2 Grisanti Site Survey 60 Munjoy Street
SCALE: 1" = 1'-0"

0 1/2" 1" 2"

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS TEN TEN HOLDINGS, LLC BY DEED DATED DECEMBER 2, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 33659, PAGE 101.
2. THE PROPERTY IS SHOWN AS LOT 12 ON THE CITY OF PORTLAND TAX MAP 16, BLOCK B AND IS LOCATED IN THE R-6 RESIDENTIAL ZONE.
3. SPACE AND BULK CRITERIA FOR THE R-6 RESIDENTIAL ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE:	2,000 SQ FT
MINIMUM LOT SIZE PER DWELLING UNIT:	750 SQ FT
MINIMUM STREET FRONTAGE:	20 FT
MINIMUM FRONT YARD:	5 FT OR AVERAGE OF ADJACENT FRONT YARDS
MINIMUM SIDE YARD:	5 FT
SIDE YARD ON SIDE STREET:	0 FT
MINIMUM REAR YARD:	10 FT
MAXIMUM BUILDING HEIGHT:	45 FT
MAXIMUM LOT COVERAGE:	60 %

• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

THE LOT WITH BUILDING SHOWN HEREON IS A GRANDFATHERED LOT OF RECORD.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 3036 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY OF 2017.
6. ROAD RECORDS:
   A. MUNJOY STREET- 50 FEET WIDE PER CITY OF PORTLAND ROAD BOOK PAGE 139.
   B. WILSON STREET- 50 FEET WIDE PER CITY OF PORTLAND ROAD BOOK PAGES 198 & 199.
7. PLAN REFERENCES:
   A. "WORKING PLANS" PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051-0014-B. HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. THERE ARE 3 AREAS WHERE THE BUILDING SIDING, ROOF OVERHANG AND PORCH ENCROACH OVER THE RIGHT OF WAY LINE ONTO EITHER MUNJOY STREET OR WILSON STREET. NO RECORD WAS FOUND ALLOWING THIS USE.
11. THERE IS A SECTION OF DRIVEWAY THAT IS LOCATED OVER THE LINE ON THE LOCUS PROPERTY. THERE IS A FENCE RUNNING ALONG THIS LINE THAT STRAYS AWAY FROM THE PROPERTY LINE AS IT APPROACHES MUNJOY STREET THAT ISOLATES A PORTION OF THE LOCUS PROPERTY AS WELL. IT IS UNCLEAR WHO OWNS THIS FENCE. NO RECORD WAS FOUND ALLOWING EITHER OF THESE USES.
12. THERE IS A SMALL SECTION OF DRIVEWAY THAT IS LOCATED OVER THE LINE ON THE LOCUS PROPERTY. IN THIS SAME AREA, IT APPEARS AS THOUGH EITHER ANKER HILL LLC, OR A PREDECESSOR IN TITLE ERECTED A FENCE OVER THE LINE. NO RECORD WAS FOUND ALLOWING THIS USE.

LEGEND

EXISTING

PROPERTY LINE/R.O.W.	CONTOURS
ABUTTER LINE/R.O.W.	SPOT GRADE
DEED LINE/R.O.W.	CHAIN LINK FENCE
TIE LINE	STOCKADE FENCE
SETBACK	DECIDUOUS TREE
MONUMENT	BOLLARD
IRON PIPE/ROD	SIGN
REBAR TO BE SET WITH CAP MARKED "STI PLS 2513 NH RLS 1003"	GAS
BENCHMARK DESCRIPTION WITH ELEVATION — BENCHMARK	GAS METER
	WATER
BUILDING	WATER GATE VALVE
DECK/STEPS/ OVERHANG	WATER SHUT OFF
EDGE PAVEMENT	SANITARY SEWER
EDGE CONCRETE	SANITARY MANHOLE
EDGE GRAVEL	CATCH BASIN
CURB LINE	OVERHEAD UTILITY
	UTILITY POLE

GRAPHIC SCALE
5 0 2.5 5 10
(IN FEET)
1 INCH = 5 FT.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

JACOB I. BARTLETT, PLS 2513 FEBRUARY 7, 2017

RIGHT OF WAY MAP N.T.S.

Date: 01/25/18

JACOB I. BARTLETT, PLS 2513

STATE OF MAINE JACOB I. BARTLETT 2513 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
JIB	CDM

REV.	BY:	DATE:	STATUS:
A	JIB	02-07-17	COPY ISSUED TO CLIENT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

EXISTING CONDITIONS SURVEY

OF:
60 MUNJOY STREET
PORTLAND, MAINE 04101
FOR RECORD LAND OWNER:
TEN TEN HOLDINGS LLC
29 ATLANTIC STREET
PORTLAND, MAINE 04101

17003EC.dwg, TAB: EC

PROJECT NO.	SCALE
17003	1" = 5'

SHEET 1 OF 1