

GENERAL NOTES:

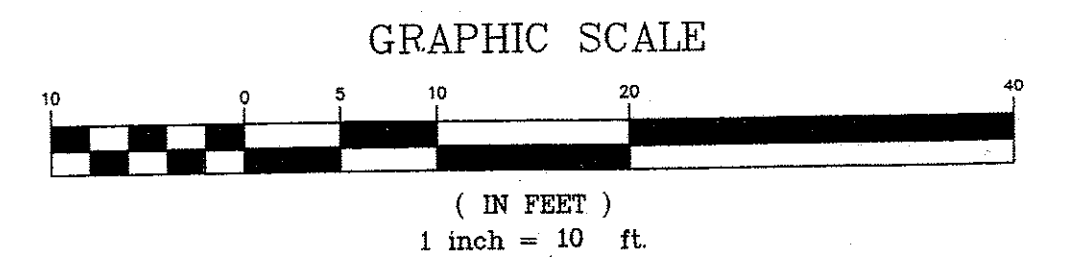
- THE RECORD OWNER OF THE LOCUS PARCEL IS CLIFTON P. ROSE AND ALICIA M. KERSHAW BY WARRANTY DEED FROM SCOTT M. BRAMAN AND SUZANNE PARROTT, DATED MAY 28, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21343 PAGE 308.
- THE PROPERTY IS SHOWN AS LOT 1-5, BLOCK U ON THE CITY OF PORTLAND TAX MAP 87.
- THE LOCUS PARCEL IS LOCATED IN THE I-R2 ZONE. SEE THE CITY OF PORTLAND ORDINANCE FOR PARTICULAR INFORMATION CONCERNING SPACE AND BULK CRITERIA FOR THIS ZONE. THIS PARCEL IS ALSO SUBJECT TO THE SHORELAND ZONING OVERLAY DISTRICT, IR-2 SPACE & BULK CRITERIA:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE (RESIDENTIAL):	20,000 S.F.	31,138 S.F.
MINIMUM FRONTAGE:	70 FT.	166 FT.
MINIMUM FRONT YARD:	25 FT. +	41 FT.
MINIMUM SIDE YARD:	20 FT.	37 FT.
MINIMUM REAR YARD:	25 FT.	63 FT.
MAXIMUM LOT COVERAGE:	20%	9.6%
MAXIMUM CLEARED OPENING (SHORELAND ZONE):	10,000 S.F.	9,539 S.F.

* EXCEPT THAT FRONT YARDS NEED NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS IN SEPTEMBER OF 2009.
- PLAN REFERENCES:
 - PLAN OF PROPERTY OF PARROTT/BRAMAN, CENTENNIAL STREET AND CITY POINT ROAD, PEAKS ISLAND, PORTLAND, MAINE, DATED APRIL 1998 AND REVISED THROUGH MAY 4, 1998 BY T&M LAND SURVEYORS, INC. AND ON FILE WITH THE CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC SERVICES CITY ENGINEERS ARCHIVES.
- THE BASIS OF BEARING AND COORDINATE VALUES SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802. THE CONTOUR AND ELEVATION INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- THE UTILITIES SHOWN HEREON ARE BASED ON A FIELD LOCATION OF VISIBLE SURFACE FEATURES AND MAY NOT REPRESENT ALL OF THE UTILITIES AFFECTING THE SUBJECT PARCEL. DIG-SAFE WAS NOT CONTACTED.
- THE BOUNDARY INFORMATION IS BASED SOLELY ON PLAN REFERENCE A.

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	EASEMENT
---	IRON PIPE/ROD
●	BENCHMARK
▭	BUILDING
▭	EDGE PAVEMENT
▭	CONCRETE
---	GRAVEL ROAD
---	TREELINE
---	CONTOURS
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	TRUNK TYPE (CANOPY)
W	WATER
⊗	WATER GATE VALVE
S	SEWER
⊙	SEWER MH
⊙	CATCH BASIN
⊙	DRAINAGE MH
---	CULVERT
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
⊕	ELECTRICAL METER
⊕	ELECTRICAL MANHOLE
⊕	UTILITY POLE
---	GUY
---	DRAINAGE FLOW
□	LANDSCAPE ROCK



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PROJECT NO.: FIELD BOOK DESIGN CHKD DRAWN
 09304 720 WTC BMM BMM

TOPOGRAPHIC SURVEY
 OF:
ROSE/KERSHAW RESIDENCE
 5 CITY POINT ROAD
 PEAKS ISLAND, PORTLAND, MAINE
 OWNER: ROSE & ALICIA M. KERSHAW

DATE:
 09/03/09

SHEET: