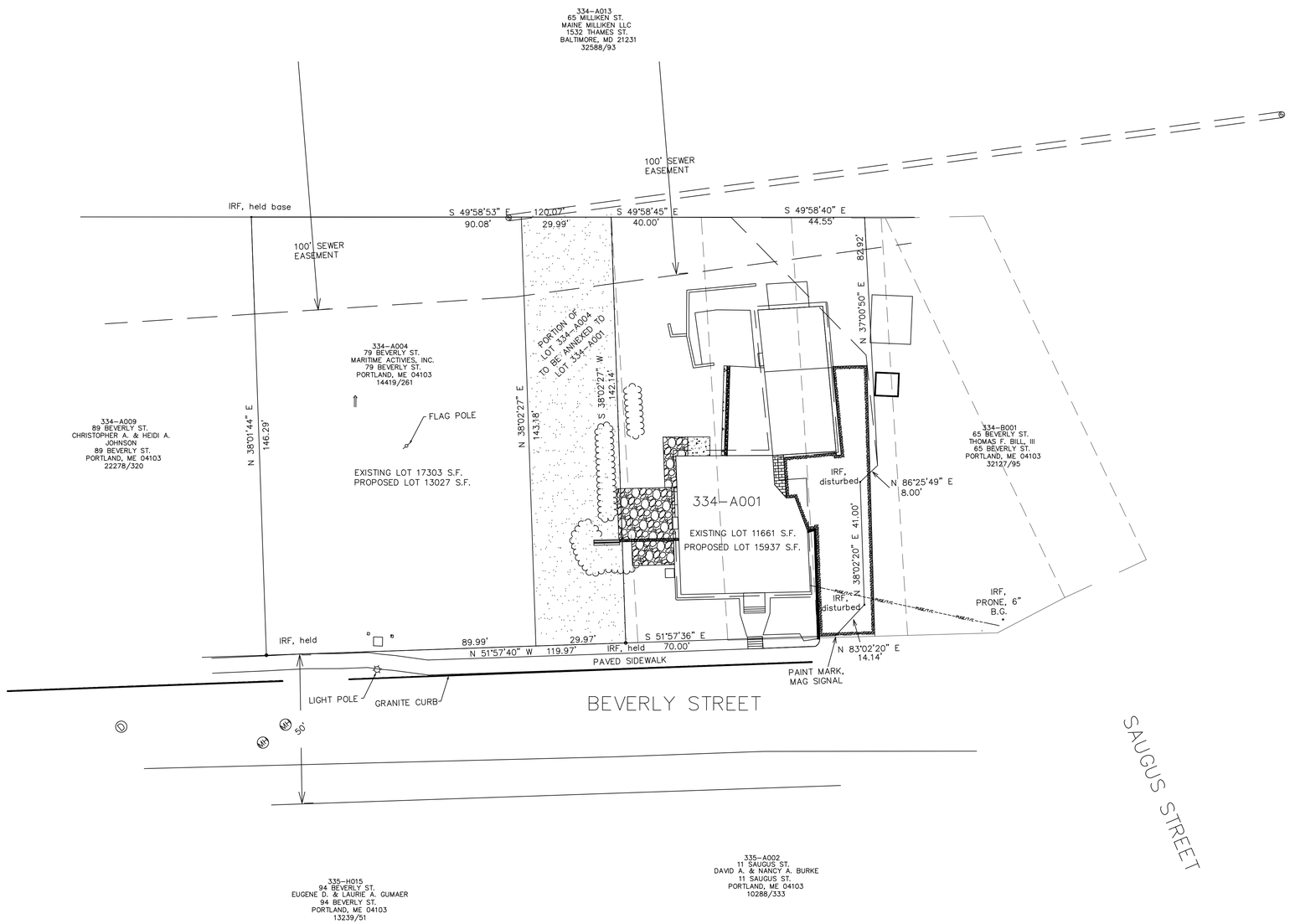

LOCUS MAP

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE THE EXISTING CONDITIONS OF PROPERTY AT 71 & 79 BEVERLY ST. PORTLAND, ME. THE PROPERTY IS IDENTIFIED IN THE CITY OF PORTLAND TAX ASSESSING DATABASE AS LOTS 334-A-1 AND A-4. THE PURPOSE OF THE ADJUSTMENT IS TO SATISFY ZONING REQUIREMENTS OF LOT 334-A-1.

2. THE SITE IS LOCATED IN THE RESIDENTIAL 2 (R2) ZONE. DISTRICT REQUIREMENTS ARE:
   - MINIMUM LAND AREA = 10,000 SF.
   - MINIMUM STREET FRONTAGE = 50 FT
   - MINIMUM FRONT/REAR YARD SETBACK = 25 FT
   - MINIMUM SIDE YARD SETBACK = 12', VARYING WITH HEIGHT
   - ALLOWED LOT COVERAGE = 20%

3. THE AREA OF THE PARCEL IS 11,661 S.F.± MAX COVERAGE = 2332 S.F.

4. DEED REF. BK.24993 P. 103 REFERS TO A "PROPOSED NEW BOUNDARY LINE TO BE RELOCATED UPON AGREEMENT". NO SUCH PLAN OR OR AGREEMENT HAS BEEN RECOVERED. THE DIMENSIONS OF DEEDS CONCERNING THIS PROJECT REFER TO PLAN REFERENCE 2.

5. CURRENT COVERAGE:

BUILDINGS:	
LIVING AREA	2007
GARAGE	680
GARAGE ADDITION	498
PAVEMENT:	N/A (1618)
CONCRETE/BRICK/WOOD PATIOS:	N/A (857)
RETAINING WALLS:	N/A (97)
	TOTAL = 3185 S.F. (27%)

6. LOT LINE ADJUSTMENT +4276 S.F. YIELDS A LOT SIZE OF 15937 S.F.
   COVERAGE = 20% (3185/15937)
   REMAINING ACREAGE OF ABUTTING LOT 17303-4276=13027
   REMAINING FRONTAGE 89.99

REFERENCE PLANS

1. "BOUNDARY SKETCH PREPARED FOR ATTAR ENGINEERING OF PROPERTY AT 71 BEVERLY ST., PORTLAND, ME." BY AMSDEN FIELD SURVEY, 799 MAIN ST., ELIOT, ME.

2. "BOUNDARY SURVEY #542 BEVERLY STREET, MADE FOR ADAM J. HURTUBISE" BY STATEWIDE SURVEYS, INC., DATED MARCH 2006, SUPPLIED BY OWNERS.

3. DEED REF. BK.24993 P. 103 REFERS TO A "PROPOSED NEW BOUNDARY LINE TO BE RELOCATED UPON AGREEMENT". NO SUCH PLAN OR OR AGREEMENT HAS BEEN RECOVERED.

CITY OF PORTLAND PLANNING BOARD	DATE

STATE OF MAINE
CUMBERLAND COUNTY ss. REGISTRY OF DEEDS
RECEIVED_____, 20____
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK_____, PAGE_____

ATTEST_____REGISTER

TAX MAP N5NE
LOT 334-A-1

GRAPHIC SCALE
0 40 80 120 160 (FEET)

NO.	DESCRIPTION	DATE
	REVISIONS	

PRELIMINARY

LOT LINE ADJUSTMENT/SITE PLAN

71 BEVERLY ST.
PORTLAND, ME
04101

FOR: GLH ENTERPRISES INC.
8 WESTERN AVE.
KENNEBUNK, ME 04043

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:	APPROVED BY:	DRAWN BY:
1" = 40'		NCA
DATE:		REVISION : DATE
2/8/17		– : –
JOB NO: CXXX-XX	CAD FILE:	SHEET 1 OF