



### LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	ABUTTERS PROPERTY LINE
	CONTOUR LINE
	UNDERGROUND UTILITY LINE
	GUARD RAIL
	CHAIN LINK FENCE
	PAINTED WHITE LINE
	PAINTED YELLOW LINE
	CONIFEROUS TREE
	CATCH BASIN
	ROOF DRAIN
	POST/BOLLARD
	WATER GATE VALVE
	MANHOLE, UNKNOWN
	DRAIN MANHOLE
	TELEPHONE MANHOLE
	GAS METER
	GAS GATE VALVE
	UTILITY POLE
	SIGN
	MONUMENTS, AS DESCRIBED
	CALCULATED POINT

### SITE SPECIFIC NOTES:

- FIELD SURVEY DATE: 03-26-2015
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: GRACE BAPTIST CHURCH  
476 SUMMIT STREET  
PORTLAND ME 04103
- SITE NAME: PORTLAND 3 ME
- SITE ADDRESS: 476 SUMMIT STREET  
PORTLAND, ME 04103
- APPLICANT: BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD.,  
d/b/a VERIZON WIRELESS
- JURISDICTION: CITY OF PORTLAND  
CUMBERLAND COUNTY
- TAX ID: 384-A021 & 385-C002
- DEED REFERENCE: BOOK 4226 PAGE 277
- PLAN REFERENCE: NONE
- ZONING DISTRICT: R2
- THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
COMMUNITY PANEL NO. 2300510002C  
EFFECTIVE DATE: 12-08-1998
- FIELD SURVEY BY EDM TOTAL STATION.
- THIS IS NOT A BOUNDARY SURVEY.**
- ALL PROPERTY LINES SHOWN ARE FROM PLANS & DEEDS OF RECORD AND ARE APPROXIMATE ONLY.
- ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM GIS AND ARE APPROXIMATE ONLY.

### ZONING INFORMATION

JURISDICTION:	CITY OF PORTLAND, ME	
ZONING DISTRICT TYPE:	R2	
DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
MINIMUM LOT AREA:	10,000 SF	-
MINIMUM LOT FRONTAGE:	50'	-
FRONT YARD SETBACK:	25'	264'±
SIDE YARD SETBACK:	12'-16'	297'±
REAR YARD SETBACK:	25'	308'±
MAX. BUILDING HEIGHT:	35'	-

PREPARED FOR:

118 FLANDERS ROAD  
WESTBOROUGH, MA 01581

1600 OSGOOD STREET  
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553  
N. ANDOVER, MA 01845 FAX: (978) 336-5886

NORTHEAST SURVEY CONSULTANTS

116 Pleasant St. Ste. 302  
P.O. Box 109  
Easthampton, Ma. 01027  
(413) 203-5144  
northeastsurvey.com

Daniel F. Stasz, PLS #2268

CHECKED BY: BCF

APPROVED BY: DFS

### SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/01/15	ISSUED FOR REVIEW	BCF

SITE NAME:  
**PORTLAND 3 ME**

SITE ADDRESS:  
476 SUMMIT STREET  
PORTLAND, ME 04103

SHEET TITLE  
**ABUTTERS PLAN**

SHEET NUMBER  
**C-1**