LOCATION MAP N.T.S.

GENERAL NOTES:

1. 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 305.
2. THE PROPERTY IS SHOWN AS LOT 1-5, BLOCK U ON THE CITY OF PORTLAND TAX MAP 87.
3. 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, 1R-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.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS IN SEPTEMBER OF 2009.
5. PLAN REFERENCES:
   A. 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 TKM LAND SURVEYORS, INC. AND ON FILE WITH THE CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC SERVICES CITY ENGINEERS ARCHIVES.
6. 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 (NAVD88).
7. 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.
8. 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
--122-- --120--	CONTOURS
	DECIDUOUS TREE
	CONIFEROUS TREE
8"POPLAR(15')	TRUNK TYPE (CANOPY)
W	WATER
	WATER GATE VALVE
S	SEWER
S	SEWER MH
	CATCH BASIN
D	DRAINAGE MH
	CULVERT
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
EM	ELECTRICAL METER
E	ELECTRICAL MANHOLE
	UTILITY POLE
	GUY
	DRAINAGE FLOW
	LANDSCAPE ROCK

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV:	BY:	DATE:	STATUS:
B	NJS	01/19/10	REVISED PER CITY COMMENTS
A	NJS	9/10/09	SUBMITTED FOR MINOR SITE PLAN REVIEW

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

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
09304	720	WTC	MWE	BAM

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

DATE
09/03/0

SHE