Date: 04/05/17

LEGEND

EXISTING	PROPOSED	
	●	PROPOSED #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2336"
◉		FOUND #5 REBAR (STAMPING AS NOTED)
○		FOUND IRON PIPE (SIZE AS NOTED)
		UTILITY POLE
		TREE, DECIDUOUS
		TREE, CONIFEROUS
(123.45)		PARENTHESES DENOTE RECORD DATA
75	75	CONTOUR
—o—o—		CHAINLINK FENCE
		ABUTTER OR RIGHT-OF-WAY LINE
		BOUNDARY LINE
N/F		NOW OR FORMERLY OWNED BY
		PAVEMENT
OHU		OVERHEAD UTILITY LINE
1234/567		DEED BOOK AND PAGE (CCRD)
45-6-78		TAX MAP-BLOCK-LOT

NOTES

1. DATUM'S:
HORIZONTAL- BEARINGS BASED UPON GRID NORTH MAINE STATE PLANE COORDINATES WEST ZONE AS ESTABLISHED BY STATIC GPS OBSERVATIONS.

VERTICAL- NAVD 88 AS ESTABLISHED BY STATIC GPS OBSERVATIONS. THE CONVERSION FACTOR TO NGVD 1929 IS +0.69' AS ESTABLISHED BY UTILIZING NATIONAL GEODETIC SURVEY VERTCON 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, 2016 AND RECORDED IN DEED BOOK 33162, PAGE 114 CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)..
2- DEED OF BERZINIS REALTY TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 9, 2016, AND RECORDED IN DEED BOOK 33679 , PAGE 176 CCRD.
3- DEED OF WAYNE AND SUZANNE BERZINIS TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 20, 2016, AND RECORDED IN DEED BOOK 33711,, PAGE 60 CCRD..

3. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S TAX ASSESSOR'S MAP 408 BLOCK D, PARCEL 11

4. THE PROPERTY SHOWN IS LOCATED WITHIN THE FOLLOWING DESIGNATED BUILDING ZONES AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.
R3 & SP
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 50'
BUILDING SETBACKS
FRONT 25'
SIDE 8'
REAR 25'
6. THE WETLANDS AS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS AND FIELD LOCATED BY THIS OFFICE.

7. SOIL IDENTIFICATION IS BASED UPON SCALING FROM USDA SOILS MAP. THE SOIL TYPES FOR THIS PROJECT ARE AS FOLLOWS:
HrB- HOLLIS FINE SANDY LOAM 3-8 PERCENT SLOPES
Sn- SCANTIC SILT LOAM 0-3 PERCENT SLOPES

8. THE MAJORITY OF THE PARCEL APPEARS TO BE IN ZONE X AS DEFINED BY THE FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 230051 0007 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 LOCATED IN ZONE AE WITH A BASE FLOOD ELEVATION OF 65', THE TOP OF THE FALL BROOK DRAINAGE SWALE IS CURRENTLY AT 70'±.

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

SCALE: 1"=25' JANUARY 5, 2017

OWNER:
MOUNTAIN ROAD PROPERTIES, LLC
483 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

PREPARED FOR:
MOUNTAIN ROAD PROPERTIES, LLC
483 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

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

STATE OF MAINE
RICHARD W. HAMILTON
NO. 2336
PROFESSIONAL LAND SURVEYOR

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

0 25' 50' 200'

REVISED MARCH 9, 2017 PER CITY OF PORTLANDS COMMENTS
REVISED MARCH 1, 2017 PER CITY OF PORTLANDS COMMENTS