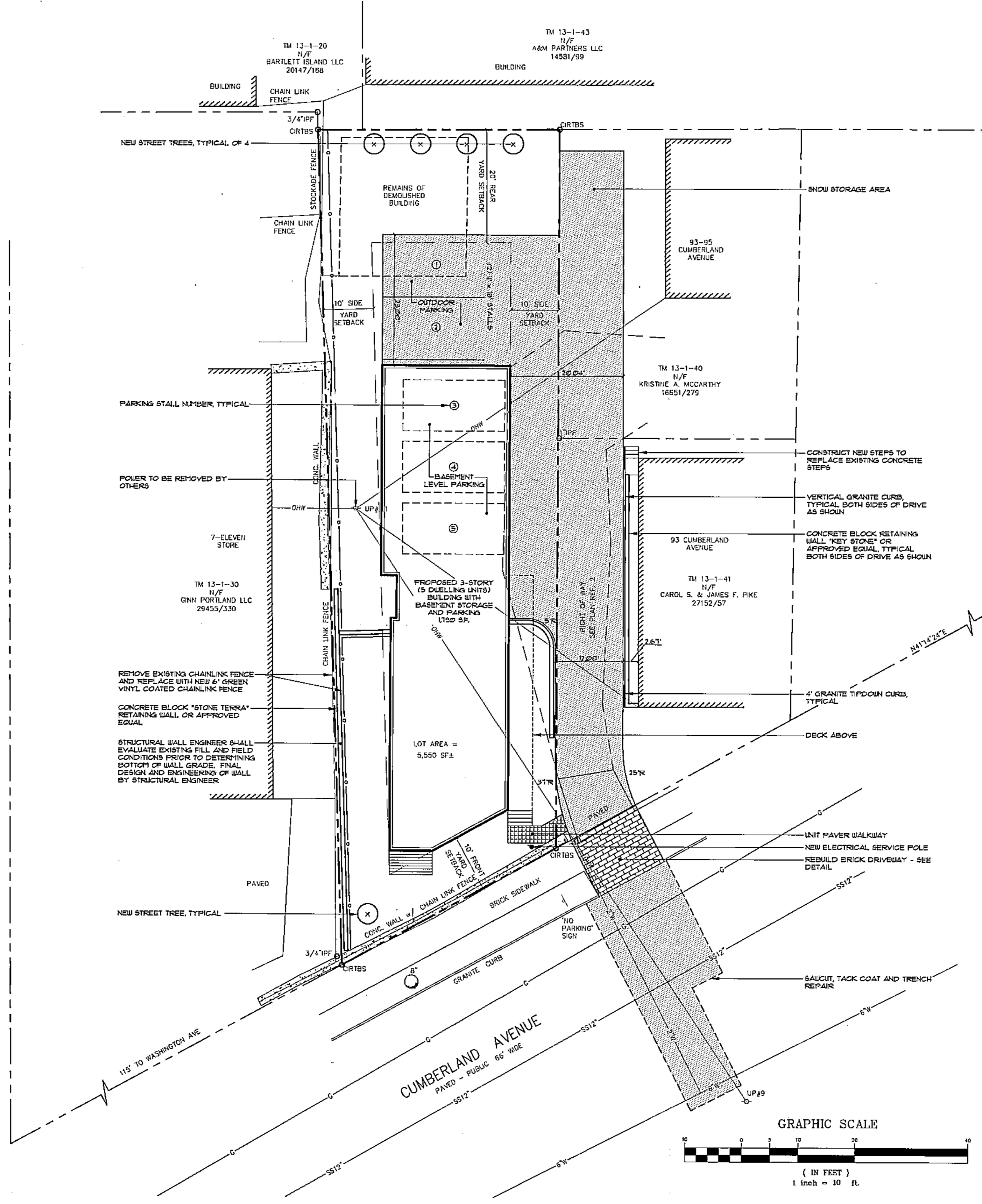


NOT FOR CONSTRUCTION

ROBERT A. MCGONIGLE
No. 6583
Professional Engineer
State of Maine



NOTES:

- OWNERS OF RECORD: PETER C. DUGAS AND ANASTASIA ANTONACOS, 243 STATE STREET, PORTLAND, MAINE, C.C.R.D. BOOK 30-118 PAGE 13.
- PARCEL IS SHOWN AS LOT 25 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP B.
- SPACE AND BULK CRITERIA:
R3 ZONE
MIN. AREA PER DWELLING UNIT: 1000 SF
MIN. LOT SIZE: 4500 SF
MIN. STREET FRONTAGE: 40'
MIN. FRONT YARD: 10'
MIN. SIDE YARD (3-STORIES): 10'
MIN. REAR YARD: 20'
MAX. BUILDING HEIGHT: 45'
MAX. BUILDING COVERAGE: 50%
- TOTAL AREA OF PARCEL: 5500 SF.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY OWEN HASKELL, INC. AT 91 CUMBERLAND AVENUE, PORTLAND, DATED 9-9-13.
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES NAD83. CITY CONTROL POINTS 112-29-20 & 112-18-16 USED.
- ELEVATIONS BASED ON CITY DATUM. BENCHMARK: STREET SIDE BONNET BOLT ON HYDRANT AT THE SOUTHWEST CORNER OF CUMBERLAND AVE AND WASHINGTON AVE ELEVATION 82.6. (SEE PLAN REFERENCE 4)
- THE MONUMENT AT THE CORNER OF WASHINGTON AND CUMBERLAND AVENUES, AS SHOWN ON PLAN REF. 1 IS GONE. ITS LOCATION WAS REESTABLISHED BASED ON THE IRON PIPE FOUND AND THE MONUMENT AT OXFORD AND WASHINGTON AS SHOWN ON PLAN REF. 1. THE LINE ALONG THE EASTERLY SIDE OF GINN PORTLAND, LLC WAS HELD AS PER PLAN REF. 1 AS IT MATCHES THE DIMENSIONS IN DEED BOOK 1831 PAGE 423.
- THE REAR LINE WAS HELD PERPENDICULAR TO WASHINGTON AVENUE, AS THE BACK DEEDS FOR THE LOTS TO THE NORTH CALL FOR THAT.
- THE REAR LINE DISTANCE AND THE ANGLE OFF CUMBERLAND AVENUE ON THE EAST LINE WERE HELD AS IN THE LOCUS DEED BOOK 1831 PAGE 423.
- THE 1946 PLAN WHICH DIVIDED THIS LOT AND THE TWO LOTS TO THE EAST IS RIDDLED WITH ERRORS AND APPEARS TO NOT HAVE BEEN BASED ON A FIELD SURVEY OR DEED RESEARCH. THE FRONT AND BACK DIMENSIONS WERE PROPORTED.
- PLAN REFERENCE 4 SHOWS NO MARKERS FOUND OR SET AND CAN NOT BE RE-CREATED.

PLAN REFERENCES:

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SHELL OIL COMPANY DATED OCTOBER 2, 1918 BY H.L. & E.C. JORDAN SURVEYORS.
- PLOT PLAN SHOWING PROPERTY OF WALTER A. GERRY AT 93 & 91 CUMBERLAND AVENUE, PORTLAND, MAINE DATED OCTOBER 8, 1946 BY VARNET ENGINEERING CO. RECORDED IN C.C.R.D. PLAN BOOK 32 PAGE 28.
- BOUNDARY AND TOPOGRAPHIC SURVEY ON 43 & 45 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD STEPHANIE DUNN DATED JULY 7, 2009 BY OWEN HASKELL, INC.
- PLAN AND PROFILE OF WASHINGTON AVE AND CUMBERLAND AVE, PORTLAND MAINE FOR THE CITY OF PORTLAND DATED JULY 2000 BY OWEN HASKELL, INC.
- CITY OF PORTLAND - CUMBERLAND AVENUE, SHEET NO. 1
- PLAN OF PROPERTY MADE FOR A & M PARTNERS, LLC REV. 5 @ 6/23/11 TTCOMBS ASSOCIATES RECORDED IN PLAN BOOK 211 PAGE 211

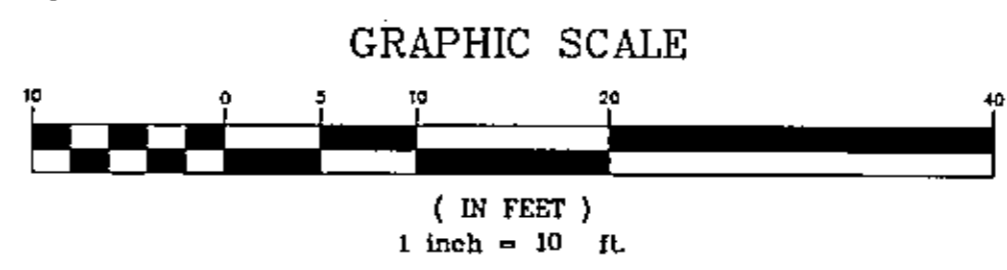
LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|-------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ABUTTER LINE/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| □ | MONUMENT | □ |
| ○ | IRON PIPE/ROD | ○ |
| ○ | CURVE/LINE NO. | ○ |
| ▨ | BUILDING | ▨ |
| + | SIGN | + |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | CONTIGNS | --- |
| --- | SPOT GRADE | --- |
| --- | CHAIN LINK FENCE | --- |
| --- | RETAINING WALL | --- |
| ○ | DECIDUOUS TREE | ○ |
| G | GAS | G |
| W | WATER | W |
| WV | WATER GATE VALVE | WV |
| S | SEWER | S |
| SH | SEWER MH | SH |
| OHU | OVERHEAD UTILITY | OHU |
| U | UTILITY POLE | U |

APPROVAL-CITY OF PORTLAND PLANNING BOARD

DATE _____

CHAIRPERSON _____



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Portland, ME 04106
Tel: 207.252.5100 Fax: 207.765.5456

PROJECT NO. 140733 FIELD BOOK DESIGN CHKD DRAWN JAR
140733

SITE PLAN OF:
97 CUMBERLAND AVENUE
BY CUMBERLAND AVENUE
PORTLAND, MAINE

FOR:
PETER DUGAS
243 STATE STREET
PORTLAND, MAINE

DATE: 03/24/14 SCALE: 1" = 10'

SHEET 2 OF 3

140733.dwg; TAB:Layout1