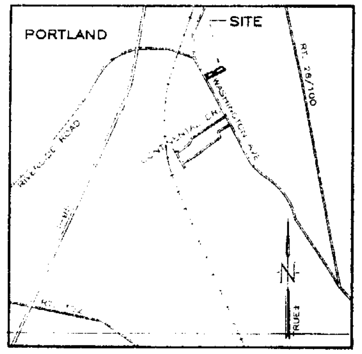


VICINITY MAP

SCALE: 1"= 2000'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	WATERLINE	W
	FOUNDATION DRAIN	FD
	SANITARY SEWER	S
OW	OVERHEAD ELECTRIC/TELEPHONE/CABLE	OH E/T/C
	UNDERGROUND ELECTRIC/TELEPHONE/CABLE	UG E/T/C
151	INTERMEDIATE CONTOURS	
150	INDEX CONTOURS	
	BOUNDARY LINE	
	SANITARY SEWER MANHOLE	
	WATER VALVE	
265.7	SPOT ELEVATION	X265.7
	ABUTTER/RIGHT OF WAY LINE	
	SETBACK LINES	
	5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LEWIS & WASINA PLS 2288"	
	FOUND IRON PIPE (SIZE AS NOTED)	
	FOUND GRANITE MONUMENT SIZE AS NOTED	
	TBM	
	CULVERT	
	DECIDUOUS TREE	
	TREE LINE	
	DRAINAGE FLOW	
	BUILDING/STRUCTURE	
AG	ABOVE GROUND	
SG	SUBGRADE	

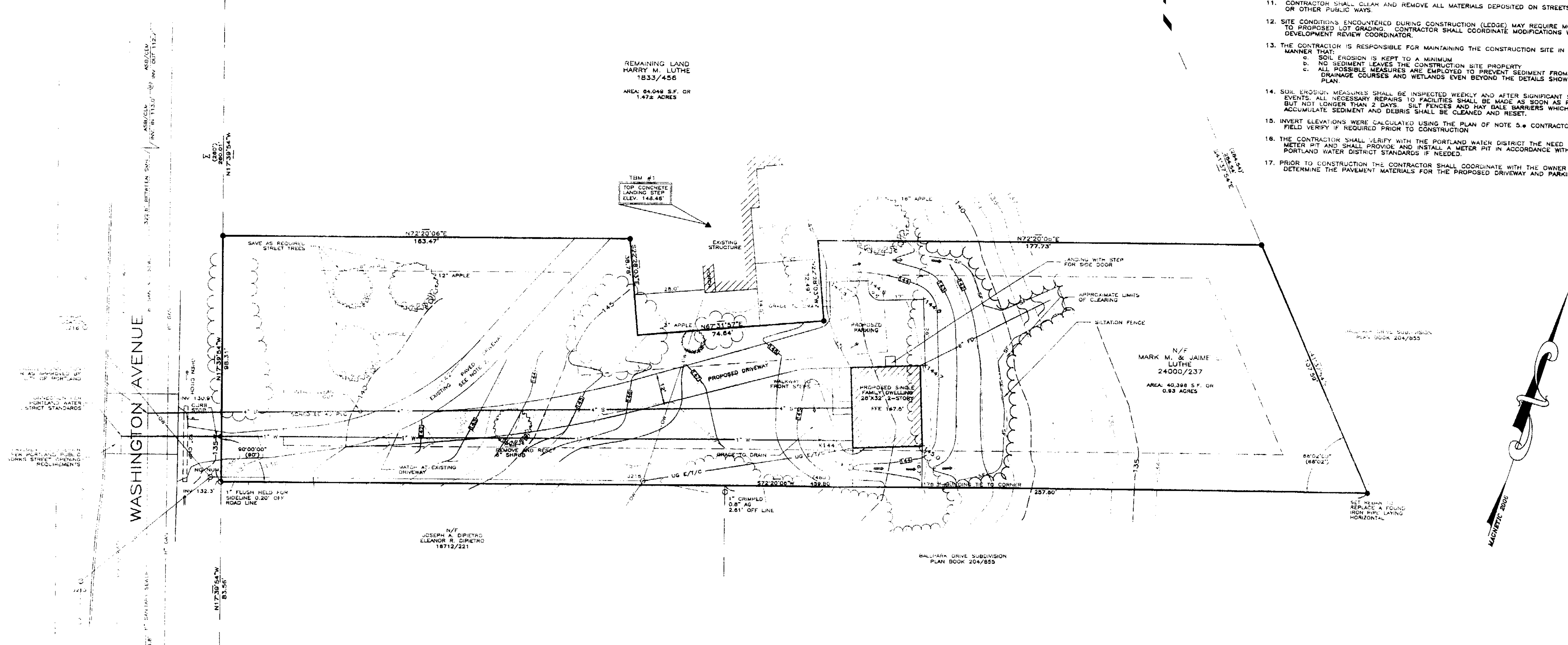
ZONING DATA

R-2 ZONE	PRINCIPAL STRUCTURE
MINIMUM LOT SIZE:	10,000 SF
MINIMUM ROAD FRONTAGE:	50 FT.*
FRONT YARD SETBACK:	25 FT.
SIDE YARD SETBACK:	VARIES
1 STORY: 1 1/2 STORY: 2 STORY: 2 1/2 STORY:	12 FEET 12 FEET 14 FEET 16 FEET
REAR YARD SETBACK:	25 FT.
MAXIMUM LOT COVERAGE:	20%
MAXIMUM BUILDING HEIGHT:	35 FT.

*50 FEET OF LOT WIDTH IS REQUIRED AT THE BUILDING SITE.

NOTES

1. RECORD OWNER OF THE PROPERTY IS MARK & JAIME LUTHE AS DESCRIBED IN BOOK 24000 PAGE 237.
2. THE LOCUS PROPERTY IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP AS A PORTION OF 371-A-5.
3. THE BASIS OF ELEVATION FOR THIS SURVEY IS A FOUND PK NAIL IN THE EASTERLY SIDE OF UTILITY POLE J217 ON THE WESTERLY SIDE OF WASHINGTON AVENUE, SAID ELEVATION IS 120.81 FEET, CITY OF PORTLAND DATUM.
4. THE BASIS OF BEARING FOR THIS SURVEY IS THE OBSERVED MAGNETIC MERIDIAN OF 2006.
5. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. STANDARD BOUNDARY SURVEY OF THE HAVERTY ESTATE PROPERTY FOR MARGARET HAVERTY, DATED DECEMBER 23, 1999 WITH REVISION THROUGH SEPTEMBER 14, 2001, BY SEBAGO TECHNICS, INC. AND RECORDED IN PLAN BOOK 203, PAGE 558.
   b. PLAN OF LAND OWNED BY SHELDON GRANT ON WASHINGTON AVE. PORTLAND ME. DATED MAY 1948 WITH REVISIONS THOUGH NOVEMBER 1961 BY C.E. EMERY.
   c. CITY OF PORTLAND'S ENGINEERING DEPARTMENT, BLUE SHEETS 29, 30 & 31.
   d. CITY OF PORTLAND TAX MAP
   e. CITY OF PORTLAND SANITARY SEWER AS-BUILTS, DATED MAY 15, 1978 SHEETS 4&5
   f. PORTLAND WATER DISTRICT MAP OF EXISTING WATER MAIN.
   g. NORTHERN UTILITIES PLAN SHOWING GAS LINES, DATED OCTOBER 1974.
6. WASHINGTON AVENUE IS 66 FEET WIDE AS SHOWN ON THE PLAN OF NOTE 5c. THE RIGHT OF WAY SHOWN IS BASED UPON PHYSICAL EVIDENCE FOUND PER SAID PLAN.
7. REFERENCE IS MADE TO BOOK 24000, PAGE 237 FOR SPECIFIC WORDING OF AN INGRESS/EGRESS AND UTILITIES EASEMENT OVER THE EXISTING DRIVEWAY SERVING THE REMAINING LANDS OF HARRY M. LUTHE.
8. UNDERGROUND UTILITIES ARE SHOWN IN THEIR GENERAL LOCATION PER ABOVE GROUND EVIDENCE AND UTILITY COMPANY PLANS REVIEWED. ADDITIONAL UTILITIES (ESPECIALLY PRIVATE) MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. THE SITE CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION.
9. THE CONTRACTOR SHALL GRADE, APPLY 4" LOAM, SEED AND MULCH TO ALL DISTURBED AREAS AND COMPLY WITH BEST MANAGEMENT PRACTICES (BMPS). USE WINTER SEED RATES AND SPECIFICATIONS, IF APPROPRIATE.
10. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION AND SHALL COORDINATE WORK WITH THE CITY'S DEVELOPMENT REVIEW COORDINATOR AND INSPECTIONS DEPARTMENT.
11. CONTRACTOR SHALL CLEAR AND REMOVE ALL MATERIALS DEPOSITED ON STREETS, SIDEWALKS OR OTHER PUBLIC WAYS.
12. SITE CONDITIONS ENCOUNTERED DURING CONSTRUCTION (LEDGE) MAY REQUIRE MODIFICATIONS TO PROPOSED LOT GRADING. CONTRACTOR SHALL COORDINATE MODIFICATIONS WITH CITY DEVELOPMENT REVIEW COORDINATOR.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
    a. SOIL EROSION IS KEPT TO A MINIMUM
    b. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPERTY
    c. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN.
14. SOIL EROSION MEASURES SHALL BE INSPECTED WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. ALL NECESSARY REPAIRS TO FACILITIES SHALL BE MADE AS SOON AS POSSIBLE BUT NOT LONGER THAN 2 DAYS. SILT FENCES AND HAY BALE BARRIERS WHICH ACCUMULATE SEDIMENT AND DEBRIS SHALL BE CLEANED AND RESET.
15. INVERT ELEVATIONS WERE CALCULATED USING THE PLAN OF NOTE 5.e CONTRACTOR SHALL FIELD VERIFY IF REQUIRED PRIOR TO CONSTRUCTION
16. THE CONTRACTOR SHALL VERIFY WITH THE PORTLAND WATER DISTRICT THE NEED FOR A METER PIT AND SHALL PROVIDE AND INSTALL A METER PIT IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS IF NEEDED.
17. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE PAVEMENT MATERIALS FOR THE PROPOSED DRIVEWAY AND PARKING AREAS.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

STATE OF MAINE

____________ COUNTY SS REGISTRY OF DEEDS

RECEIVED __________ 19___

AT ___h ______m ___M. AND RECORDED IN

PLAN BOOK_______ PAGE ________

PLAN ATTEST _______________ REGISTER

RICHARD L. WASINA II PLS #2288

SEAL 7-13-06

NOT VALID WITHOUT EMBOSS AND SIGNATURE

Lewis & Wasina, Inc.

PROFESSIONAL LAND SURVEYORS

11 Highmeadow Drive
Gorham, ME 04038
Tel (207) 892-0959 Fax (207) 892-...

PO Box 515
Waterboro, ME 04087
Tel (207) 329-1958 Fax (207) 247-...

REV.	BY	DATE	STATUS
4	RLW	07/13/06	REVISED NOTES AND PLAN TO REFLECT MARK/JAIME OWNERSHIP
3	RLW	04/28/06	SUBMITTED FOR TOWN REVIEW
2	RLW	04/28/06	PRELIMINARY SITE PLAN
1	RLW	03/20/06	BOUNDARY WORKSHEET

Designed	RLW
Drawn	RLW
Checked	RLW
Date	03/20/06
Scale	1"=20'
Field Book	ZEISS/FS3
Project	06-01-LUTHE
File Name	2006-01-BDY
Cad Block	N/A

SHEET 1 OF 1

SITE PLAN

AND LOT SPLIT

1905 WASHINGTON AVENUE
CITY OF PORTLAND, COUNTY OF CUMBERLAND
STATE OF MAINE

for

RECORD OWNER:

MARK M. & JAIME LUTHE

54 Bridgeton Road
Westbrook, Maine 04092