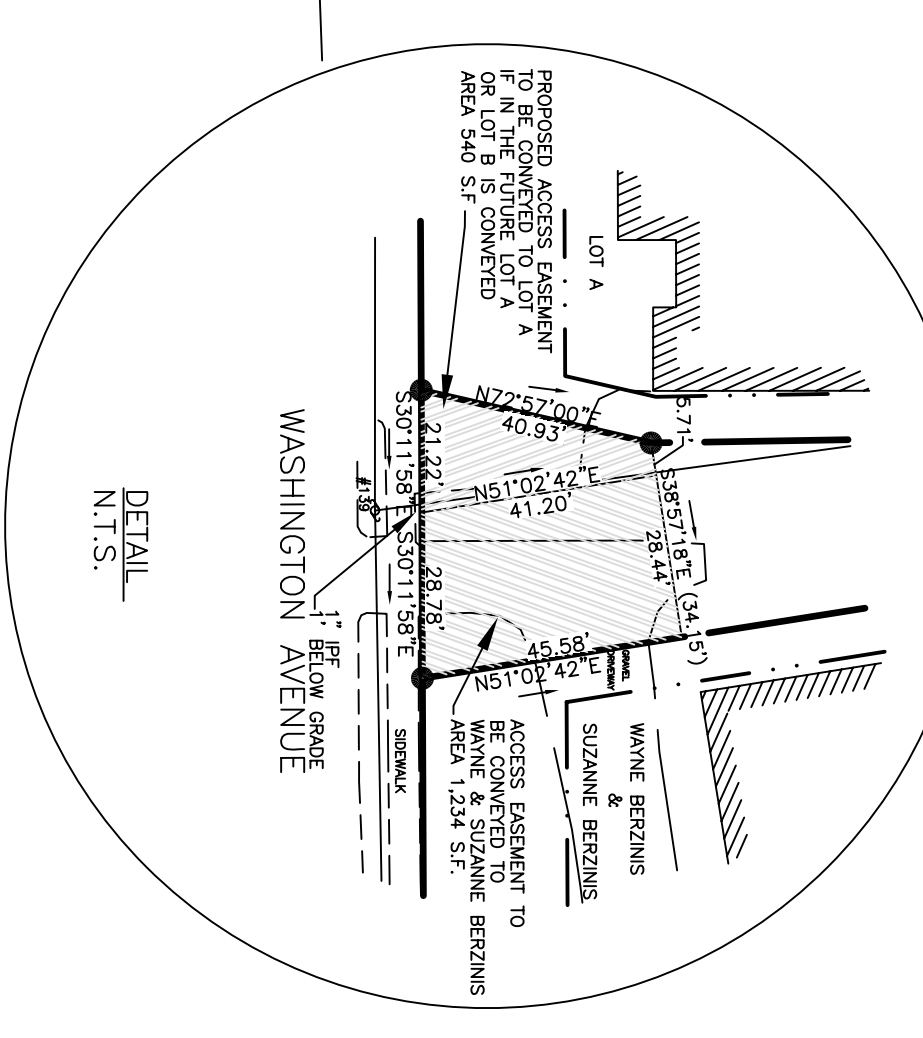
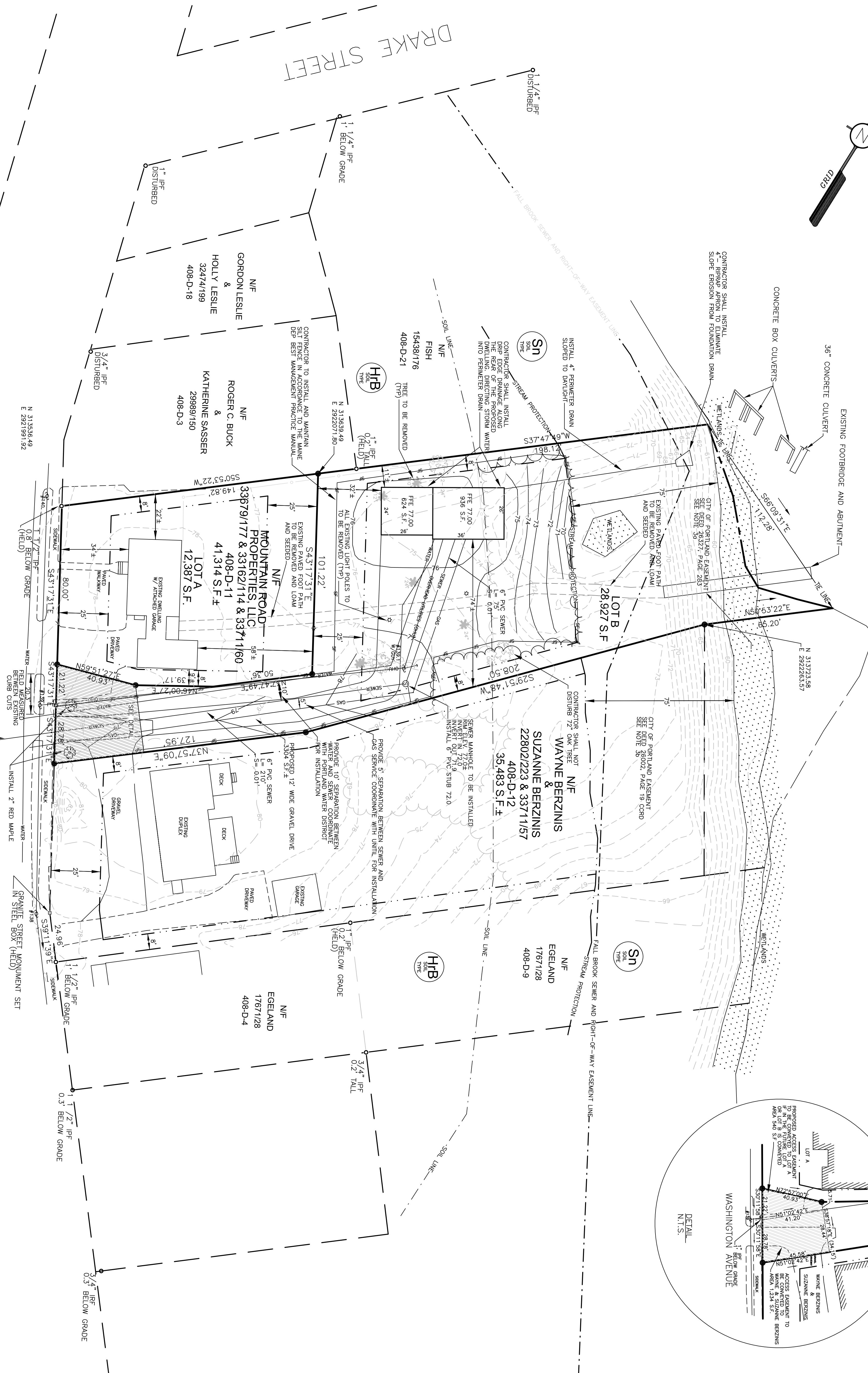


N/F
ST JOSEPH'S MANOR
3617/309 & 3602/294 & 817/259
408-D-6



LEGEND

- PROPOSED #9 REBAR WITH PLASTIC CAP STAMPED BEST 2356 (STAMPING AS NOTED)
- FOUND #5 REBAR (STAMPING AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- PARENTHESES DENOTE RECORD DATA (123 45)
- 75 — CONTOUR
- 0 — CHAINLINK FENCE
- 0 — ABUTTER OR RIGHT-OF-WAY LINE
- 0 — BOUNDARY LINE
- 0 — NOW OR FORMERLY OWNED BY
- 0 — PREVIOUS UTILITY LINE
- 0 — DEED BOOK AND PAGE (CC90)
- 0 — TAX MAP-BLOCK-LOT
- 0 — 45-6-78

NOTES

1. DATUMS: HORIZONTAL BEARINGS BASED UPON GRID NORTH MAINE STATE PLANE COORDINATES VERTICAL NAVD 88 AS ESTABLISHED BY STATIC GPS OBSERVATIONS. THE CONVERSION FACTOR TO NAVD 8291 IS +0.697 AS ESTABLISHED BY UTILIZING NATIONAL GEODETIC SURVEY VERICON SOFTWARE.
2. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
 1. DEED OF ST. JOSEPH'S MANOR TO MOUNTAIN ROAD PROPERTIES DATED MAY 31, 2018 AND RECORDED IN DEED BOOK 33162, PAGE 114 CUMBERLAND COUNTY REGISTER OF DEEDS.
 2. DEED OF BERZINS REALTY TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 9, 2016 AND RECORDED IN DEED BOOK 34879, PAGE 176 CC90.
 3. DEED OF WAYNE AND SUZANNE BERZINS TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 60 CC90.
3. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S TAX ASSESSORS MAP 408 BLOCK D, PARCEL 111
4. THE PROPERTY SHOWN IS LOCATED WITHIN THE FOLLOWING DESIGNATED BUILDING ZONES AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE:
 - THE CITY OF PORTLAND'S DEFINITION OF THE STREAM PROTECTION ZONE IS THE NORMAL HIGH WATER OF THE STREAM OR BROOK. WE HAVE HELD THE BOTTOM OF THE EMBANKMENT AS THE NORMAL HIGH WATER MARK OF FALL BROOK.
 - 5. THE BULK AND SPACE REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
 - MINIMUM LOT SIZE 6,500 S.F.
 - MINIMUM ROAD FRONTAGE 90'
 - BUILDING SETBACKS:
 - FRONT 25'
 - REAR 25'
 - 6. THE WETLANDS AS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS AND FIELD LOCATED BY THIS OFFICE.
 - 7. SOIL IDENTIFICATIONS ARE BASED UPON SCALING FROM USDA SOILS MAP. THE SOIL TYPES FOR THIS PROJECT ARE AS FOLLOWS:
 - HB-HOLLIS FINE SANDY LOAM 3-8 PERCENT SLOPES
 - SB-SCANTIC SILT LOAM 0-3 PERCENT SLOPES
 - 8. THE MAJORITY OF THE PARCEL APPEARS TO BE IN ZONE X AS DENIED BY THE FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 220651 0003 C DATED DECEMBER 8, 1998. ZONE X IS DEFINED AS BEING OUTSIDE THE 500 YR FLOOD PLAIN. THE PORTION OF THE PROPERTY LOCATED WITHIN THE FALL BROOK DRAINAGE SWALE APPEARS TO BE LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 65'. THE TOP OF THE FALL BROOK DRAINAGE SWALE IS CURRENTLY AT 70.2.

LEVEL 1 SITE PLAN
AT
1169 WASHINGTON AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

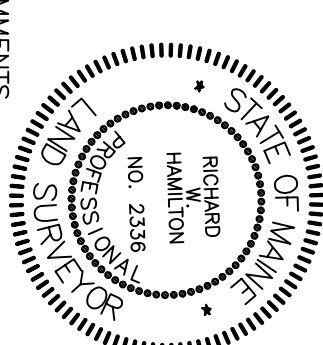
JANUARY 5, 2017

OWNER:
MOUNTAIN ROAD PROPERTIES, LLC
463 ROOSEVELT RD
WINDHAM, MAINE 04082

PREPARED FOR:
MOUNTAIN ROAD PROPERTIES, LLC
463 ROOSEVELT RD
WINDHAM, MAINE 04082

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TURBOS LANE
BUXTON, MAINE 04093
TELEPHONE 529-9983
FAX 529-9983

JOB NUMBER: 016-025
DRAWING FILE: LEVEL 1 SITE PLAN



REVISED MARCH 1, 2017 PER CITY OF PORTLANDS COMMENTS