LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	CURB LINE	
--120-- --118--	CONTOURS	
×120.00	SPOT GRADE	
	STONE WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
W	WATER	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
S	SANITARY SEWER	
	SANITARY MANHOLE	
SD	STORM DRAIN	
	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	
	UTILITY POLE	
	GUY WIRE	

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE THE MICHAEL R. JIMINO REVOCABLE LIVING TRUST AND THE MARY ANN JIMINO REVOCABLE LIVING TRUST BY DEED DATED JUNE 5, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32326, PAGE 254. (SEE NOTE 11)
2. THE PROPERTY IS A PORTION OF THE CITY OF PORTLAND TAX MAP 373 BLOCK A LOT 3 AND IS LOCATED IN THE R3 ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R3 ZONING DISTRICT ARE AS FOLLOWS:

   NET RESIDENTIAL DENSITY:

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM STREET FRONTAGE:	50 FT.
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	1 OR 1-1/2 STORIES: 8 FT.
	2 STORIES: 14 FT.
	2-1/2 STORIES: 16 FT.
MINIMUM REAR YARD:	25 FT.
MAXIMUM LOT COVERAGE:	35%

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION AND ADDITIONAL CRITERIA. SETBACKS SHOWN ARE FOR PLANNING PURPOSES AND NEED TO BE REVIEWED BY THE CODE ENFORCEMENT OFFICE BASED UPON THE PROPOSED BUILDING PLACEMENT.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 104,028 S.F. OR 2.39 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE A AND FOUND MONUMENTATION AND IS APPROXIMATE AS FOUND MONUMENTATION DOES NOT AGREE WELL WITH THE REFERENCED PLAN.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON ON THE GROUND FIELD SURVEY BY SEBAGO TECHNICS WITHIN THE PROPOSED DEVELOPMENT AREA SUPPLEMENTED WITH AIRBORNE LIGHT DETECTION AND RANGING (LIDAR) OUTSIDE OF DEVELOPMENT AREA.
7. PLAN REFERENCES:
   A. PROPOSED BOUNDARY PLAN 1637 WASHINGTON AVENUE, PORTLAND, MAINE FOR ESTATE OF BEATRICE EDNA LOWELL, BY ROBERT T. GREENLAW, PLS (JOB NUMBER 2014010) DATED THROUGH APRIL 9, 2015.
   B. PLANS OF WASHINGTON AVENUE RIGHT OF WAY MONUMENTATION PROVIDED BY THE CITY OF PORTLAND.
   C. PLAN OF LAND FOR HAROLD FLINT BY H.I. & E.C. JORDAN, DATED OCTOBER 12, 1949.
   D. PLAN TITLE SUBURBAN HOMES, BY HIGGINS - WHEATON, DATED JANUARY 1942, AND RECORDED IN CCRD PLAN BOOK 28 PAGE 8.
   E. SUBDIVISION PLAN OF LAND OF BRIGGS, BY JACK BERMAN, DATED MAY 27, 1952, AND RECORDED IN CCRD PLAN BOOK 135 PAGE 52.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED UPON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE ON THE CITY OF PORTLAND VERTICAL DATUM BASED UPON BENCHMARK MONUMENT PROVIDED BY THE CITY IN FIELDBOOK L845.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0002 C, HAVING AN EFFECTIVE DATE OF 12/8/1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
11. DUE TO DISCREPANCIES BETWEEN THE LOCUS DEED DESCRIPTION, REBARS SET BY OTHERS PER PLAN REFERENCE A, AND THE RESULTS OF THIS BOUNDARY SURVEY, A CORRECTIVE DEED DESCRIPTION OF THE LOCUS PARCEL IS RECOMMENDED.
12. THE EASTERLY LINE OF THE LOCUS PARCEL WAS DETERMINED UTILIZING DEED CALLS AND FOUND MONUMENTATION. WE FOUND 4 PIECES OF MONUMENTATION SHOWN ON PLAN REFERENCE E OF THE ABUTTER TO THE EAST OF THE LOCUS PARCEL. BASED UPON THIS MONUMENTATION AND THE BOUNDARY SHOWN ON PLAN REFERENCE E, THERE APPEARS TO BE A GAP BETWEEN THE LOCUS PARCEL AND THE ABUTTING PARCEL.
13. WASHINGTON AVENUE RIGHT OF WAY WAS DETERMINED BASED UPON FOUND MONUMENTATION AND PLAN REFERENCE C.

CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/27/16

MATTHEW W. EK PLS2117

DESIGNED	CHECKED
-	MWE

REV	BY	DATE	STATUS
B	SMF	3-22-16	SUBMIT TO CITY OF PORTLAND FOR SITE PLAN
A	MWE	8-7-15	RELEASED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A
South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-5656

EXISTING CONDITIONS SURVEY
OF:
JIMINO PROPERTY
WASHINGTON AVENUE
PORTLAND, MAINE
FOR RECORD OWNER:
MICHAEL JIMINO
1407 RIVERSIDE STREET
PORTLAND, MAINE 04103

PROJECT NO.	SCALE
15095	1" = 30'

SHEET 1 OF 4

15095EC.dwg, TAB:EC