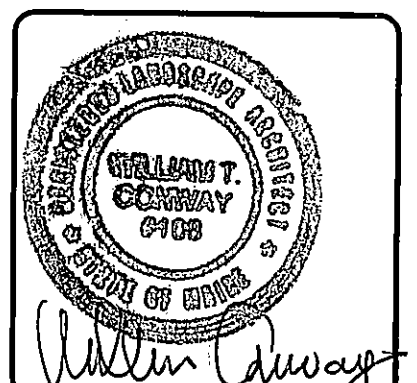
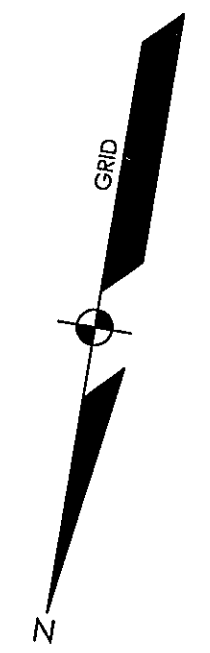


**GENERAL NOTES**

1. PROPERTY LINES AND EXISTING CONDITIONS ARE BASED SOLELY UPON A PLAN ENTITLED "EXISTING CONDITION SURVEY OF ROSE KERSHAW PROPERTY, 80 CENTENNIAL STREET, PORTLAND, MAINE" PREPARED BY ST. CLAIR ASSOCIATES, DATED JULY 28, 2014.
2. PROPERTY CONTAINS 26,599 SQUARE FEET, MORE OR LESS.
3. PROPERTY IS LOCATED WITHIN THE ISLAND RESIDENTIAL 2 / IR2 ZONING DISTRICT AND IS WITHIN THE SHORELAND ZONE.
4. SPACE AND BULK REQUIREMENTS / IR2 ZONING DISTRICT :  
 MINIMUM LOT SIZE . . . . . 20,000 S.F.  
 MINIMUM STREET FRONTAGE . . . . . 70 FEET  
 MINIMUM FRONT YARD . . . . . 25 FEET  
 MINIMUM SIDE YARD . . . . . 20 FEET  
 MINIMUM REAR YARD . . . . . 25 FEET  
 MAXIMUM LOT COVERAGE . . . . . 20 % (SEE NOTE 5)
5. PROPOSED LOT COVERAGE . . . . . 3,266.72 SF OR 12.28% OF LOT AREA



DESIGNED	CHECKED
WTC	WTC

REV.	BY	DATE	ISSUED FOR PERMITS	STATUS
A	WTC	08-07-14		

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

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A, 250 Goodard Rd., Suite B  
 South Portland, ME 04106, LEWIS AND CLARK  
 Tel: 207-200-2100, Tel: 207-785-5656

OVERALL SITE PLAN  
 OF:  
 ROSE / KERSHAW RESIDENCE  
 80 CENTENNIAL STREET  
 PEAKS ISLAND, MAINE  
 FOR:  
 PETER ROSE & ALICIA KERSHAW  
 95 FRANKLIN STREET, APT. 4  
 NEW YORK, NY 10013

PROJECT NO.	SCALE
14186	1" = 10'

SHEET 2 OF 7

14186et.dwg, TAB:5