SURVEYORS STATEMENT

THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY 1 CONDITION 2 WITH THE FOLLOWING EXCEPTIONS:

1. NO MONUMENTATION HAS BEEN SET AT THIS DATE
2. NO REPORT OF SURVEY HAS BEEN COMPLETED
3. NO NEW DEED DESCRIPTIONS HAVE BEEN PREPARED
4. REFERENCE IS MADE TO A PLAN NOTED IN NOTE 3 FOR MORE INFORMATION PERTINENT TO THE PERIMETER BOUNDARIES.

GENERAL NOTES: CONTINUED:

13. PARKING IS TO BE LIMITED TO ONE SIDE OF THE STREET ON HAVERTY'S WAY. PARKING WILL BE PERMITTED ONLY ON THE SOUTHERLY SIDE OF THE STREET. THE DEVELOPER WILL INSTALL SIGNS DENOTING THIS PER THE CITY'S REQUIREMENTS PRIOR TO ACCEPTANCE OF THE STREET BY THE CITY.
14. STREET NAME SIGNS AND STOP SIGNS ARE TO BE ERECTED PER THE CITY REQUIREMENTS BY THE DEVELOPER PRIOR TO THE ACCEPTANCE OF THE STREET BY THE CITY.
15. A MINIMUM OF TWO (2) TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES.
16. ALL RESIDENTS SHALL INCLUDE INDIVIDUAL GRINDER PUMPS, BACKFLOW VALVES AND STORAGE TANKS. THE 3" FORCE MAIN SHOULD TIE INTO A TERMINUS MANHOLE WITH A GRAVITY DISCHARGE TO A NEW MANHOLE CONSTRUCTED ON THE EXISTING SEWER LINE IN LAMBERT STREET.
17. THE GRAVITY SEWER FROM SMH-2 TO SMH-1 SHALL BE PUBLIC. FORCE MAIN SHALL REMAIN PRIVATE. SEE HAVERTY'S WAY PLAN AND PROFILE SHEET FOR DETAILS.
18. VERTICAL DATUM IS BASED ON AN ELEVATION ESTABLISHED BY THE CITY OF PORTLAND ON THE TOP OF A 6" SQUARE GRANITE MONUMENT, AS SHOWN BELOW, AND IS NGVD 1929. REFERENCE IS MADE TO SKETCH #5 OF AUBURN STREET DATED JAN. 19, 1971 ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPT.

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PROPERTY IS MARY MARGARET I. HAVERTY BY DEVISE FROM JOHN E. HAVERTY AN ABSTRACT OF THE WILL BEING RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14636 PAGE 175. REFERENCE IS MADE TO THE FOLLOWING DEEDS:

   WILLIAM F. COOK JR. REPRESENTATIVE OF THE ESTATE OF WILLIAM F. COOK TO JOHN E. HAVERTY BY DEED DATED OCTOBER 27, 1987 AND RECORDED IN BOOK 8036 PAGE 111.

   CAROLINA I. HAVERTY TO JOHN E. HAVERTY BY CORRECTIVE DEED DATED FEBRUARY 27, 1987 AND RECORDED IN BOOK 7676 PAGE 81. PARCELS 1 & 3 IN THE DEED DESCRIBES PARCEL A SHOWN ON THIS PLAN. PARCEL 2 IN THE DEED DESCRIBES PARCEL C SHOWN ON THIS PLAN.
2. THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND'S TAX MAPS 371 AS LOTS 2 AND 8, MAP 384 AS LOTS 3, 4, 11 AND 19, AND MAP 385A AS LOT 1.
3. REFERENCE IS HEREBY MADE TO THE STANDARD BOUNDARY SURVEY PERFORMED BY SEBAGO TECHNICS, INC. AS SHOWN ON A PLAN OF LAND ENTITLED, "STANDARD BOUNDARY SURVEY OF THE HAVERTY ESTATE PROPERTY, WASHINGTON AVE. EXTENSION, PORTLAND, ME. FOR MARGARET HAVERTY" DATED THROUGH APRIL 20, 2000 TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. ONLY A PORTION OF THE HAVERTY PARCEL IS PROPOSED TO BE DIVIDED, AS SHOWN ON THIS PLAN. THE REMAINING LAND IS TO BE RETAINED BY THE OWNER.
5. PROPERTY TO BE DIVIDED IS LOCATED IN THE CITY OF PORTLAND'S R-2 RESIDENTIAL AND R-3 ZONES

SPACE & BULK CRITERIA:	R-2 ZONE	R-3 ZONE
MINIMUM LOT FRONTAGES	50 FT	50 FT
MINIMUM RESIDENTIAL LOT SIZE	10,000 SF	6,500 SF
MINIMUM FRONT YARD	25 FT	25 FT
MINIMUM REAR YARD		
-PRINCIPAL OR ACCESSORY STRUCTURE (>100 SF)	25 FT	25 FT
-DETACHED ACCESSORY STRUCTURE (<100 SF)	5 FT	5 FT
MINIMUM SIDE YARD		
-PRINCIPAL OR ACCESSORY STRUCTURE (>100 FT)		
1 STORY	12 FT	8 FT
1 1/2 STORIES	12 FT	8 FT
2 STORIES	14 FT	14 FT
2 1/2 STORIES	16 FT	16 FT
-ACCESSORY DETACHED STRUCTURE (<100 SF)	5 FT	5 FT
• THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY ONE FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED. NO SIDE YARD SHALL BE LESS THAN:	12 FT	8 FT
MINIMUM SIDE YARD ON SIDE STREETS	20 FT	20 FT
-MINIMUM LOT WIDTH **	80 FT	75 FT
-MAXIMUM LOT COVERAGE	20% OF LOT	25% OF LOT
-MAXIMUM STRUCTURE HEIGHT:	35 FT	35 FT
(PRINCIPAL OR ACCESSORY ATTACHED STRUCTURE)		
ACCESSORY DETACHED	18 FT	18 FT

   ** LOT WIDTH IS DEFINED AS "THE DISTANCE PARALLEL TO THE FRONT OF THE BUILDING MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UTILITY LOCATIONS AND/OR ELEVATIONS SHOWN ON LAMBERT STREET AND LESTER DRIVE ARE APPROXIMATE BASED ON INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL EXISTING SUBSURFACE LINES AND STRUCTURES MAY NOT BE SHOWN. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE STANDARDS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. PAVED AREAS (INCLUDING SIDEWALKS) SHALL BE SAW CUT IN ORDER TO ACCOMMODATE NECESSARY EXCAVATION. WORK TRENCH BACKFILL, PAVEMENT BUILDUP AND PAVEMENT JOINTS SHALL BE COMPLETED IN ACCORDANCE WITH MUNICIPAL STANDARDS. GRANITE CURBING WHICH MUST BE DISTURBED SHALL BE CAREFULLY REMOVED AND REPLACED AS PART OF THE WORK. GRANITE CURBING (IF ANY) WHICH IS REMOVED AS PART OF THE CONSTRUCTION SHALL BE RETURNED TO THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE PORTLAND PUBLIC WORKS DEPT. TO EXCAVATE TEST PITS TO VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITY LINES AT THE PROPOSED TIE IN POINT ON LAMBERT. ALL RESULTS SHALL BE PROVIDED TO THE OWNER FOR EVALUATION.
9. THE CONTRACTOR SHALL COORDINATE WITH AND ARRANGE FOR APPROPRIATE INSPECTION AND TESTING SERVICES BY THE PORTLAND WATER DISTRICT AS PART OF THE CONSTRUCTION OF THE WATER MAIN EXTENSION OFF OF LAMBERT STREET.
10. THE CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF CENTRAL MAINE POWER CO., BELL ATLANTIC AND TIME WARNER CABLE REGARDING LOCATION AND INSTALLATION OF UNDERGROUND UTILITY SERVICES.
11. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
12. NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY.

AREA SUMMARY

TOTAL OF DEVELOPED AREA	426,696 S.F.	9.8 Ac.
HAVERTYS WAY	19,608 S.F.	0.45 Ac.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	STREAM	

EXISTING	DESCRIPTION	PROPOSED
	ROCK OUTCROP	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	EDGE WATER	
124	CONTOURS	
8"DI	WATER	
S	SEWER	
Ⓢ	MANHOLE	
	STONE WALL	
	ZONE LINE	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
C1	50.73'	110.00'	26°25'19"
C2	40.02'	110.00'	20°50'46"
C3	73.95'	110.00'	38°31'08"
C4	111.39'	110.00'	58°01'14"
C5	30.09'	25.00'	68°57'20"
C6	26.19'	41.00'	319°21'35"
C7	30.91'	25.00'	70°49'48"

EASEMENT LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
EC1	23.19'	25.00'	53°09'02"
EC2	331.52'	65.00'	292°13'37"

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
C8	39.27'	25.00'	90°00'00"
C9	39.20'	85.00'	26°25'19"
C10	49.12'	135.00'	20°50'46"
C11	90.76'	135.00'	38°31'08"
C12	74.91'	85.00'	50°29'36"
C13	27.94'	25.00'	64°02'11"
C14	130.66'	135.00'	55°27'12"
C15	57.14'	85.00'	38°31'08"
C16	30.93'	85.00'	20°50'46"
C17	62.26'	135.00'	26°25'19"
C18	39.27'	25.00'	90°00'00"

APPROVAL OF LAND DIVISION BY PORTLAND PLANNING DEPT.

THIS IS A DIVISION OF LAND THAT IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO 30-A MRSA SECTION 4401(4)(d). THIS DIVISION MEETS CITY OF PORTLAND ZONING REQUIREMENTS AND STREET STANDARDS.

JOSEPH E. GRAY, JR. DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

DATE 4/20/2000

STATE OF MAINE

Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED April 21 2000
AT 9 h 40 m A.M. AND RECORDED IN
PLAN BOOK 200 PAGE 187
ATTEST _____ REGISTER
John B. O'Brien

SEAL
4/20/00

REV:	BY:	DATE:	STATUS:
E	NJG	4-19-00	REVISED PER PLANNING BOARD COMMENTS
D	NJG	4-06-00	REVISED PER CITY STAFF COMMENTS
C	NJG	3-23-00	SUBMITTED FOR CITY STAFF REVIEW
B	NJG	2-29-00	ISSUED FOR PRELIMINARY REVIEW
A	SGD	2-09-00	ISSUED FOR 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.

PLAN OF DIVISION OF LAND

OF:

THE HAVERTY ESTATE PROPERTY

WASHINGTON AVE. EXTENSION
PORTLAND, MAINE
FOR RECORD OWNER:

MARGARET HAVERTY

WASHINGTON AVE. EXTENSION
PORTLAND, MAINE 04103

Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY:	SGD
DRAWN BY:	BRF
CHECKED BY:	NJG/DED
DATE:	2-08-00
SCALE:	1" = 50'
FIELD BK:	698
PROJ. NO:	98611
DRAWING:	98611S2

SHEET 1 OF 3

Reviewed for Code Compliance
Inspection Services
Department of Planning & Development
Date: 03/31/15