Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions
Denied
Date: 08/24/17

LOCATION MAP
(NOT TO SCALE)

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY AUBURN STREET, PORTLAND, MADE FOE EUGENE MORIN AND JANE B. MORIN DATED AUGUST 1998 BY SURVEY INC.
2. BOUNDARY SURVEY ON 564 AUBURN STREET, PORTLAND , MAINE MADE FOR EUGENE MORIN 564 AUBURN STREET, PORTLAND, MAINE DATED DECEMBER 13, 2005 BY OWEN HASKELL, INC.
3. PLAN OF LAND IN FALMOUTH AND PORTLAND, MAINE FOR CITY OF PORTLAND BY OWEN HASKELL, INC.
4. PROPOSED DIVISION OF LAND BETWEEN 431 & 433 SUMMIT STREET PORTLAND, MAINE" PREPARED FOR LEN ANDERSON DATED NOVEMBER 30, 2005 REVISED THROUGH APRIL 20, 2006 BY TKM LAND SURVEYORS AND RECORDED IN PLAN BOOK 207 PAGE 250 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. SUBDIVISION PLAN OF: AUBURN ESTATES AUBURN STREET/LONGVIEW DRIVE PORTLAND, MAINE FOR: NIAL CONSTRUCTION DATED 3-4-04 BY SEBAGO TECHNICS AS RECORDED IN PLAN BOOK 204 PAGE 665 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. AUBURN STREET SEWER SEPARATION PROJECT CONSTRUCTION PLANS STA 11+65 TO STA 17+65 CITY OF PORTLAND MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED 9-13-04
7. AUBURN STREET SEWER SEPARATION PROJECT CONSTRUCTION PLANS STA 5+65 TO STA 11+65 CITY OF PORTLAND MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED 9-13-04
8. SUBDIVISION PLAN OF AUBURN ESTATES AUBURN STREET/LONGVIEW DRIVE PORTLAND, MAINE FOR NIAL CONSTRUCTION DATED 3-4-04 BY SEBAGO TECHNICS
9. UTILITY PLAN OF AUBURN ESTATES AUBURN STREET/LONGVIEW DRIVE PORTLAND, MAINE FOR NIAL CONSTRUCTION DATED 3-4-04 BY SEBAGO TECHNICS

ZONING:

THE SURVEYED PARCEL IS LOCATED IN THE R-2 ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM AREA PER DWELLING UNIT		10,000 SF
MINIMUM STREET FRONTAGE		50 FEET
MINIMUM YARD DIMENSIONS	FRONT	25 FEET
	REAR	25 FEET
	SIDE	12 FEET (1-1/2 STORIES)
MAXIMUM LOT COVERAGE		20%
MINIMUM LOT WIDTH		80 FEET
MAXIMUM STRUCTURE HEIGHT		35 FEET

REFERENCE IS MADE TO THE CITY OF PORTLAND LAND USE ORDINANCE FOR ADDITIONAL INFORMATION.

NOTES:

1. OWNERS OF RECORD ARE NASSER ROHANI AND PARVASH ROHANI AS DESCRIBED IN DEEDS RECORDED IN BOOK 34169 PAGE 250 AND BOOK 34169 PAGE 252 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS LOT 5, BLOCK C. ON THE CITY OF PORTLAND ASSESSOR'S MAP 382A.
3. BEARINGS ARE GRID NORTH PER MONUMENTATION SHOWN ON PLAN REFERENCE 3.
4. THE PORTLAND WATER DISTRICT IS NOT AWARE OF AN EXISTING WATER SERVICE FOR THE EXISTING DWELLING AT 550 AUBURN STREET.
5. INVERT INFORMATION PROVIDED BY LETTER OF TRANSMITTAL SHAW BROTHERS CONSTRUCTION, INC DATED 9-06 (6 PAGES) AUBURN STREET AS-BUILT INVERTS.
6. PROJECT BENCHMARK IS MAG NAIL IN UTILITY POLE 55 ELEVATION 140.13 NGVD 1929 (CITY DATUM) PER SUBDIVISION PLAN OF AUBURN ESTATES AUBURN STREET / LONGVIEW DRIVE PORTLAND, MAINE FOR NIAL CONSTRUCTION DATED 3-4-04 BY SEBAGO TECHNICS AND LEVEL RUN FROM CITY MONUMENT 3' OFFSET ON THE EASTERLY SIDE OF AUBURN STREET 2ND ANGLE NORTH OF JACKSON STREET ELEV=140.406.
7. SITE BENCHMARK IS FINISHED CONCRETE FLOOR OF THE EXISTING GARAGE AT 550 AUBURN STREET ELEVATION 137.56.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NUMBER 230051-0002-C WITH A REVISED MAP DATE OF DECEMBER 8, 1998.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

550 AUBURN STREET
PORTLAND, MAINE

FOR: **NASSER ROHANI**
550 AUBURN STREET
PORTLAND, MAINE 04103
(CLIENT/OWNER)

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: WCS SCALE: 1"=30' CHK: DJP
DATE: NOVEMBER 2016 JOB NO. 16101
REV: FEBRUARY 10, 2017 ADDED ADDITIONAL PROPOSED BUILDING
REV: MARCH 27, 2017 PROPOSED BUILDING AND 14' SETBACK
REV: JULY 24, 2017 NOTES 1 AND 6.