

CHNTRAL NOTHO

I. THE RECORD OWNER OF THE PARCELS IS RUTH S. TAYLOR BY DEED DATED FEBRUARY

8, 1989AND RECORDED IN BOOK 8653, PAGE 119 AND DEED DATED OCTOBER 12, 2001

AND RECORDED IN BOOK 16918, PAGE 51 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

PORTLAND THE PROPERTY IS SHOWN AS LOT 14, BLOCK A AND LOT 15, ORTLAND ASSESSORS MAP 353. BLOCK A SK TH もくだ

SPACE AND BULK ORITERIA FOR 井 70-2 ZONE A AS FOLLOWS

MINIMUM LOT SIZE:

MINIMUM STREET FRONTAGE:

MINIMUM STREET FRONTAGE:

MINIMUM FRONT YARD:

MINIMUM SIDE YARD:

MINIMUM REAR YARD:

MAXIMUM BUILDING HEIGHT:

MAXIMUM BUILDING COVERAGE:

SEE ORDINANCE FOR ADDITIONAL INFORMATION OTORIEO)

LOT 32 (3,564,98 9F 0,3) ACRES
LOT 33 (2,168,90 9F 0,29 ACRES
AREAS TAKEN FROM THE SUBDIVISION PLAN AS REFERENCED IN NOTE 14 14 14 14 AREA OF THE SURVEYED PARCELS AREA AS FOLLOWS:

B. BOUNDARY NFORMATION SHOWN HEREON IS BASED ON THE SUBDIVISION AS REFERENCED IN NOTE 6-A. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS DURING OCTOBER OF 2012.

PLAN REFERENCES:

CONTO: A. RECORDING PLAT DEERING RUN SUBDIVISION-PHASE II WASHINGTON AVENUE PORTLAND, MAINE" DATED 4-30-81 AND RECORDED IN PLAN BOOK 164 PAGE

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B. ROAD PLAN AND PROFILE OF ALLIGON AVENUE DEERING RUN SUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED DECEMBER 1986 BY SEBAGO TECHNICS ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPT. (APPARENTLY AN AS-BUILT PLAN OF THE UTILITIES).

O. WATER PLAN AND PROFILE OF ALLIGON AVENUE DEERING RUN GUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED DECEMBER 1986 BY SEBAGO ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPT. THOTALOS

HACINEEDENING DEET D. DETAILS DEERING RUN SUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED FEBRUARY 12, 1981 BY SEBAGO TECHNICS ON FILE WITH THE CITY OF PORTLAND

1. PLAN ORIENTATION 16 MAGNETIC MAY 1985. ELEVATIONS ARE NGVD 1929 BASED DUAL FREQUENCY GFS OBSERVATIONS AND CORPSCON CONVERSION. PORTLAND BENCHMARK OF MONUMENT AT 31 ALLISON AVENUE WAS USED AS A CHECK. 9

9. UTILITY SUBS SHOWN ARE TAKEN FROM PLAN REFERENCE 6-B

IO. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.

II. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION; BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MANE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION, IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

12. ALL ELECTRIC, TELEPHONE AND CABLE T.Y. SERVICES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE FOWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.Y. CO. STANDARDS.

13. TOTAL DEVELOPED, IMPROVEMENT IS APPROVED 14 TOTAL ONTINUED

I COATION MAP

OPED AREA ASSOCIATED WITH LOT APPROXIMATELY 5,406 SQUARE FEET.

14. TOTAL PAYED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 800 SQUARE FEET.

IS. SOILS ON THE PROPERTY ARE GENERALLY
DEERHIELD LOAMY SAND AND HINCKELY GRAVELLY
SAND LOAM AS CLASSIFIED BY THE USDANIROS MEDI
INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY. PLANTING A MINIMUM OF OF TWO (2) STREET TREES ON THE? MAIN

DANIEL

L

RILEY No. 9967

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PROPERTY AS REQUIRED UNDER SECTION 14.499 OF CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BY CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY 11. THERE ARE NO FLOOD PLAINS ASSOCIATED WITH THIS PROJECT. AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMS) COMMUNITY PANEL NUMBERS 230051 0000IC AND 230051 00002C DATED 1998 MANUAL AN M

WAIVER RE QUEST 18 TUS

PROPOSED DRIVEN
FROM THE ADJACEN
THE APPLICANT IS N
THE STREET TREE R
MAINTAIN THE TWO E
MITHIN THE FRONT SE THE APPLICANT I IT IS PROPOSING TO UTILIZE THE COIT FOR DRIVEWAY ACCESS. THE RIVEWAY IS APPROXIMATELY 12.5"
IACENT DRIVEWAY.
IT IS REQUESTING A WAIVER FROM SETBACK. THE QUITE THE THE T TREES LOCATIED 計

COVER SHEET

15 ALLISON AVENUE

FOR RECORD OWNER: RUTH TAYLOR

11 ALLISON AVENUE, PORTLAND, MAINE

PORTLAND, MAINE 04103
FOR:

CONSTRUCTION SYSTEMS OF NEW E
5 REAR INDUSTRY ROAD, SOUTH PORTLAND, MAINE 04106

COVER SHEET (NO EXISTING CONDITION OF PLAN OVER SHEET (NOTES, LEGE EXISTING CONDITIONS PLAN 'D'Allingia'

GRADING/UTILITY

TLAN

LOCATION MATE

DATE:

-26-12

DMR

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DRAWN BY: CHECKED BY

ESIGN BY:

SHE

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Q T

4.

PROJ. NO:

12297

BK



MAINE TURNPIKE

RIVERSIDE INDUSTRIAL

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MAUBUA

Lewiston, ME 04240

Tel. 207-783-5656

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