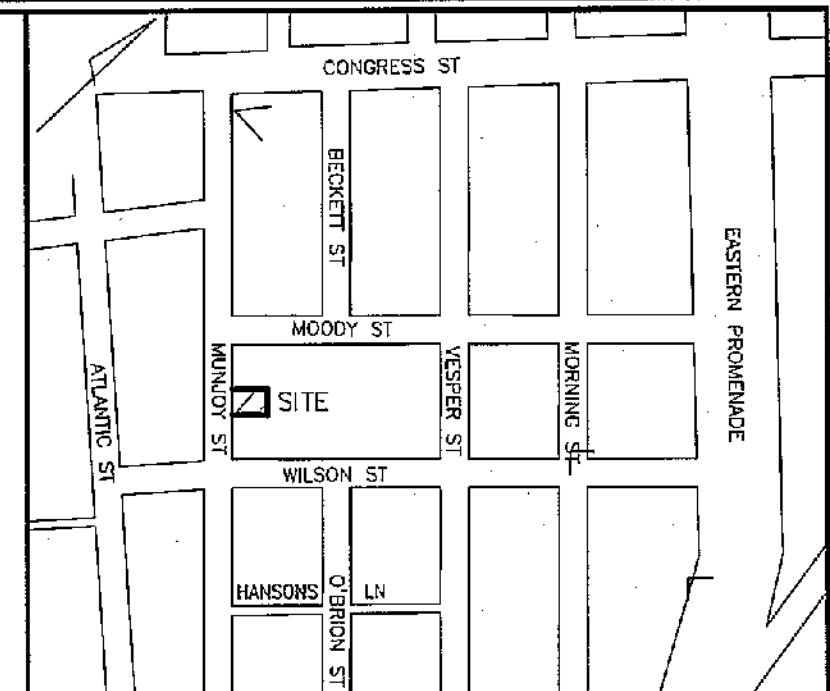


**LEGEND**

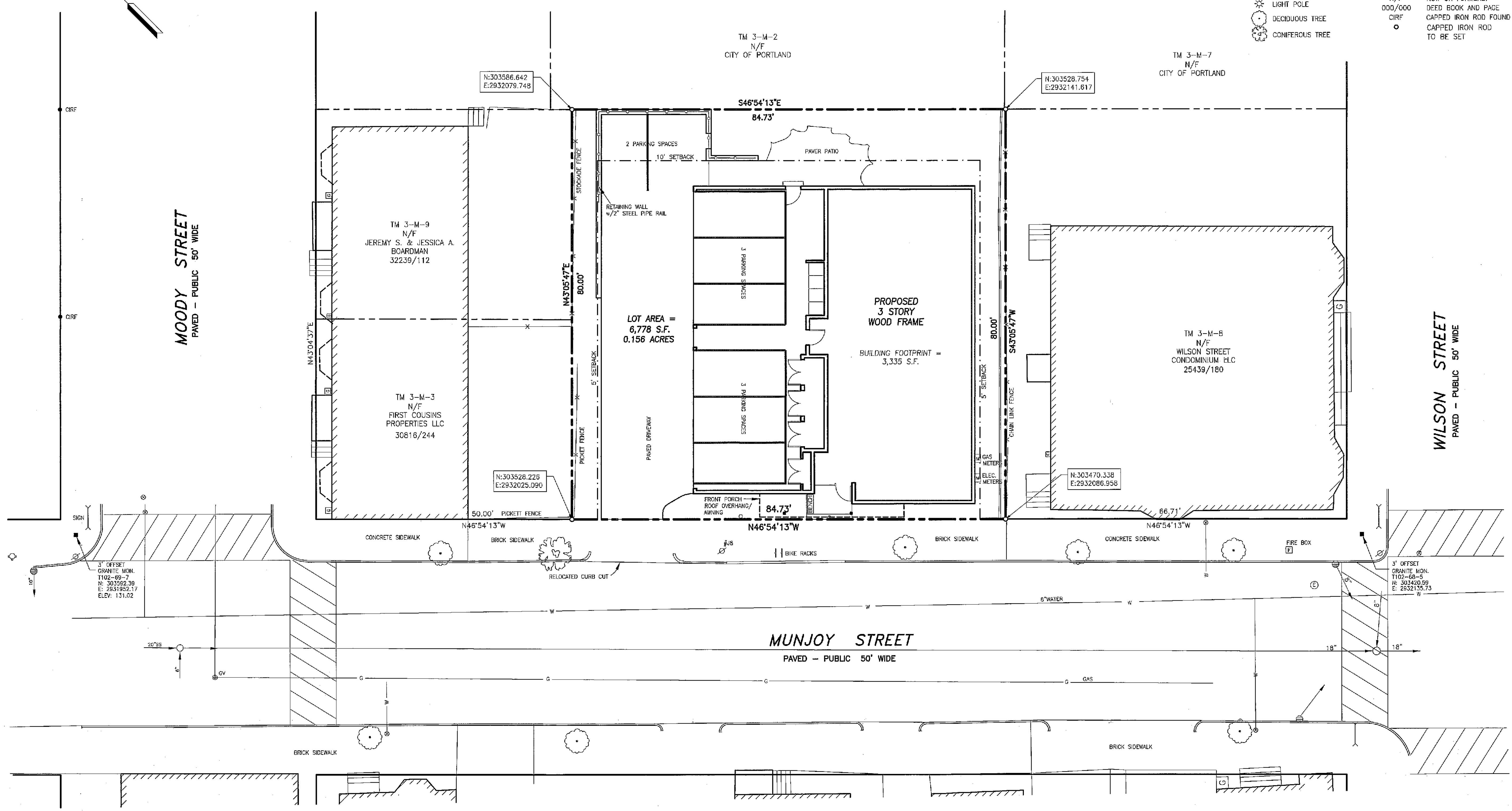
●	IRON PIPE OR ROD FOUND	— X —	FENCE
■	MONUMENT FOUND	—	CURB
○	UTILITY POLE	— W —	OVERHEAD WIRES
○	MANHOLE	— W —	WATER LINE
○	SIGN	— G —	GAS LINE
○	CATCH BASIN	— SD —	STORM DRAIN
○	HYDRANT	— SS —	SANITARY SEWER
○	WATER VALVE OR SHUTOFF	— 125 —	1" CONTOUR
○	LIGHT POLE	N/F	NOW OR FORMERLY DEED BOOK AND PAGE
○	DECIDUOUS TREE	000/000	CAPPED IRON ROD FOUND
○	CONIFEROUS TREE	CIRF	TO BE SET



**ZONING**

R6 - RESIDENTIAL ZONE

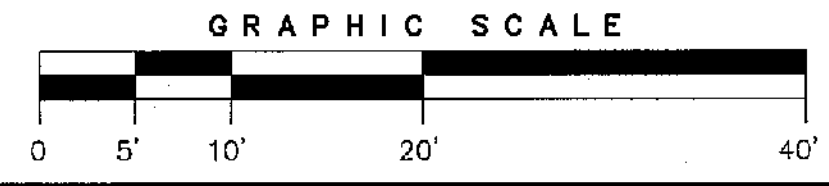
MINIMUM LOT SIZE:	2,000 S.F.
MINIMUM LOT AREA/DWELLING UNIT:	725 S.F.
STREET FRONTAGE:	20 FT.
MINIMUM FRONT YARD SETBACK:	5 FT., OR AVG. DEPTHS OF ADJACENT FRONT YARDS
MINIMUM REAR YARD SETBACK:	10 FT.
MINIMUM SIDE YARD SETBACK:	5 FT.
MAXIMUM LOT COVERAGE:	60%
MINIMUM LOT WIDTH:	20 FT.
MAXIMUM HEIGHT:	45 FT.
LANDSCAPED OPEN SPACE:	20%, NOT INCLUDING PARKING AREAS OR OTHER IMPERVIOUS SURFACES



STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS  
RECEIVED  
AT \_\_\_\_\_ hr. \_\_\_\_\_ min. \_\_\_\_\_ m AND RECORDED  
IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
REGISTER

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



APPROVED BY THE  
CITY OF PORTLAND PLANNING BOARD

DATE \_\_\_\_\_

- PLAN REFERENCES**
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, PROPOSED NEW SCHOOL, BECKETT STREET, DEC. 19, 1956, H.J. & E.C. JORDAN-SURVEYORS."
  - "BOUNDARY SURVEY 61-65 WILSON STREET, PORTLAND, MAINE MADE FOR MEREDITH TURNER AUGUST 13, 2007" BY OWEN HASKELL, INC.
  - "TOPOGRAPHIC & PLANIMETRIC SURVEY ON MOODY ST., VESPER ST., WILSON ST. & MUNJOY ST., PORTLAND, MAINE MADE FOR WOODARD & CURRAN" JULY 21, 2010 BY OWEN HASKELL, INC.
  - "PRELIMINARY SITE PLAN, MUNJOY STREET FLATS, 65 MUNJOY STREET, PORTLAND, MAINE" 11/18/15 BY RANSOM CONSULTING, INC.

- GENERAL NOTES**
- OWNER OF RECORD: CITY OF PORTLAND, 389 CONGRESS STREET, PORTLAND, MAINE
  - PREMISES SHOWN AS TAX MAP 3 BLOCK M LOT 5 ON CITY OF PORTLAND'S ASSESSORS MAP.
  - BEARINGS ARE GRID NORTH BASED ON CITY MONUMENTS T102-65-7, T102-68-5.
  - THE PROPOSED BUILDING WILL CONSIST OF 8 UNITS:  
1ST FLOOR: 2 ONE BEDROOM, PARKING/MECHANICAL  
2ND FLOOR: 1 ONE BEDROOM, 1 TWO BEDROOM, 1 THREE BEDROOM  
3RD FLOOR: 1 ONE BEDROOM, 1 TWO BEDROOM, 1 THREE BEDROOM  
PARKING SPACES PROVIDED: 8 SPACES

**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE 12/10/15  
JOHN W. SWAN, PLS NO. 1038

**RECORDING PLAT**  
65 MUNJOY STREET  
65 MUNJOY STREET, PORTLAND, MAINE  
MADE FOR  
ANEW DEVELOPMENT  
17 CHESTNUT STREET, PORTLAND, MAINE  
OWNER OF RECORD: CITY OF PORTLAND

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
380 U.S. ROUTE 1, UNIT 10, FALMOUTH, ME 04105 207-774-0424

Drawn By	RS	Date	Job No.
Trace By	JLW	DECEMBER 10, 2015	2015-234P
Check By	JCS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1RP

