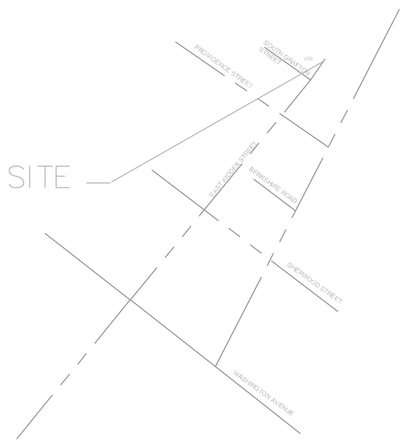
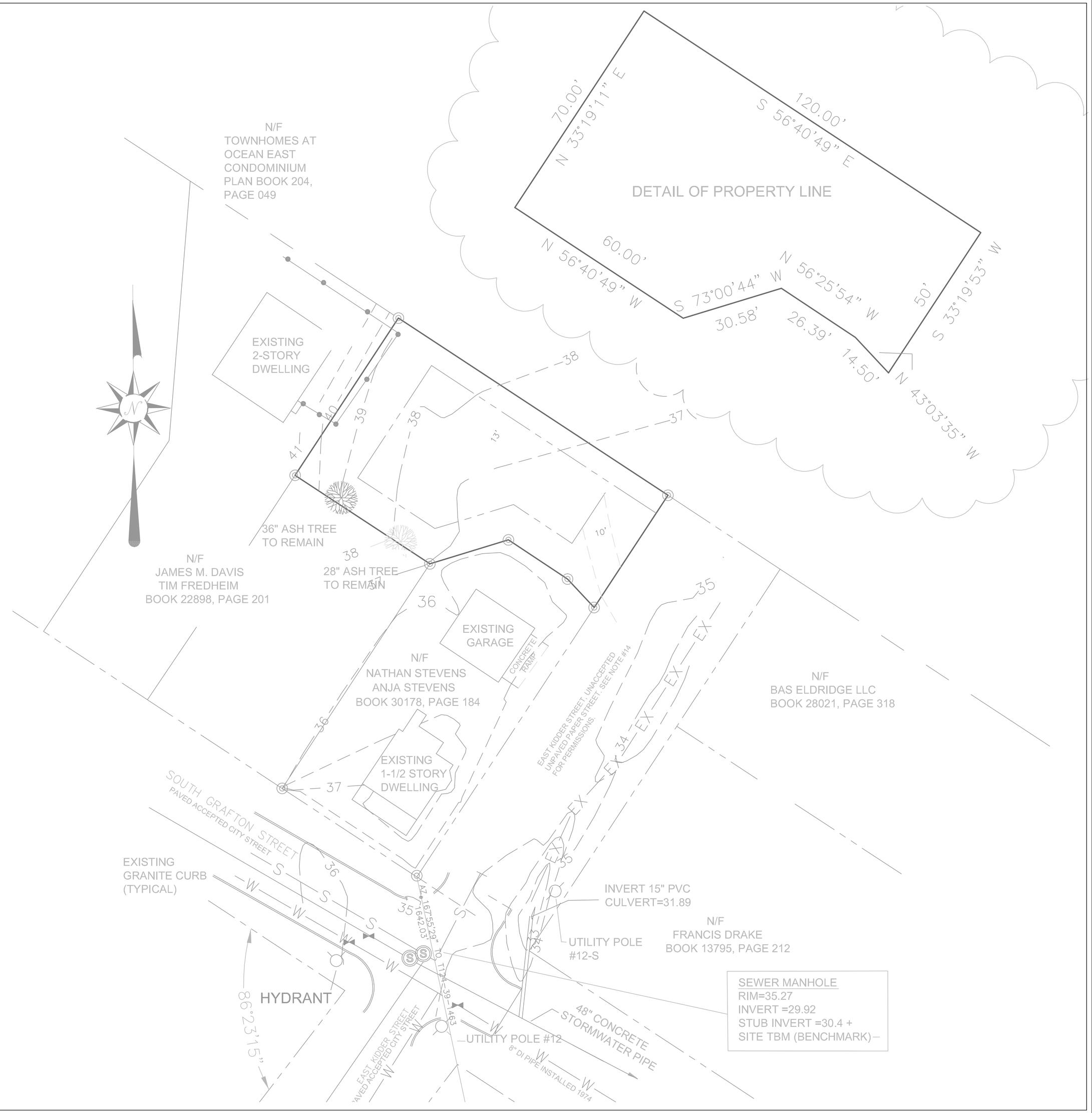
SITE MAP:





GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SUMMIT REAL ESTATE, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 30103, PAGE 086.
1a. RECORD OWNER ADDRESS: 143 SUMMIT STREET PORTLAND MAINE 04103.

2. THE PROPERTY IS SHOWN AS LOTS 28,29 AND PARTS OF LOTS 31 & 32 ON THE CITY OF PORTLAND TAX MAP 169 BLOCK E AND IS LOCATED IN THE R-5 (R5) DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE (R5) DISTRICT ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY:

MINIMUM LOT SIZE:	6000 SQUARE FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	20 FEET
MINIMUM SIDE YARD:	12 FEET FOR A 2 STORY BUILDING*
MINIMUM REAR YARD:	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET (SEE SECTION IX, ITEM 15A
MAXIMUM BUILDING COVERAGE:	40%

* ONE SIDE YARD MAY REDUCED 1 FOOT FOR EVERY 1 FOOT GAINED ON THE OPPOSITE SIDE.
NO SIDE YARD SHALL BE LESS THAN 8 FEET.

4. TOTAL GROSS AREA OF THE PARCEL IS APPROXIMATELY 7246 SQUARE FEET OR 0.13 ACRES.

5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY ROBERT T. GREENLAW PLS. BOUNDARY CORNERS AND LINES BY WAYNE WOOD PLS. AS SHOWN ON PLAN REFERENCE 6b.

6. PLAN REFERENCES:
A. "CITY OF PORTLAND TAX MAP 169, ONLINE PARCEL VIEWER.

B. PLAN OF LAND ON KIDDER STREET AND SOUTH GRAFTON STREET PORTLAND MAINE FOR ROBERT LIGHTFOOT 547 HEAD TIDE ROAD WHITEFIELD MAINE BY WAYNE WOOD PLS. DATED AUGUST 2012 SAID PLAN IS UNRECORDED AT THE TIME OF THIS SURVEY.

C. CITY OF PORTLAND STORM WATER PLAN OF EAST KIDDER STREET. AS BUILT PLAN REVISED IN JULY 10, 1987. STORED IN THE CITY OF PORTLAND PUBLIC WORKS VAULT IN DRAWER 926, SHEET 2. THE NEAREST CITY BENCHMARK COULD NOT BE RECOVERED.

7a. PLAN ORIENTATION IS GRID NORTH PER CITY OF PORTLAND CONTROL POINT.S.

b. ELEVATIONS BASED UPON THE COPPER BOLT FOUND IN GRANITE MONUMENT ON THE 3 FOOT OFFSET LINE TO THE EASTERLY SIDELINE OF WASHINGTON AVENUE AT THE FIRST ANGLE NORTHERLY OF PRESUMPSCOTT STREET. THE PROVIDED ELEVATION OF THE BOLT IS SAID TO BE 20.525 AND IS ASSUMED TO BE ON THE CITY OF PORTLAND VERTICAL DATUM OF N.G.V.D 1929.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

9. THIS PROPERTY WAS GRAPHICALLY LOCATED ON THE FEMA FLOOD MAP 230051 7c IS LOCATED IN ZONE X AND IS NOT IN SPECIAL FLOOD HAZARD AREA.

10. SOIL TYPE: AS SHOWN IN THE SOIL SURVEY CUMBERLAND COUNTY MAINE DATED AUGUST 1974. BUXTON SILT LOAM, REVISED TO LAMOINE SILT LOAM IN THE INTERPRETATION HANDOUT DATED JUNE, 1995.

11. NO WATER COURSES EXIST ON OR NEAR THE SUBJECT PARCEL.

12. STATE PLANE COORDINATES ARE SHOWN HEREON IDENTIFYING THE TWO CITY OF PORTLAND GPS COORDINATE POINTS SUPPLIED BY THE CITY OF PORTLAND PUBLIC SERVICES DIVISION.

13. TWO CITY OF PORTLAND 3' OFFSET MONUMENTS WERE UTILIZED FOR THIS PROJECT. MONUMENT #963 ALSO KNOWN AS T124-39-1463 IS THE CONTROL POINT THAT IS SHOWN BEING TIED TO THIS PROJECT WITH AN AZIMUTH AND DISTANCE. LOCATED AT THE NORTHWEST CORNER OF PRESUMPSCOT AND SHERWOOD STREETS, IT'S GRID COORDINATES ARE: NORTH 309979.608, EAST 2927890.271. THE MONUMENT USED AS A BACKSIGHT FOR THE CONTROL NETWORK, #957 IS LOCATED AT THE SOUTHWEST CORNER OF PRESUMPSCOT AND SAVOY STREETS, IT'S COORDINATES ARE NORTH 309658.904, EAST 2927844.881. THE AZIMUTH FROM THE BASE POINT OF THE TRAVERSE TO THE SECOND CONTROL POINT USED FOR THE BEARING BASE IS AZ-188-03'-53".

14. THE ZONING BOARD OF APPEALS GRANTED A VARIANCE TO THE FORMER OWNER ROBERT B. LIGHTFOOT TO ALLOW THE INSTALLATION OF A DRIVEWAY IN PLACE OF BUILDING EAST KIDDER STREET PORTION OF THIS PROJECT TO CITY STREET STANDARDS. THE VARIANCE IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 29832, PAGE 345.

LEGEND:

	Capped Rebar Set PLS #1328	(50.00')	Distance from reference Plan or deed.
IPF	Iron Pipe Found	N/F	Now Or Formerly
MONF	Monument Found	12345/99	Deed Book/Page of Local Registry
34	Contour Line		Edge of traveled way
	Abutter Line	OHU	Overhead Utility
	Property Line		Utility Pole
	Street Line		Indicates Ownership in Common
	Setback Line		
	Old Lot Line	UGU	Under Ground Utility
P	Sign		Sewer Manhole
W	Water Line		Water Main Gate Valve
S	Sewer Line		
EX	Existing Ditch		

EXISTING CONDITIONS/SITE PLAN
AT 0 EAST KIDDER STREET PORTLAND, MAINE

FOR: ADG BUILDERS, LLC

PREPARED BY:
ROBERT T. GREENLAW PLS
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@MYFAIRPOINT.NET
207-749-9471

DRAWN BY:	RTG
CHECKED BY:	KGG
SCALE:	1" = 20'
DATE OF SURVEY:	01/13/2012
JOB NUMBER:	2011052
SHEET:	1 OF 3
DRAWER: 2012 NO:	052

REVISIONS:

REVISED 03-12-2013: CHANGED STATUS OF STREET AND BENCHMARK

LOCATION: 0 EAST KIDDER STREET PORTLAND, MAINE

0' 20' 40' 60'

GRAPHIC SCALE

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303

DATE: MARCH 12, 2013

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