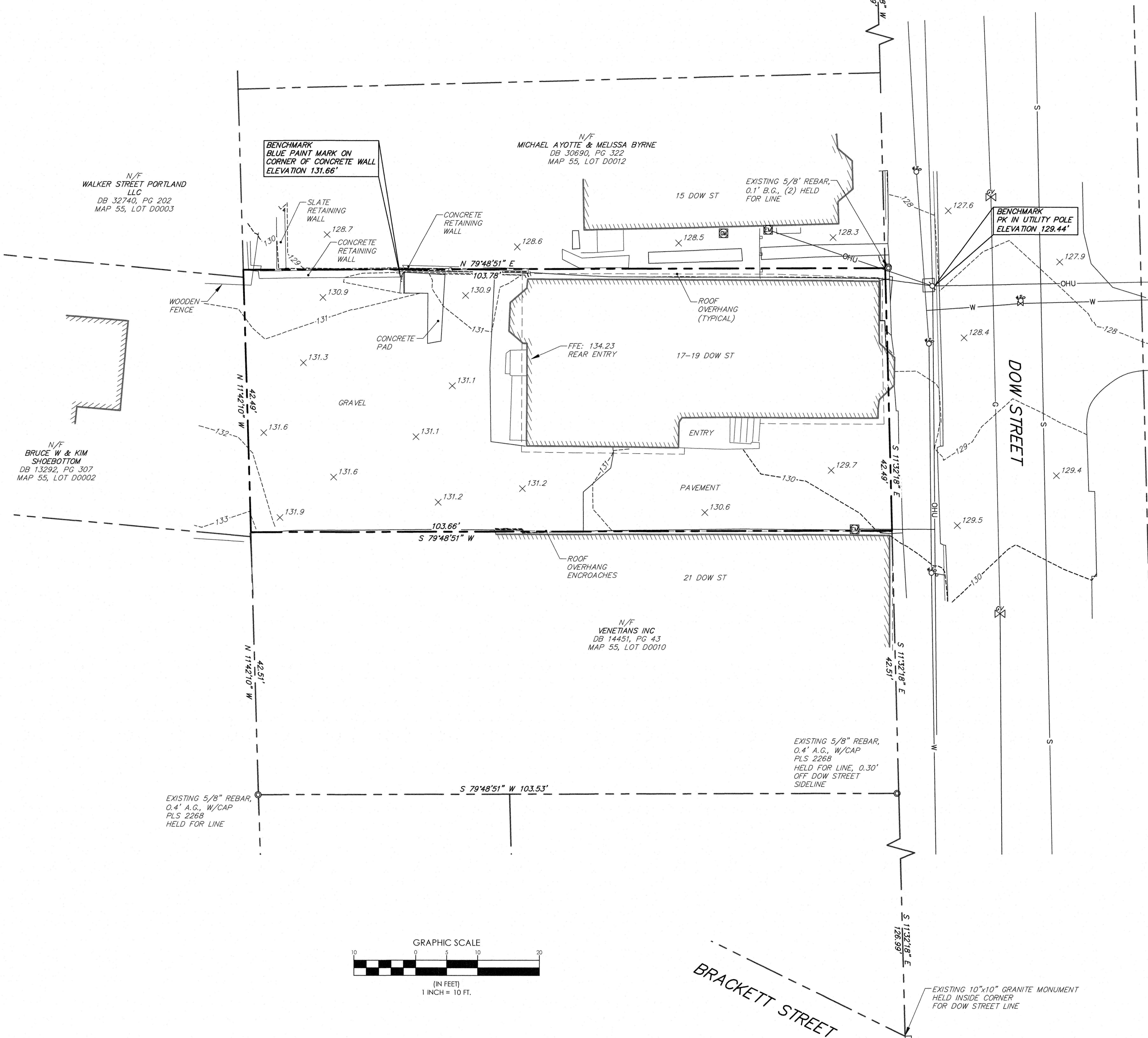


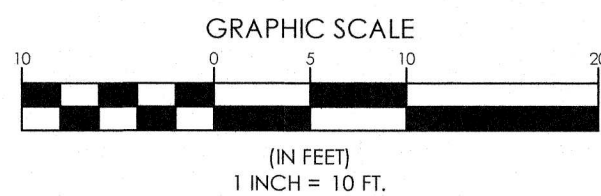
CONGRESS STREET

EXISTING 10"x10" GRANITE MONUMENT  
HELD INSIDE CORNER FOR DOW STREET LINE



# LEGEND

EXISTING	
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/R.O.W.
○	IRON PIPE/ROD
▬	BUILDING
---	DECK/STEPS/ OVERHANG
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	CURB LINE
---120---118---	CONTOURS
X120.00	SPOT GRADE
○	CHAIN LINK FENCE
□	STOCKADE FENCE
---	RETAINING WALL
G	GAS
⊗	GAS METER
W	WATER
⊗	WATER GATE VALVE
⊗	WATER SHUT OFF
S	SANITARY SEWER
OHU	OVERHEAD UTILITY
○	UTILITY POLE
⊗	ELECTRIC METER
●	5/8" REBAR WITH CAP TO BE SET
⊗	BENCHMARK DESCRIPTION WITH ELEVATION



## LOCATION MAP

N.T.S.

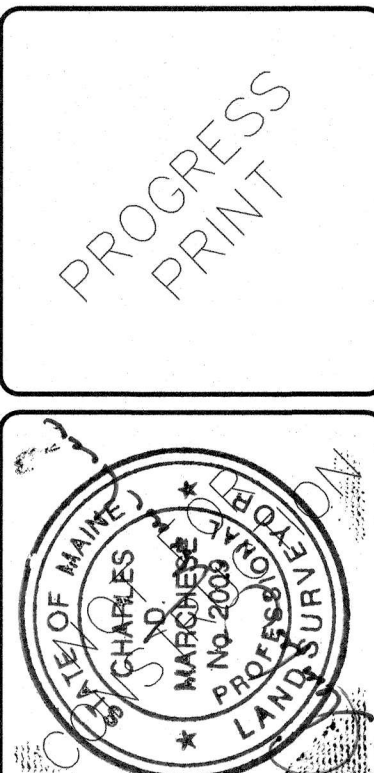
## GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS 17-19 DOW STREET LLC BY DEED DATED SEPTEMBER 20, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21888, PAGE 130.
- THE PROPERTY IS SHOWN AS LOT D0011 ON THE CITY OF PORTLAND TAX MAP 55 AND IS LOCATED IN THE R6 DISTRICT.
- SPACE AND BULK CRITERIA FOR THE R6 DISTRICT ARE AS FOLLOWS:  
NET RESIDENTIAL DENSITY:  
MINIMUM LOT SIZE: 2,000 S.F.  
MINIMUM STREET FRONTAGE: 20 FT  
MINIMUM FRONT YARD: 5 FT  
MINIMUM SIDE YARD: 5 FT  
MINIMUM REAR YARD: 10 FT  
MAXIMUM BUILDING HEIGHT: 45 FT  
MAXIMUM BUILDING COVERAGE: 60%  
• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 4,405 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHINCS INC IN JUNE OF 2016.
- PLAN REFERENCES:
  - PLAN AND DIVISION OF PROPERTY BELONGING TO MR. JOSEPH WALKER WITH THE ADJOINING PREMISES DATED OCTOBER 1849 AND RECORDED IN PLAN BOOK 1, PAGE 16
  - STANDARD BOUNDARY SURVEY AND CONDOMINIUM PLAT FOR GREG & SARAH DAYTON BY LEWIS & WASINA, INC DATED 01-14-1999 AND RECORDED IN PLAN BOOK 199, PAGE 100.
  - SURVEY TO SET NEW MONUMENT AT THE SOUTHEASTERLY CORNER OF CARLETON AND BRACKETT STREET BY THE CITY OF PORTLAND DATED APRIL 1995, NOT RECORDED
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NADB3, ELEVATIONS DEPICTED HEREON ARE CITY DATUM, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- 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.

## 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.

*Charles D. Marchese*  
CHARLES D. MARCHESE, PLS 2009 JUNE 22, 2016



DESIGNED	CHECKED
CLQ	CDM
B JRS 7/15/16 SUBMIT FOR LEVEL 1 SITE PLAN REVIEW	
A CLQ 6/22/16 RELEASED FOR CLIENT REVIEW	
REV: BT	DATE: STATUS:
THIS SURVEY WAS PERFORMED BY SEBAGO TECHINCS INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS INC.	

**SEBAGO**  
TECHINCS  
WWW.SEBAGOTECHINCS.COM  
75 John Roberts Rd. Suite B  
South Portland, ME 04106  
Tel: 207-280-2108

EXISTING CONDITIONS PLAN  
OF:  
17 DOW STREET REAR PARKING  
PORTLAND, MAINE  
FOR:  
C.M. CIMINO, INC  
2 WARREN AVENUE  
WESTBROOK, MAINE 04092

PROJECT NO.	SCALE
16142	1" = 10'