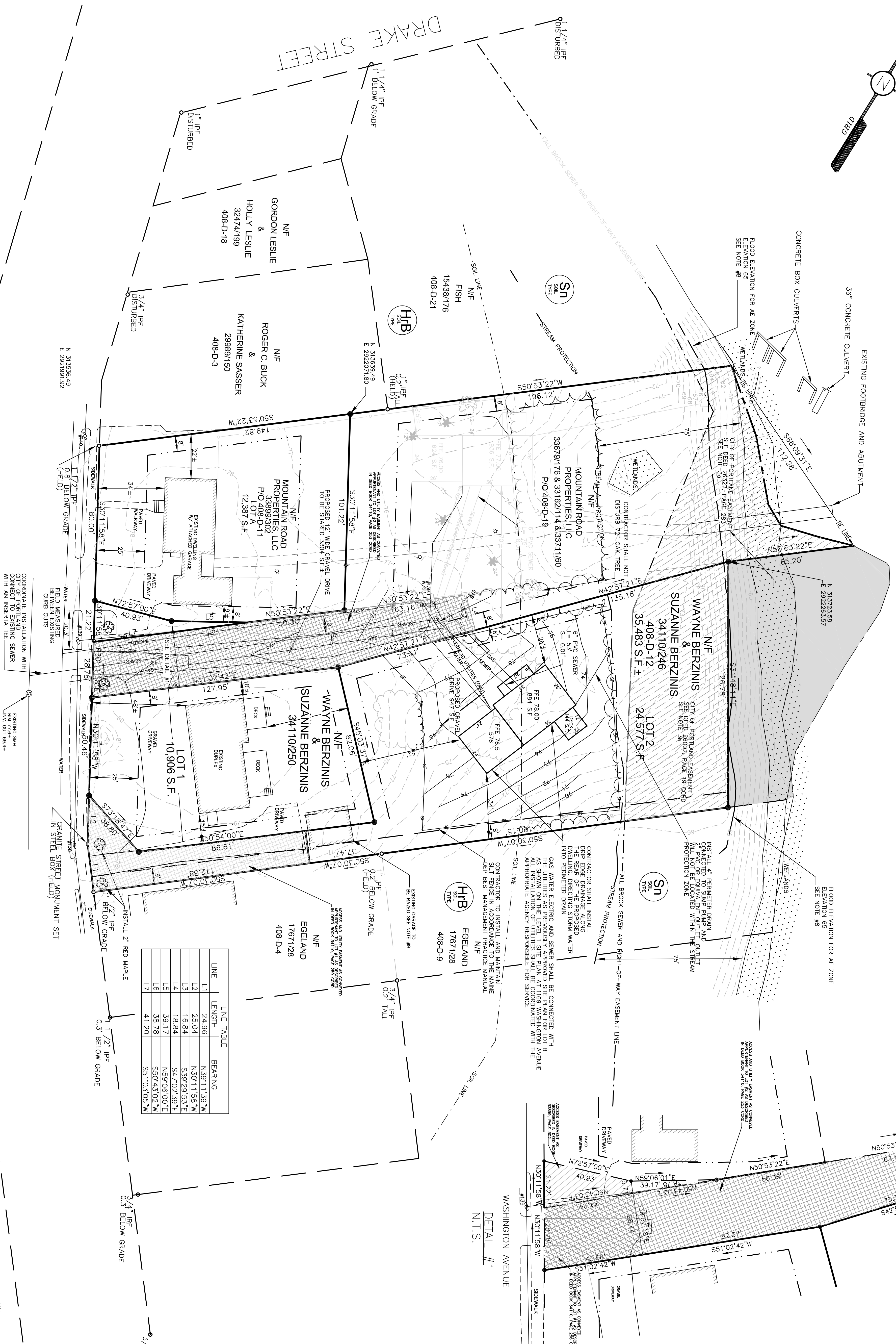


N/I
ST JOSEPH'S MANOR
36171309 & 3602294 & 8172159
408-D-6



LINE	LENGTH	BEARING
L1	24.96	N39°11'39"W
L2	25.04	N30°11'58"W
L3	16.84	S39°29'53"E
L4	18.84	S47°02'39"E
L5	39.17	N59°06'00"E
L6	38.78	S50°43'02"W
L7	41.20	S71°03'05"W

WASHINGTON AVENUE
DETAIL #1
N.T.S.

- ### LEGEND
- PROPOSED #9 REBAR WITH PLASTIC CAP STAMPED BEST 2356
 - FOUND #9 REBAR (STAMPING AS NOTED)
 - FOUND IRON PIPE (SIZE AS NOTED)
 - UTILITY POLE
 - TREE, DECIDUOUS
 - TREE, CONIFEROUS
 - PARENTHESES DENOTE RECORD DATA
 - (123 45)
 - 75 — 75 — CONTOUR
 - 75 — CHAINLINK FENCE
 - 75 — ABUTTER OR RIGHT-OF-WAY LINE
 - 75 — BOUNDARY LINE
 - 75 — NOW OR FORMERLY OWNED BY
 - 75 — PAIEMENT UTILITY LINE
 - 75 — DEED BOOK AND PAGE (CC99)
 - 75 — TAX MAP-BLOCK-LOT
 - 75 — 45-6-78

- ### NOTES
1. DATUMS: 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 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:
 3. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S TAX ASSESSORS 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
 5. THE CITY OF PORTLAND'S DEFINITION OF THE STREAM PROTECTION ZONE IS THE NORMAL HIGH WATER OF THE STREAM OR BROOK. WE HAVE FIELD THE BOTTOM OF THE EMBANKMENT AS THE NORMAL HIGH WATER MARK OF FALL BROOK.
 6. THE BULK AND SPACE REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
 - MINIMUM LOT SIZE 6,500 S.F.
 - MINIMUM ROAD FRONT YAGE 50'
 - MINIMUM ROAD FRONT YAGE 50'
 - MINIMUM FRONT YAGE 50'
 - MINIMUM REAR YAGE 50'
 - MINIMUM SIDE YAGE 25'
 7. THE WETLANDS AS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS AND FIELD LOCATED BY THIS OFFICE.
 8. SOIL IDENTIFICATION IS BASED UPON SCALING FROM USDA SOILS MAP. THE SOIL TYPES FOR THIS PROJECT ARE AS FOLLOWS:
 - HB - HOLLS FINE SANDY LOAM 24 PERCENT SLOPES
 - SB - SCANTIC SILT LOAM 6-9 PERCENT SLOPES
 9. THE MAJORITY OF THE PARCEL APPEARS TO BE IN ZONE X AS DEFINED BY THE FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 230091 0007 C DATED DECEMBER 8, 1998. ZONE X IS DEFINED AS BEING OUTSIDE THE 500 YR FLOOD PLAIN. THE PORTION OF THE PARCEL LOCATED WITHIN THE FLOOD INSURANCE MAP APPEARS TO BE LOCATED IN FLOOD ZONE X WITH A FLOOD ELEVATION OF 65'. THE TOP OF THE FALL BROOK DRAINAGE SWALE IS CURRENTLY AT 70'.
 10. THE APPLICANT SHALL APPLY FOR A DEMOLITION PERMIT TO REMOVE THE EXISTING GARAGE. THE EXISTING GARAGE SHALL BE REMOVED AS SOON AS PRACTICABLE UNDER A BUILDING PERMIT HAS BEEN APPROVED FOR LOT 1.

LEVEL 1 SITE PLAN
AT
1159 WASHINGTON AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

SCALE: 1"=25'
APRIL 20, 2017
REVISED JULY 13, 2017
PREPARED FOR:
OWNER:
WAYNE & SUZANNE BERZINIS
200 MOUNTAIN ROAD
FALMOUTH, MAINE 04105

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TURBOS LANE
BUXTON, MAINE 04093
TELEPHONE 529-9837
FAX 529-9837

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

