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.

Approved By The City Of Portland Planning Board:

Name: _____ Date: _____

Locus Deed References:

Leonard J. Regan and Francis J. Regan
To
North Street Realty Trust
dated September 8, 1987 and recorded September 9, 1987 at the Cumberland County Registry of Deeds in Book 7962, Page 7.
Locus A

Estate of Maybelle E. Haley
To
Maybelle H. Norton - Personal Representative of
Nelson Nadeau and Francis O'Connor
dated June 15, 1986 and recorded July 17, 1986 at the Cumberland County Registry of Deeds in Book 7274, Page 26.
Locus D

Richard J. Cantin and Cathy J. Cantin
To
Dennis E. Lovejoy and Gladys A. Lovejoy
dated April 1, 1977 and recorded April 4, 1977 at the Cumberland County Registry of Deeds in Book 3993, Page 100.
Locus F

Estate of Earl Maxwell
To
Raymond C. Maxwell
dated July 12, 2013 and recorded July 17, 2013 at the Cumberland County Registry of Deeds in Book 30842, Page 114.
Locus B

Raymond H. Waterhouse and Alina Waterhouse
To
Raymond H. Waterhouse and Alina Waterhouse
dated September 14, 2007 and recorded September 17, 2007 at the Cumberland County Registry of Deeds in Book 25470, Page 272.
Locus E

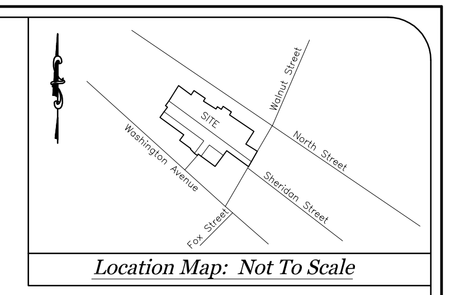
Charlotte E. Henry
To
Katherine P. Richman and Nikki Lee Green
dated August 1, 2000 and recorded August 4, 2000 at the Cumberland County Registry of Deeds in Book 15638, Page 275.
Locus G

Katherine P. Richman and Nikki Lee Green
To
Four Sills, LLC
dated July 19, 2006 and recorded July 20, 2006 at the Cumberland County Registry of Deeds in Book 24188, Page 65.
Locus C

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. 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. 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. 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 _____.
5. Retaining Wall Maintenance Easement over land "To Be Conveyed To Wojik". Book _____, Page _____.
6. Utility Easements serving Locus Parcel from Walnut Street and East Cove Street. Book _____, Page _____.

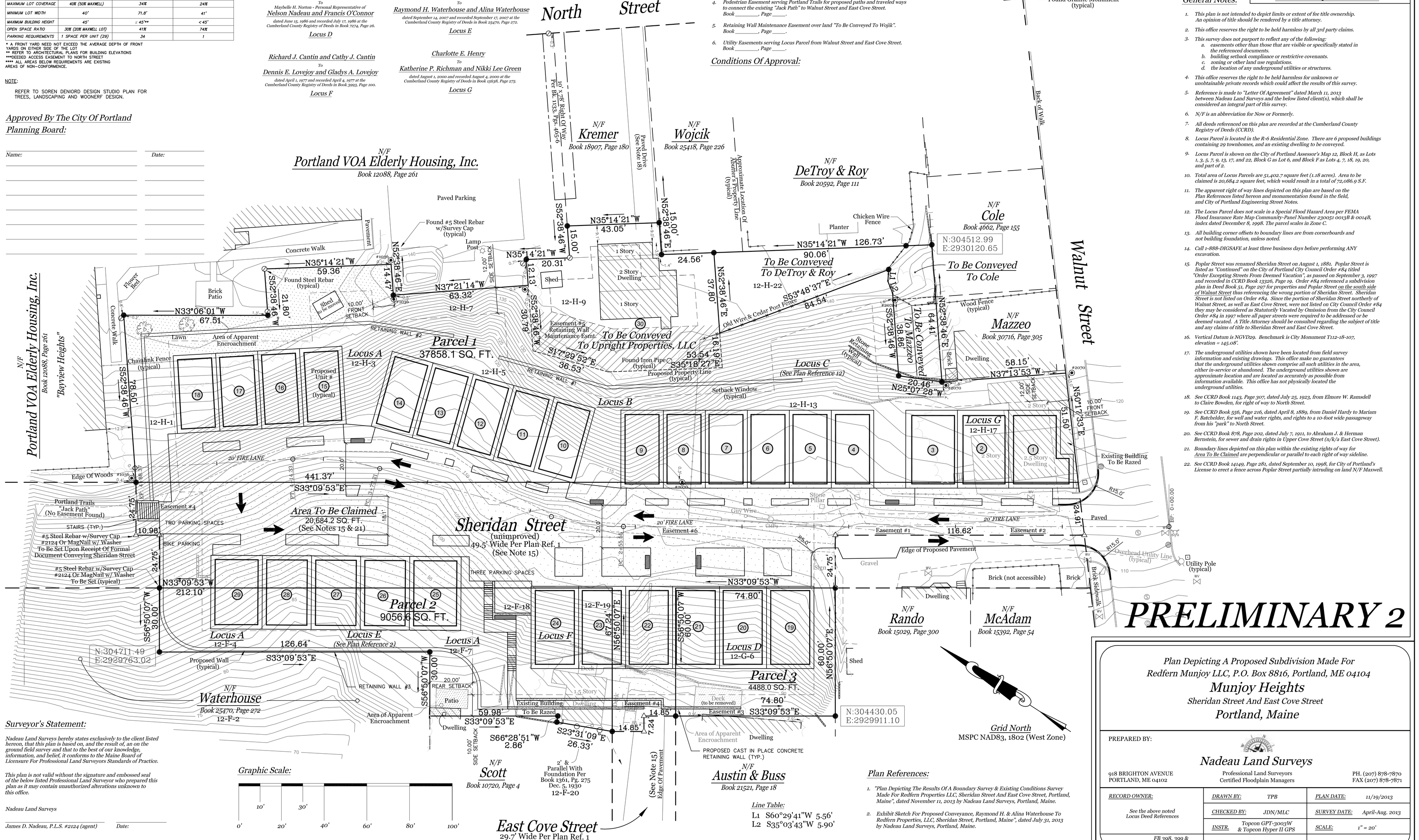
Conditions Of Approval:



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 0013H & 0014B, index dated December 8, 1998. The parcel 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. The underground utilities shown have been located from field survey information and existing drawings. This office make no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
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.



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: _____

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.

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

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

Munjoy Heights

Sheridan Street And East Cove Street
Portland, Maine

PREPARED BY:

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: See the above noted Locus Deed References	DRAWN BY: TPB	PLAN DATE: 11/19/2013	
	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: 2131381SUB	SHEET No: 1 of 1	