SPACE AND BULK STANDARDS			
ZONE: R-6 RESIDENTIAL	REQUIRED	PROVIDED	PROVIDED – MAXWELL LOT
MINIMUM LOT SIZE	4,500 S.F.	66,624 S.F.	5,202 S.F.
MINIMUM FRONTAGE	40'	76.4'	0***
MINIMUM YARD DIMENSIONS			
FRONT YARD	10'*	10'*	<10'****
REAR YARD	20'	20'	20'****
SIDE YARD	10' – 3 STORY BUILDING 12' – 4 STORY BUILDING	10' – 3 STORY BUILDING 12' – 4 STORY BUILDING	10'****
MAXIMUM LOT COVERAGE	40% (50% MAXWELL)	34%	24%
MINIMUM LOT WIDTH	40'	71.8'	41'
MAXIMUM BUILDING HEIGHT	45'	≤ 45'**	< 45'
OPEN SPACE RATIO	30% (20% MAXWELL LOT)	41%	74%
PARKING REQUIREMENTS	1 SPACE PER UNIT (29)	34	1

* A FRONT YARD NEED NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT
** REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS
*** DEEDED ACCESS EASEMENT TO NORTH STREET
**** ALL AREAS BELOW REQUIREMENTS ARE EXISTING AREAS OF NON-CONFORMENCE.

NOTE:

REFER TO SOREN DENIORD DESIGN STUDIO PLAN FOR TREES, LANDSCAPING AND WOONERF DESIGN.
REFER TO ACORN ENGINEERING PLANS FOR GRADING, UTILITY, RETAINING WALLS, WATER QUALITY, ROAD PROFILE, SNOW STORAGE, AND SITE PLAN.

Approved By The City Of Portland Planning Board:

Name: Date:

Locus Deed References:

Craig G. Coffin - Trustee of
North Street Realty Trust
(A) To Redfern Munjoy LLC
dated and recorded December 11, 2013 at the Cumberland County Registry of Deeds in Book 31222, Page 224.

Raymond C. Maxwell
(B) To Redfern Munjoy, LLC
dated January 31, 2014 and recorded February 3, 2014 at the Cumberland County Registry of Deeds in Book 31317, Page 116.

Four Sills, LLC
(C) To Redfern Munjoy, LLC
dated and recorded December 4, 2013 at the Cumberland County Registry of Deeds in Book 31207, Page 48.

Maybelle H. Norton - Personal Representative of
Nelson Nadeau and Francis O'Connor
(D) To Redfern Munjoy LLC
dated and recorded December 4, 2013 at the Cumberland County Registry of Deeds in Book 31207, Page 50.

Raymond H. Waterhouse and Alina Waterhouse
(E) To Redfern Munjoy, LLC
dated January 23, 2014 and recorded January 24, 2014 at the Cumberland County Registry of Deeds in Book 31302, Page 177.
(Also see CCRD Book 31302, Page 176, dated January 23, 2014.)

Dennis E. Lovejoy and Gladys A. Lovejoy
(F) To Redfern Munjoy, LLC
dated and recorded January 10, 2014 at the Cumberland County Registry of Deeds in Book 31281, Page 281.

Katherine P. Richman and Nikki Lee Green
(G) To Redfern Munjoy, LLC
dated December 30, 2013 and recorded December 31, 2013 at the Cumberland County Registry of Deeds in Book 31162, Page 266.

Legend:

- Found Monument
- Found Steel Rebar w/Survey Cap
- Found Steel Rebar
- Found Iron Pipe
- #5 Steel Rebar w/Survey Cap #2124 To Be Set
- Nothing Found Or Set
- Catch Basin
- Sanitary Manhole
- Manhole
- Fire Hydrant
- Lamp Post
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- 6" Bollard
- Deciduous Tree
- Chainlink Fence
- Wood Fence
- Chicken Wire Fence
- Stone Retaining Wall
- Approximate Abutter's Line
- Edge Of Proposed Easement
- Proposed Park Bench
- Proposed Easement
- Proposed Centerline
- Proposed Planter
- Edge Of Woods
- Existing Contours & Features Are Grey

Line Table:

L1	S60°29'41"W 5.56'
L2	S35°03'43"W 5.90'

Conditions Of Approval:

The following waivers were passed 6-0 by the Planning Board (Dean absent) on December 17, 2013, and shall be recorded within 90 days as a condition of their approval:
1.) Waive the requirement of Ordinance Section 14-526 (a) (4) (b) and (c) Bicycle, Motorcycle and Scooter Parking to allow the proposed parking in garages to meet the standard, subject to 9 outside bicycle parking spaces being provided along the access drive for visitors.
2.) Waive the requirement of Section 1.7.1.5 of the City's Technical Manual that requires granite curbing along the full radius of the driveway entrance to allow tip down curbing to be incorporated for the sidewalk, subject to a revised design being reviewed and approved by the Planning Authority and Department of Public Services and shown on the final site plan and relevant engineering drawings prior to issuance of the building permit.

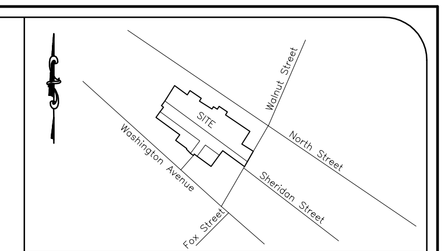
The Planning Board voted 6-0 (Dean absent) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:
i. That the applicant shall submit title insurance/title opinion regarding the rights to develop the portions of the former Sheridan and East Cove paper streets prior to release of signed Subdivision Plat, and submit evidence that the actions associated with the claims have been taken prior to the issuance of a building permit; and
ii. That the easements and other documentation demonstrating right title and interest shall be finalized to the satisfaction of the Corporation Counsel and recorded prior to the release of the signed subdivision plat; and
iii. That the applicant and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements. The developer/contractor/subcontractor must comply with conditions of the final submitted construction, stormwater management and sediment & erosion control plans and reports (Attachments H and J and Plans 8 and 36 to said Report) and relevant City standards and state guidelines. A maintenance agreement for the stormwater drainage system shall be submitted for review and approval by Corporation Counsel and Department of Public Services prior to the issuance of a building permit, and signed prior to the issuance of a Certificate of Occupancy with a copy to the Department of Public Services.

Easements:

1. *Access & Utility Easement serving land N/F Rando over northeasterly half of Sheridan Street between Walnut Street and projection of northwesterly line of Rando (1,620 S.F.) Book _____, Page _____. Access & Utility Easement over land claimed by Rando (823 S.F.) Book _____, Page _____.*
2. *Access & Utility Easement serving land N/F McAdam over northeasterly half of Sheridan Street between Walnut Street and projection of northwesterly line of McAdam (736 S.F.) Book _____, Page _____. Access & Utility Easement over land claimed by McAdam (702 S.F.) Book _____, Page _____.*
3. *Use Easement serving land N/F Austin & Buss for existing dwelling encroachment and area between northeasterly sideline of Austin & Buss and southwesterly side of proposed retaining wall (752 S.F.) Book _____, Page _____.*
4. *Pedestrian Easement serving Portland Trails for proposed paths and traveled ways to connect the existing "Jack Path" to Walnut Street and East Cove Street. Book _____, Page _____. (See Note 25)*
5. *Retaining Wall Maintenance Easement over land "To Be Conveyed To Upright Properties, LLC" (1,803 S.F.) Book _____, Page _____.*
6. *Utility Easements serving Locus Parcel from Walnut Street and East Cove Street. Book _____, Page _____.*

Plan References:

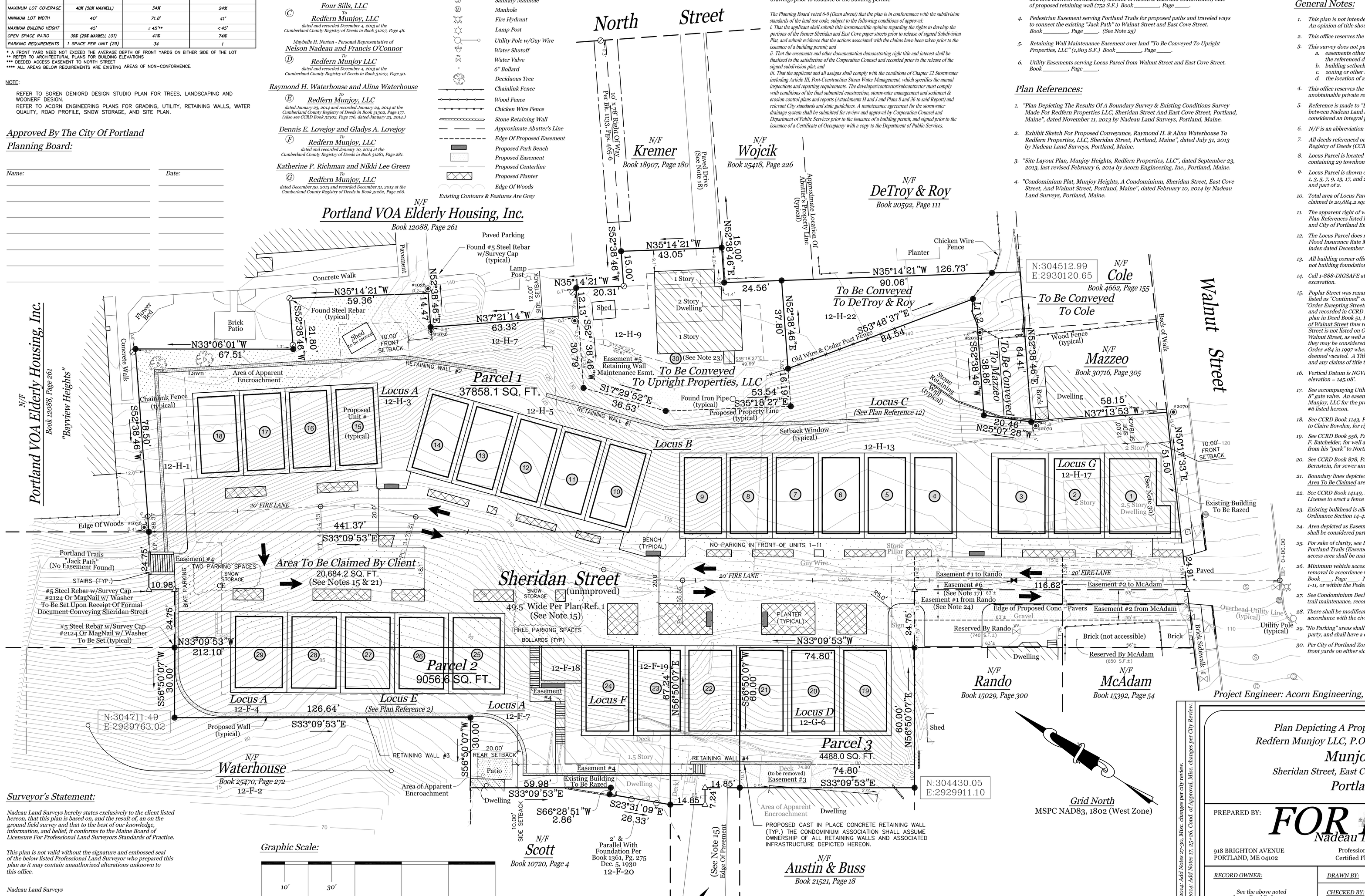
1. *"Plan Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redfern Properties LLC, Sheridan Street And East Cove Street, Portland, Maine", dated November 11, 2013 by Nadeau Land Surveys, Portland, Maine.*
2. *Exhibit Sketch For Proposed Conveyance, Raymond H. & Alina Waterhouse To Redfern Properties, LLC, Sheridan Street, Portland, Maine", dated July 31, 2013 by Nadeau Land Surveys, Portland, Maine.*
3. *"Site Layout Plan, Munjoy Heights, Redfern Properties, LLC", dated September 23, 2013, last revised February 6, 2014 by Acorn Engineering, Inc., Portland, Maine.*
4. *"Condominium Plat, Munjoy Heights, A Condominium, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine", dated February 10, 2014 by Nadeau Land Surveys, Portland, Maine.*



Location Map: Not To Scale

General Notes:

1. *This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.*
2. *This office reserves the right to be held harmless by all 3rd party claims.*
3. *This survey does not purport to reflect any of the following:*
   a. *easements other than those that are visible or specifically stated in the referenced documents.*
   b. *building setback compliance or restrictive covenants.*
   c. *zoning or other land use regulations.*
   d. *the location of any underground utilities or structures.*
4. *This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.*
5. *Reference is made to "Letter Of Agreement" dated March 11, 2013 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.*
6. *N/F is an abbreviation for Now or Formerly.*
7. *All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).*
8. *Locus Parcel is located in the R-6 Residential Zone. There are 6 proposed buildings containing 29 townhomes, and an existing dwelling to be conveyed.*
9. *Locus Parcel is shown on the City of Portland Assessor's Map 12, Block H, as Lots 1, 3, 5, 7, 9, 13, 17, and 22, Block G as Lot 6, and Block F as Lots 4, 7, 18, 19, 20, and part of 2.*
10. *Total area of Locus Parcels are 51,402.7 square feet (1.18 acres). Area to be claimed is 20,684.2 square feet, which would result in a total of 72,086.9 S.F.*
11. *The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.*
12. *The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B & 0014B, index dated December 8, 1998. The paved scales in Zone C.*
13. *All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.*
14. *Call 1-888-DIGSAFE at least three business days before performing ANY excavation.*
15. *Poplar Street was renamed Sheridan Street on August 1, 1881. Poplar Street is listed as "Continued" on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in CCRD Book 13326, Page 19. Order #84 referenced a subdivision plan in Deed Book 51, Page 297 for properties and Poplar Street on the south side of Walnut Street thus referencing the wrong portion of Sheridan Street. Sheridan Street is not listed on Order #84. Since the portion of Sheridan Street northerly of Walnut Street, as well as East Cove Street, were not listed on City Council Order #84 they may be considered as Statutorily Vacated by Omission from the City Council Order #84 in 1997 where all paper streets were required to be addressed or be deemed vacated. A Title Attorney should be consulted regarding the subject of title and any claims of title to Sheridan Street and East Cove Street.*
16. *Vertical Datum is NGVD29. Benchmark is City Monument T112-18-107, elevation = 145.08'.*
17. *See accompanying Utility Plan C-20 by Acorn Engineering for location of proposed 8" gate valve. An easement to Portland Water District shall be granted by Redfern Munjoy, LLC for the proposed water service for the herein project. See Easement #6 listed hereon.*
18. *See CCRD Book 1143, Page 307, dated July 25, 1923, from Elmore W. Ramsdell to Claire Bowden, for right of way to North Street.*
19. *See CCRD Book 556, Page 216, dated April 8, 1889, from Daniel Hardy to Mariam F. Batchelder, for well and water rights, and rights to a 10-foot wide passageway from his "park" to North Street.*
20. *See CCRD Book 878, Page 202, dated July 7, 1911, to Abraham J. & Herman Bernstein, for sewer and drain rights in Upper Cove Street (n/k/a East Cove Street).*
21. *Boundary lines depicted on this plan within the existing rights of way for Area To Be Claimed are perpendicular or parallel to each right of way sideline.*
22. *See CCRD Book 14149, Page 281, dated September 10, 1998, for City of Portland's License to erect a fence across Poplar Street partially intruding on land N/F Maxwell.*
23. *Existing bulkhead is allowed to encroach setback window per City of Portland Zoning Ordinance Section 14-425.*
24. *Area depicted as Easements 1 & 2 from Rando & McAdam over land claimed by them shall be considered part of this subdivision.*
25. *For sake of clarity, see Exhibit attached to easement deed from Redfern Munjoy LLC to Portland Trails (Easement #4 listed hereon) for limits of easement area. This public access area shall be maintained at all times and be available for safe use year round.*
26. *Minimum vehicle access of 20 feet shall be maintained at all times by adequate snow removal in accordance with the approved Snow Storage Plan recorded in CCRD Plan Book _____, Page _____. No parking shall be allowed in front of the garages for Units 1-11, or within the Pedestrian Access Easement Area (Easement #4).*
27. *See Condominium Declaration regarding stormwater maintenance, snow removal, and trail maintenance, recorded in CCRD Book _____, Page _____.*
28. *There shall be modifications to the sidewalk within the Walnut Street right of way in accordance with the civil plans as approved by DPS.*
29. *"No Parking" areas shall be enforced by the condominium association or a designated party, and shall have a contract with a towing company for vehicle removal as necessary.*
30. *Per City of Portland Zoning, a front yard need not exceed the average depth of front yards on either side of the lot.*



Project Engineer: Acorn Engineering, Inc., PO Box 3372, Portland, ME 04104

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) *Date:*

Revised 2-10-2014: Add Notes 27-30, Misc. changes per city review.
Revised 1-14-2014: Add Notes 17, 25-26, Cond. of Approval, Misc. changes per City Review.

Plan Depicting A Proposed Subdivision Made For
Redfern Munjoy LLC, P.O. Box 8816, Portland, ME 04104

Munjoy Heights

Sheridan Street, East Cove Street, And Walnut Street
Portland, Maine

PREPARED BY: **FOR REVIEW**

Nadeau Land Surveys
918 BRIGHTON AVENUE
PORTLAND, ME 04102
Professional Land Surveyors
Certified Floodplain Managers
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER:	DRAWN BY: TPB	PLAN DATE: 12/6/2013	
See the above noted Locus Deed References	CHECKED BY: JDN/MLC	SURVEY DATE: April-Aug. 2013	
	INSTR. Topcon GPT-3003W & Topcon Hyper II GPS	SCALE: 1" = 20'	
FIELD BOOK: FB 398, 399 & Topcon Ranger	JOB No: 21313815UBR2	SHEET No: 1 of 1	