deeds in Plan Book 14, page 7 and Plan Book 184, page 15.
14. Lot numbers per plan entitled "Portland Villa Sites, Portland, Cumberland County, ME, owned by J. W. Wilbur, Co., Inc.", dated July 9, 1918 by Ernest W. Branch, Civil Engineers, Boston, Mass. and recorded at the Cumberland County Registry of Deeds in Plan Book 14, page 7.
15. This office does not accept any liability for errors and/or omissions which may exist in the plans referenced in Notes 13 & 14.
16. This lot is a portion of land shown on plan referenced in Note 13 as N/P Daniels.
17. Front steps shall not exceed 50 square feet of area.



Plan Depicting The Proposed Location
 Of A Dwelling To Be Located On Lots 190, 191, & 192
 Verrill Street - Portland, Maine
 For
Stiffler & Close Builders, Inc.

PREPARED BY: **NADEAU & LODGE, INC.**
 PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE
 PORTLAND, ME 04103
 (207) 878-7870

232 CLARKS WOODS ROAD
 LYMAN, ME 04101
 (207) 282-0331

*James D. Nadeau
 12-29-99*

RECORD OWNER: Keene c/o Stiffler & Close Builders 56 Roosevelt Trail Windham, Maine 04062	DRAWN BY: TPB	PLAN DATE: 12/28/1999
	CHECKED BY: JDN/BRL	SURVEY DATE: Dec. 1999
	INSTR. Topcon GTS-3B	SCALE: 1" = 20'
FIELD BOOK: Topcon FSG	JOB No: 9505	SHEET No: 1 of 1