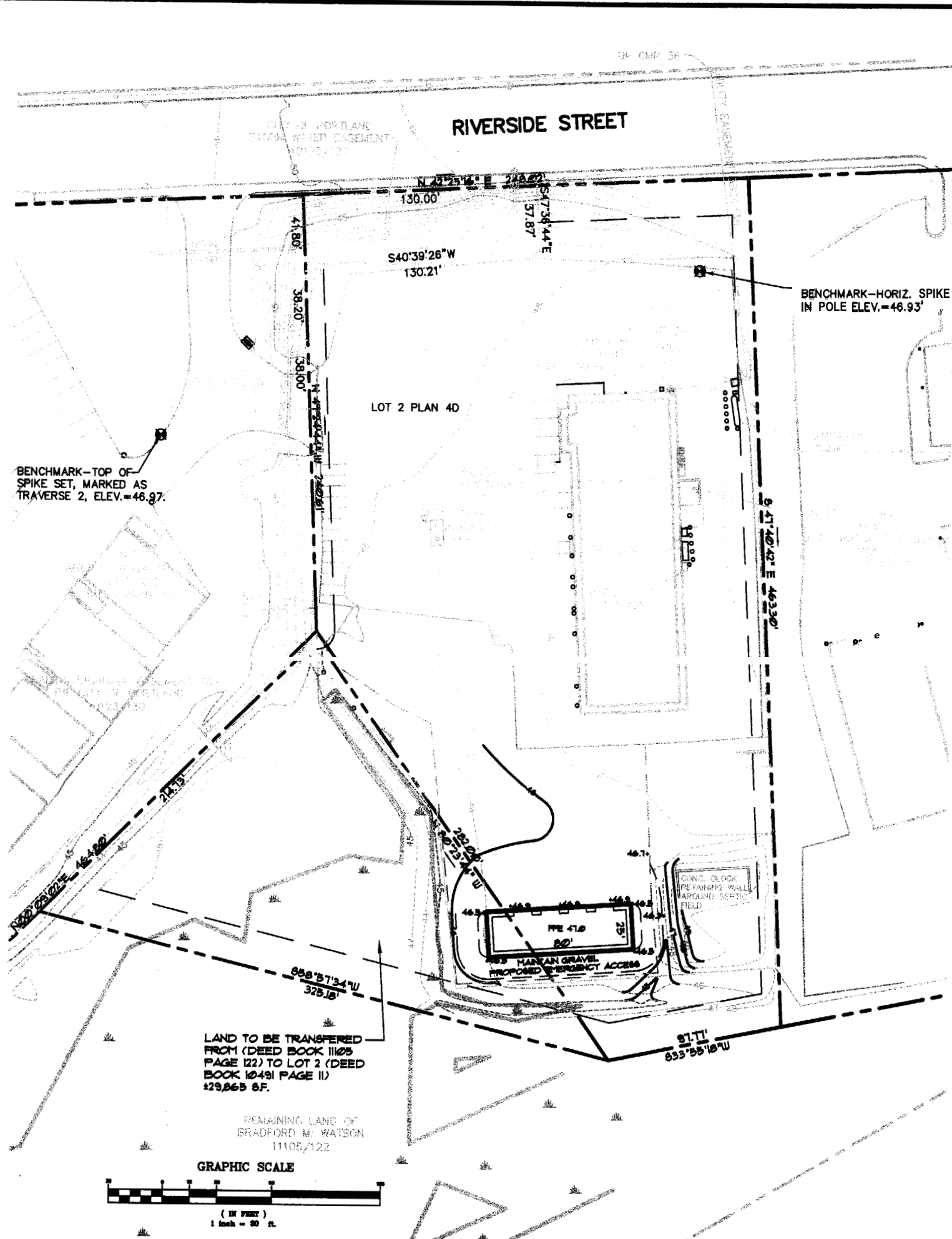
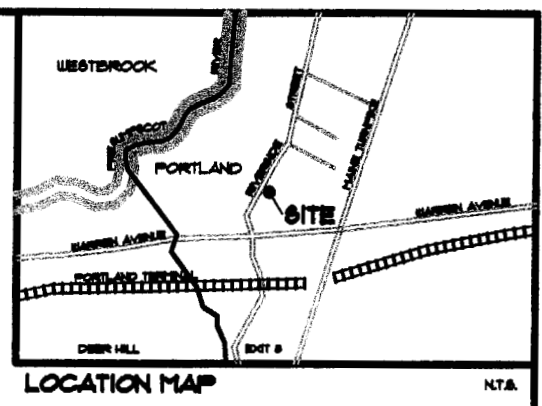
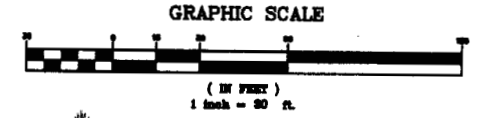


17B4



LEGEND

EXISTING	DESCRIPTION
---	PROPERTY/ROW
---	ABUTTING PROPERTY LINE
---	EASEMENT
---	EDGE CONCRETE
●	IRON ROD TO BE SET
○	BOLLARD
	BUILDING
---	SKIN
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	GATE VALVE
---	LIGHT POLE
---	UTILITY POLE
---	HYDRANT
---	CATCH BASIN
---	MANHOLE
---	OVERHEAD ELECTRIC LINE
---	CULVERT
---	CHAIN LINK FENCE
---	GUARDRAIL
---	PARKING LN
---	5' INTERVAL CONTOUR
---	1' INTERVAL CONTOUR



- GENERAL NOTES**
- RECORD OWNERS OF THE PROPERTY ARE BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
 - EXISTING LOT 2 PARCEL AREA IS ±100,115 S.F.
LAND TO BE TRANSFERRED AREA IS ±29,865 S.F.
TOTAL AREA OF THE PROPOSED LOT 2 IS ±129,980 S.F.
 - THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP NO. 317 SHOWN AS LOT 4 AND A PORTION OF LOT 6.
 - PLAN REFERENCES:
A. "EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES, INC." 401 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1338, DATED 11/22/01.
B. "SITE PLAN-(STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHA-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 582 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1988.
C. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT- OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1988, DOT FILE NO. 3-444, SHEETS 1 AND 2 OF 11, (NO TAKING RECORDED).
D. PLOT PLAN FOR TURNER BARKER ASSOCIATES, PORTLAND, MAINE, BY C. R. STORER, INC., ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/1/1973, CORD PLAN BK 98 PG 22.
E. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04098-1338, FOR THE BENCHMARK GROUP, 4053 MAPLE ROAD, AMHERST, NEW YORK, DATED 8/02/1995.

- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON NOVEMBER 18, 2003. VERTICAL DATUM IS NAVD 1988.
- THE WITHIN PREMISES IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
A. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, THE RIGHT AND EASEMENT TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES FOR THE TRANSMISSION OF ELECTRICITY AND INTELLIGENCE, TOGETHER WITH THE NECESSARY POLES, WIRES, CABLES, CROSS-ARMS, BRACES, ANCHORS, GUYS AND OTHER ELECTRICAL EQUIPMENT AND APPURTANANCES CONNECTED THEREWITH, OVER, ALONG AND ACROSS PREMISES OWNED BY THE GRANTOR, ALONG A ROUTE IN A SOUTHEASTERLY DIRECTION FROM POLE #36 RIVERSIDE STREET TO POLE #38.1. SAID EASEMENT RECORDED APRIL 5, 1976 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3824, PAGE 38.
B. A 36 FOOT RIGHT OF WAY EASEMENT AS SHOWN ON PLAN DESCRIBED IN REFERENCE 40 AND IN DEED OF LAND NOW OR FORMERLY OF BRADFORD M. WATSON, LYNN W. COUSINS AND KIMBERLY W. CARTER, RECORDED DECEMBER 31, 1992 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10491, PAGE 11.
C. A STORM WATER EASEMENT AS DESCRIBED IN A DEED TO THE CITY OF PORTLAND, RECORDED JUNE 15, 1992, IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10123, PAGE 127.
D. THE PROPERTY IS LOCATED IN THE B4 ZONE. SPACE AND BULK REQUIREMENTS FOR THE B4 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	10,000 S.F.	
MINIMUM STREET FRONTAGE	60 FEET	
MINIMUM YARD DIMENSIONS:	PRINCIPAL	ACCESSORY STRUCTURE
FRONT YARD	20 FEET	20 FEET
REAR YARD	20 FEET	7 FEET (LESS THAN 100 S.F.)
SIDE YARD (1-2 STORIES)	10 FEET	5 FEET (LESS THAN 100 S.F.)
SIDE YARD (3 + STORIES)	12 FEET	
MINIMUM LOT WIDTH	60 FEET	
MAXIMUM HEIGHT	65 FEET*	
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	
MAXIMUM FLOOR AREA RATIO	65%	

* SEE THE

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7/7/2004

REV:	DATE:	STATUS:
A	5/10/04	SUBMITTED TO CITY FOR REVIEW

Sebago Technics
Engineering Expertise You Can Build On
One Church Street
Westbrook, ME 04098-1338
Tel (207) 688-0877

PROJECT NO. FIELD BOOK DESIGN CHECK DRAWN
033782C 778 DPH MNE DPH/MNE

SITE PLAN
OF
HANDYMAN RENTAL PARCEL
357 RIVERSIDE STREET
PORTLAND, MAINE
FOR
HANDYMAN RENTAL
357 RIVERSIDE STREET
PORTLAND, MAINE 04103

RECORD OWNER:
SEE NOTE 1

DATE	SCALE
1/18/04	1" = 30'

033782C