PARCEL LOCATION PLAN

0 25 50 75 150

N

NAD83, MSP-W

WAIVER OF BOUNDARY SURVEY

1. THIS PLAN IS INTENDED TO DEMONSTRATE THE LOCATION, BOUNDARIES, AND DEED REFERENCES RELEVANT TO A PROPERTY ON CUSHINGS ISLAND KNOWN AS "CIVILIAN DOCK" (CITY OF PORTLAND TAX MAP C14SW, LOT 106A-E002). THIS INFORMATION IS INTENDED TO SUPPORT A REQUEST FOR WAIVER OF BOUNDARY SURVEY REQUIREMENTS AS PART OF A LEVEL II DEVELOPMENT REVIEW APPLICATION FOR A PROJECT THAT INVOLVES NO ALTERATION OF THE EXISTING UPLAND PROPERTY, ON AN IMPROVED LOT OF RECORD.
2. THIS PLAN HAS NOT BEEN PREPARED BY A PROFESSIONAL LAND SURVEYOR AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY. A BOUNDARY SURVEY HAS NOT BEEN COMPLETED FOR THIS PROJECT.

GENERAL NOTES

1. OWNER OF RECORD: CUSHINGS ASSOCIATES, INC., 12 WOODSIDE DRIVE, UNIONVILLE, CT 06085
2. PROJECT NAME / MUNICIPALITY: CIVILIAN DOCK FLOAT EXPANSION, CUSHINGS ISLAND, PORTLAND, MAINE
3. APPLICANT: CUSHINGS ASSOCIATES, INC. ATTN: SIDNEY THAXTER, ONE CANAL PLAZA, SUITE 1000, PORTLAND, ME 04101
4. ENGINEER / PERMITTING AGENT: BAKER DESIGN CONSULTANTS, ATTN: BARNEY BAKER, PE, 7 SPRUCE ROAD, FREEPORT, ME 04032
5. DESIGNER: CUSTOM FLOAT SERVICES, 11 WALLACE AVENUE, SOUTH PORTLAND, ME 04106
6. ALL ELEVATIONS ON THIS PLAN ARE TO NAVD88 VERTICAL DATUM PER MAINE GIS DATABASE, UNLESS OTHERWISE NOTED. CONVERSION FROM NAVD88 TO NGVD29 IS +0.7'. SEE TIDAL DATUM TABLE ON SHEET C-1 FOR FORTHER REFERENCE ELEVATIONS.
7. HORIZONTAL DATUM IS NAD83, MAINE STATE PLANE WEST ZONE, PER MAINE GIS DATABASE. PROJECT HAS NOT BEEN TIED TO AN OFFICIAL CITY OF PORTLAND BENCHMARK.

PROPERTY INFORMATION

1. PARCEL SIZE AND TAX ASSESSOR DATA: PROJECT SITE IS IDENTIFIED BY THE PORTLAND ASSESSORS OFFICE AS LOT 106A-E002 ON TAX MAP C14SW CONTAINING 3400 SF (0.0781 ACRES) OF LAND
2. SITE BOUNDARIES ARE SHOWN BASED ON CITY OF PORTLAND TAX MAP PARCEL BOUNDARIES, AS OBTAINED FROM THE MEGIS MUNICIPAL BOUNDARIES DATABASE. REFER TO DEED REFERENCE 1 FOR DESCRIPTION OF PARCEL.
3. NO SURVEY MONUMENTS HAVE BEEN FIELD LOCATED OR SET.
4. ZONING: PARCEL IS LOCATED IN THE ISLAND RESIDENTIAL (IR-1) ZONE. THE PARCEL IS ALSO LOCATED ENTIRELY WITHIN THE SHORELAND OVERLAY DISTRICT.
5. USE: CONDITIONAL USE; OTHER; WHARVES, PIERS, DOCKS, OR LANDING RAMPS
6. PROPERTY IS SUBJECT TO RIGHTS OF COMMON USAGE BY OWNERS OF PROPERTY ON CUSHINGS ISLAND AS DESCRIBED IN DEED REFERENCE 1.
7. THE SUBJECT PARCEL CONTAINS NO EXISTING OR PROPOSED STREETS, PARKING AREAS, OR VEHICULAR FACILITIES.
8. FLOOD ZONE STATEMENT: PROPERTY IS LOCATED IN THE V2 ZONE WITH BASE FLOOD ELEVATION OF 19 (NGVD29) BASED ON JULY 17, 1986 FEMA FIRM, REVISED TO REFLECT LOMR EFFECTIVE SEPTEMBER 14, 2012

DEED REFERENCES

1. 106A-E002 - CONVEYENCE OF THE SUBJECT PARCEL TO THE OWNER OF RECORD, LEGAL DESCRIPTION OF THE PROPERTY, AND GRANTED RIGHTS OF COMMON USAGE ARE DESCRIBED IN THE DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 34476, PAGE 67.
2. ISLAND ROW – COMMON LAND (HEREIN ISLAND_ROW) IS DESCRIBED IN THE DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 34477, PAGE 70.

BASE PLAN DATA REFERENCES

1. BASE IMAGERY IS LOW-TIDE 2013 ORTHOIMAGERY OBTAINED FROM THE MEGIS DATABASE.
2. PARCEL BOUNDARIES ARE SHOWN BASED ON PARCEL BOUNDARIES DATA LAYER FOR THE CITY OF PORTLAND OBTAINED FROM THE MEGIS DATABASE.
3. ELEVATION CONTOURS ARE SHOWN BASED ON THE CONTOURS_2FT DATA LAYER OBTAINED FROM THE MEGIS DATABASE.

CUSHINGS ISLAND PARCEL MAP

0 500 1000 1500 3000

BAKER DESIGN CONSULTANTS
Civil, Marine, and Structural Engineering
7 Spruce Road • Freeport • Maine • 04032 • 207-846-9724 • info@bakerdesignconsultan

Reviewed for Code Compliance
Portland Inspection Services
Approved: Jeff Tarr
Date: 05/15/17

NO.	INT.	DATE	
B	BJB	6-14-16	REVISED FLOAT LAYOUT
A	BJB	3-9-16	PERMIT SET
			SUBMISSION

STATE OF MAINE
BARNEY J. BAKER
No. 5737
LICENSED PROFESSIONAL ENGINEER

DESIGNED BY: BJB
DRAWN BY: DJB
CHECKED BY: BJB
SCALE: AS SHOWN

SHEET TITLE: PARCEL DESCRIPTION & REFERENCES

PROJECT: CUSHINGS ISLAND ASSOCIATION
CIVILIAN DOCK FLOAT EXPANSION
CUSHINGS ISLAND, PORTLAND, MAINE

DATE JAN 2016
CONTRACT NO. 16-02
SHEET NO. C-0
REV. B

\\bdc-srv\projects\16\16-02 civilian dock permitting-cushings island\cad\16-02 civilian dock, cushings island float plan.dwg