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:

1. FIELD SURVEY DATE: 03-26-2015
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: GRACE BAPTIST CHURCH 476 SUMMIT STREET PORTLAND ME 04103
5. SITE NAME: PORTLAND 3 ME
6. SITE ADDRESS 476 SUMMIT STREET PORTLAND, ME 04103
7. APPLICANT: BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD., d/b/a VERIZON WIRELESS
8. JURISDICTION: CITY OF PORTLAND CUMBERLAND COUNTY
9. TAX ID: 384-A021 & 385-C002
10. DEED REFERENCE: BOOK 4226 PAGE 277
11. PLAN REFERENCE: NONE
12. ZONING DISTRICT: R2
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
14. 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.
15. 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
16. FIELD SURVEY BY EDM TOTAL STATION.
17. **THIS IS NOT A BOUNDARY SURVEY.**
18. ALL PROPERTY LINES SHOWN ARE FROM PLANS & DEEDS OF RECORD AND ARE APPROXIMATE ONLY.
19. 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:

verizon

118 FLANDERS ROAD
WESTBOROUGH, MA 01581

Hudson Design Group LLC

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

NORTHEAST SURVEY CONSULTANTS

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

STATE OF MAINE
DANIEL F. STASZ 2268
PROFESSIONAL LAND SURVEYOR

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
C1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL 4-28-16
PLANNER Barbara Barhydt
PROJECT NO. #2016-092