

LEGEND

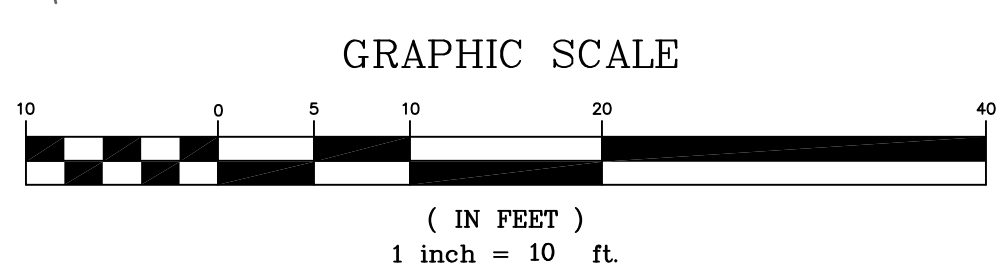
EXISTING	DESCRIPTION
---	BOUNDARY LINE/I.O.W.
---	SETBACK
—○—	IRON PIPE/ROD
—	BUILDING
---	EDGE PAVEMENT
---	EDGE OF GRAVEL
---	CONTOURS
---	SPOT GRADE
⊗	GATE VALVE
⊕	HYDRANT
⊙	SEWER MH
⊕	STORM DRAIN
⊕	CATCH BASIN
---	CULVERT
---	OVERHEAD ELEC. & TEL.
---	UTILITY POLE
○	DECIDUOUS TREE
⊗	CONIFEROUS TREE



GENERAL NOTES

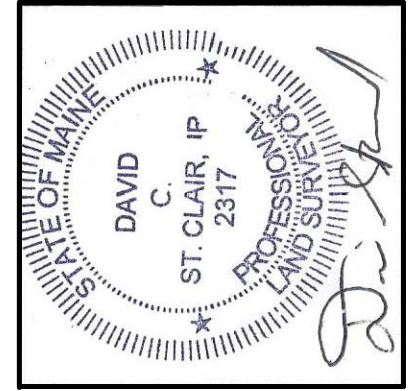
- 1) THE RECORD OWNER OF THE PROPERTY IS 5 CITY POINT ROAD, LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30235 PAGE 281.
- 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 81 BLOCK 00 BEING SHOWN AS LOT 41-42.
- 3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE WEST ZONE.
- 4) PLAN REFERENCES:
 - A) BOUNDARY & TOPOGRAPHIC SURVEY OF LAND IN PEAKS ISLAND MADE FOR LAURENCE C. WALDEN BY LLOYD E. JONES R.L.S.
- 5) THE 15-FOOT SETBACK SHOWN HEREON IS A HORIZONTAL MEASUREMENT FROM THE HIGHEST ANNUAL TIDE (HAT) ELEVATION OF 6.6 FEET (NAVD 88) AS PUBLISHED BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION YEAR 2015.
- 6) THE TOTAL PARCEL AREA OF THE PROPERTY IS APPROXIMATELY 26,599 SQUARE FEET, MORE OR LESS.
- 7) THE PROPERTY IS LOCATED IN THE IR2 ZONING DISTRICT. THE SPACE AND BULK REQUIREMENTS FOR IR2 ZONING DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM STREET FRONTAGE:	10 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MINIMUM SIDE YARD:	20 FEET
MAXIMUM LOT COVERAGE:	20%
- 8) THE UNDERGROUND UTILITIES WITHIN CENTENNIAL STREET AND SERVICING THE PROPERTY ARE BASED UPON THE LOCATION OF ABOVE GROUND STRUCTURES AND PLANS OF RECORD.



N/F
THOMAS F. SNYDER
ANN W. SNYDER
BK 12687 PG 336
MAP 87 BLOCK 00 LOT 001

N/F
THOMAS F. SNYDER
ANN W. SNYDER
BK 12687 PG 336
MAP 87 BLOCK 00 LOT 43



REV.	BY:	DATE:	ISSUED FOR REVIEW	STATUS:
A	DCS	7-28-14		

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

ST. CLAIR ASSOCIATES
 LAND SURVEYING AND CIVIL ENGINEERING
 34 Forest Lane
 Cumberland, ME 04021
 Tel (207) 899-5556

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
13008	ELECT	DCS	DCS	DCS

EXISTING CONDITION SURVEY
 OF:
 ROSE/KERSHAW PROPERTY
 60 CENTENNIAL STREET
 PORTLAND, ME
 FOR:
 5 CITY POINT ROAD, LLC
 95 FRANKLIN STREET #4
 NEW YORK, NY 10013

DATE	SCALE
5-20-14	1"=10'

13008EC-B-TAB 13008EC