

APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE: _____

PLAN REFERENCES

- 1. RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF PORTLAND BY OWEN HASKELL, INC. (SEE FILE NO 7687P).
- 2. PLAN OF LAND MADE FOR EASTMAN BROS. AND BANCROFT DATED MARCH 10, 1925 BY E.C. JORDAN.
- 3. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR CITIES SERVICE OIL COMPANY DATED MAY 1946 BY H.I. AND E.C. JORDAN.
- 4. SURVEY FOR D. ROBINSON DATED JULY 27, 1883 BY E.C. JORDAN.
- 5. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN DATED APRIL 5, 1948 BY H.I. AND E.C. JORDAN.
- 6. PLAN OF PROPERTY AT PORTLAND, MAINE MADE FOR ABRAHAM KAPLAN DATED APRIL 1948 BY H.I. AND E.C. JORDAN.
- 7. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR LAUDALENA REALTY CO. DATED MARCH 22, 1956 BY H.I. AND E.C. JORDAN.
- 8. VARIOUS PLANS FILED AS DRAWINGS 151 FROM THE RECORDS OF H.I. AND E.C. JORDAN.
- 9. PORTLAND RENEWAL AUTHORITY GENERAL PLAN PART 2 BROWN STREET CONGRESS STREET CITY DRAWING 494/9.

NOTES

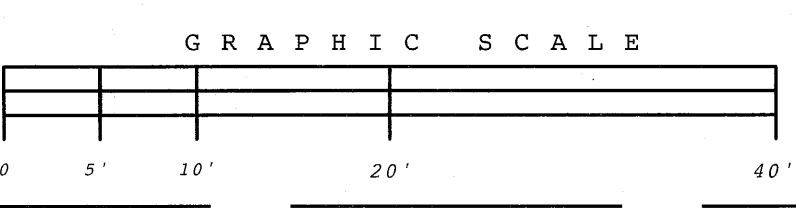
- 1. OWNER OF RECORD: THE KIMBALL BUILDING, LLC 490 CONGRESS STREET, PORTLAND, MAINE - C.C.R.D. BOOK 21272 PAGE 81
- 2. PARCEL IS SHOWN AS LOT 2, BLOCK 1, ON THE CITY OF PORTLANDS ASSESSORS MAP 37.
- 3. BEARINGS ARE BASED ON PLAN REFERENCE 1.
- 4. PROPERTY LINES SHOWN ARE BASED ON THE DEEDS OF RECORD AND SURVEYS PERFORMED BY HI AND EC JORDAN. THESE LINES MAY NOT REFLECT THE "PARTY WALLS" OR COMMON WALLS BETWEEN THE EXISTING BUILDINGS. MEASUREMENTS WERE TAKEN ON THE ROOF OF THE TWO STORY PORTION OF THE SURVEYED PARCEL WHICH APPEAR TO COINCIDE WITH THE DEEDS. MEASUREMENTS WERE ALSO TAKEN ON THE ROOF OF THE FOUR STORY PORTION OF THE SURVEYED PREMISES. ADDITIONAL MEASUREMENTS MAY NEED TO BE TAKEN ON THE ROOFS OF THE ADJACENT PARCELS.
- 5. THE PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051 0013 B EFFECTIVE DATE JULY 17, 1986.
- 6. UNDERGROUND UTILITIES TAKEN FROM VARIOUS UTILITY PLANS AND ARE APPROXIMATE.

ZONING:
THE PARCEL IS LOCATED WITHIN THE B3 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: NONE
MINIMUM STREET FRONTAGE: 15 FT.
YARDS: FRONT NONE, SIDE NONE, REAR NONE
MAXIMUM LOT WIDTH: NONE
MAXIMUM LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY: 30 FT.
MAXIMUM LOT COVERAGE: 100%
MINIMUM BUILDING HEIGHT: 35 FT.
REFERENCE IS MADE TO THE CITY OF PORTLANDS LAND USE ORDINANCE FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, DEFINITIONS AND USE REQUIREMENTS.

CERTIFICATION

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.

DATE _____ WILLIAM C. SHIPPEN, PLS #2118



C-1.1

BOUNDARY SURVEY & SITE PLAN
ON
CONGRESS ST. & BROWN ST., PORTLAND, MAINE
MADE FOR OWNER OF RECORD/APPLICANT:
THE KIMBALL BUILDING, LLC
490 CONGRESS STREET, PORTLAND, MAINE 04101
OWEN HASKELL, INC.
16 c ASCO St., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	WCS	Date	Job No.
Trace By	JLW	JUNE 8, 2004	2004-003P
Check By	WCS	Scale	Drwg. No.
Book No.	995	1" = 10'	1A