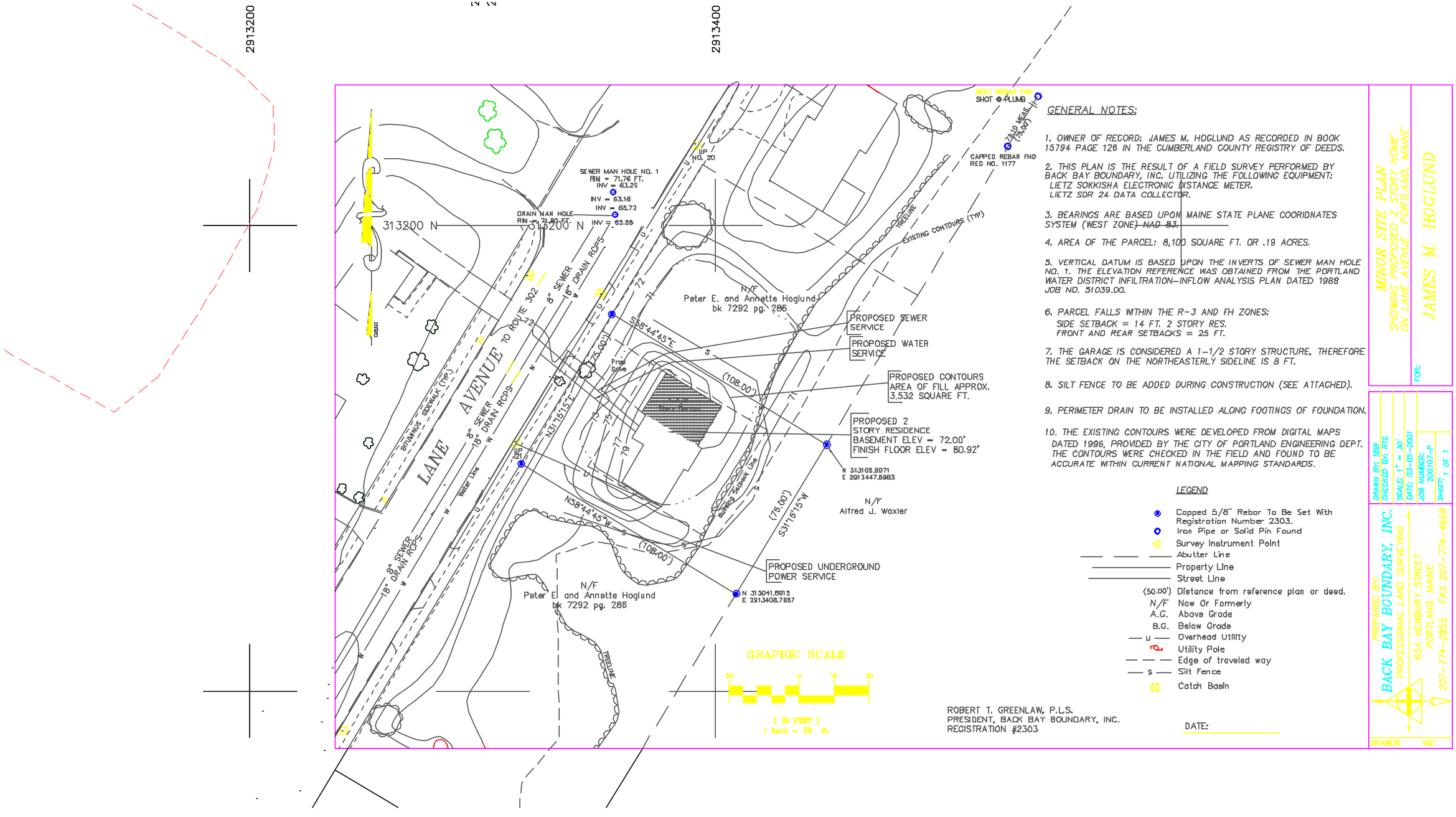

GENERAL NOTES:

1. OWNER OF RECORD: JAMES M. HOGLUND AS RECORDED IN BOOK 15794 PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA ELECTRONIC DISTANCE METER. LIETZ SDR 24 DATA COLLECTOR.

3. BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATES SYSTEM (WEST ZONE) ~~NAD 83~~.

4. AREA OF THE PARCEL: 8,100 SQUARE FT. OR .19 ACRES.

5. VERTICAL DATUM IS BASED UPON THE INVERTS OF SEWER MAN HOLE NO. 1. THE ELEVATION REFERENCE WAS OBTAINED FROM THE PORTLAND WATER DISTRICT INFILTRATION–INFLOW ANALYSIS PLAN DATED 1988 JOB NO. 31039.00.

6. PARCEL FALLS WITHIN THE R-3 AND FH ZONES:
SIDE SETBACK = 14 FT. 2 STORY RES.
FRONT AND REAR SETBACKS = 25 FT.

7. THE GARAGE IS CONSIDERED A 1–1/2 STORY STRUCTURE, THEREFORE THE SETBACK ON THE NORTHEASTERLY SIDELINE IS 8 FT.

8. SILT FENCE TO BE ADDED DURING CONSTRUCTION (SEE ATTACHED).

9. PERIMETER DRAIN TO BE INSTALLED ALONG FOOTINGS OF FOUNDATION.

10. THE EXISTING CONTOURS WERE DEVELOPED FROM DIGITAL MAPS DATED 1996, PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT. THE CONTOURS WERE CHECKED IN THE FIELD AND FOUND TO BE ACCURATE WITHIN CURRENT NATIONAL MAPPING STANDARDS.

LEGEND

- Capped 5/8" Rebar To Be Set With Registration Number 2303.
- Iron Pipe or Solid Pin Found
- Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- — u — Overhead Utility
- Utility Pole
- Edge of traveled way
- — s — Silt Fence
- Catch Basin

ROBERT T. GREENLAW, P.L.S.
PRESIDENT, BACK BAY BOUNDARY, INC.
REGISTRATION #2303

DATE:

MINOR SITE PLAN

SHOWING PROPOSED 2 STORY HOME
ON LANE AVENUE PORTLAND, MAINE

FOR:

JAMES M. HOGLUND

DRAWN BY: SSB
CHECKED BY: RTG
SCALE: 1" = 30'
DATE: 03-05-2001
JOB NUMBER: 2001107-P
SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65A NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-774-4669

DRAWER: NO: