



NOTES

1. BEARINGS:
 - a. HORIZONTAL - BASED ON TRUE NORTH AS SHOWN ON PLAN REFERENCED IN NOTE #3.
 - b. VERTICAL - ASSUMED
2. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM ROBERT L. ADAM AND LLOYD B. WOLF TO MELISSA A. PROCIDA DATED SEPTEMBER 2, 2008 AND RECORDED IN DEED BOOK 20310, PAGE 286 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. PLAN REFERENCE:
 - a. PLAN ENTITLED PRESUMPSCOT RIVER PLACE PHASE III - SUBDIVISION PLAN PORTLAND, MAINE FOR ROBERT ADAM AND BURT WOLF DATED DECEMBER 4, 2001 AS RECORDED IN PLAN BOOK 202, PAGE 850 CCRD.
4. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 382 BLOCK A LOT 20.
5. SETBACKS ARE AS FOLLOWS:

| | |
|----------------------------|-------------|
| MINIMUM LOT SIZE | 10,000 S.F. |
| MINIMUM FRONTAGE | 50 FT. |
| MINIMUM SETBACKS: | |
| FRONT YARD | 25 FT. |
| BACK YARD | 25 FT. |
| SIDE YARD* | |
| 1 STORY | 12 FT. |
| 1 1/2 STORY | 12 FT. |
| 2 STORES | 14 FT. |
| 2 1/2 STORES | 16 FT. |
| SIDE YARD* ON SIDE STREETS | 20 FT. |
| MINIMUM LOT WIDTH | 80 FT. |
- * THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.
5. WETLANDS WITHIN THE BUILDING ENVELOPE AS SHOWN WERE DELINEATED BY ALBERT FRICK ASSOCIATES ON OCTOBER 20, 2008 AND LOCATED BY THIS OFFICE.
6. NO WETLAND ALTERATIONS ARE ALLOWED FOR HOME CONSTRUCTION.
7. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MATERIAL SHALL BE IN ACCORDANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICE HANDBOOK.
8. ALL WATER UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS. DISINFECT ION OF WATER LINES SHALL CONFORM TO THE AWWA STANDARDS C651, LATEST VERSION.
9. ALL SEWER MATERIALS SHALL CONFORM TO THE CITY OF PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
10. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE CITY OF PORTLAND'S TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY AND STATE PERMITS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

JAN 13 2009

SITE PLAN
ON
HOPE AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

SCALE: 1"=20'

OCTOBER 24, 2008
NOVEMBER 11, 2008
REVISED DECEMBER 20, 2008

OWNER:
MELISSA A. PROCIDA
58 WENDY WAY
PORTLAND, MAINE 04103

PREPARED FOR:
SHALINACO CONSTRUCTION
30 LUCKY'S RUN
STANDISH, ME 04093

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-8837
FAX 929-2379

JOB NUMBER: 008-012 DRAWING FILE: SITEPLANREV6

392-A-20 revised site plan
received 1/13/09
189 Hope Ave
#08-1551



Richard Hamilton
12/20/08