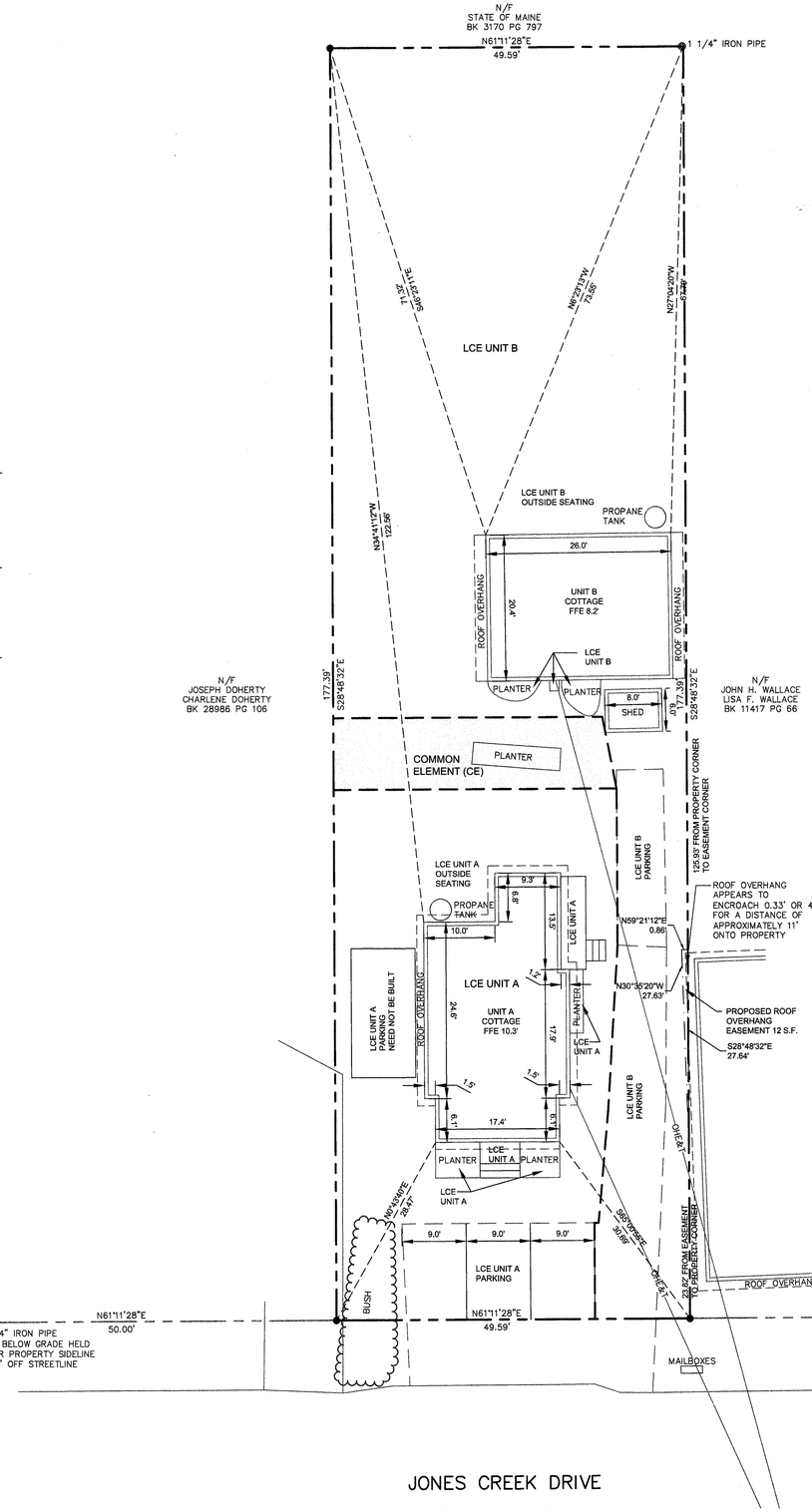


SECTIONS
SCALE 1"=5'



LEGEND

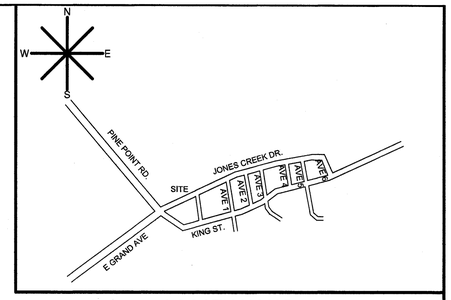
EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE PAVEMENT	
	EDGE OF GRAVEL	
	VEGETATION	
OHE	OVERHEAD ELEC. & TEL.	
	LCE BOUNDARY LINE	
	COMMON ELEMENT	CE
	LIMITED COMMON ELEMENT	LCE
FFE	FINISH FLOOR ELEVATION	

JONES CREEK DRIVE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LOCATION MAP N.T.S.

GENERAL NOTES

1) THE RECORD OWNER OF THE PROPERTY IS LEAH LEDOUX AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31508 PAGE 246.

2) THE PROPERTY IS LOCATED ON THE TOWN OF SCARBOROUGH TAX MAP U022 BEING DEPICTED AS LOT 10.

3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SITE TEMPORARY BENCHMARK (TBM) IS A BOLT IN POWER POLE CMP 121 HAVING AN ELEVATION OF 12.41'

4) PLAN REFERENCES:

A) PLAN OF PINE POINT SCARBOROUGH RECORDED IN PLAN BOOK 6 PAGE 36.

B) BOUNDARY SURVEY OF 16 JONES CREEK DRIVE DATED OCTOBER 3, 2014 BY NORTHEAST CIVIL SOLUTIONS.

C) STANDARD BOUNDARY SURVEY PLAN LAND OF PAMELA COUTURE & CATHERINE PERROTTI DATED DECEMBER 8, 2015 BY BH2M ENGINEERS, SURVEYORS

5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY ALL MATTERS OF RECORD ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

6) THE RIGHT OF WAY LOCATION FOR JONES CREEK DRIVE IS BASED UPON HOLDING EXISTING MONUMENTATION FOUND IN THE FIELD.

7) THE PROPERTY IS LOCATED IN THE TOWN OF SCARBOROUGH BEACH MIXED-USE (B1) ZONING DISTRICT. THE SPACE AND BULK REQUIREMENTS FOR THE B1 ZONING DISTRICT REFERENCED IN THE TOWN OF SCARBOROUGH ZONING ORDINANCE REVISED JUNE 3, 2020 ARE AS FOLLOWS:

MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT FRONTAGE	50 FEET
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FEET
MINIMUM FRONT YARD SETBACK FOR HOUSES >20' IN HEIGHT	10 FEET
MINIMUM FRONT YARD SETBACK FOR HOUSES <20' IN HEIGHT	20 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	15 FEET

IT IS RECOMMEND THE ZONING DISTRICT AND ZONING REQUIREMENTS BE CONFIRMED EITHER BY REVIEW OF THE LATEST TOWN OF SCARBOROUGH ZONING MAP AND ZONING ORDINANCE OR BY CONSULTING WITH THE TOWNS CODE ENFORCEMENT OFFICE

8) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL AND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED PROPERTY CORNER MONUMENTATION HAS NOT BEEN SET AT THE ISSUANCE OF THIS PLAN.

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS

RECEIVED August 11, 2020

AT 11h 56m AM. AND RECORDED IN

PLAN BOOK 220 PAGE 242

ATTEST _____ REGISTER

STATE OF MAINE · DAVID C. ST. CLAIR, JR. · 2317 · REGISTERED PROFESSIONAL LAND SURVEYOR

REV:	BY:	DATE:	STATUS:
D	DCS	08-11-2020	FOR RECORDING
C	DCS	08-04-2020	REVISED PER LEGAL COUNSEL REVIEW COMMENTS
B	DCS	07-13-2020	ADD ABUTTER BUILDING LOCATION
A	NST	07-08-2020	FOR CLIENT REVIEW

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) 829-5558

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
20039	ELECT	NST	DCS	NST

CONDOMINIUM PLAT
OF:
BLUE HEAVEN CONDOMINIUM
20 JONES CREEK DRIVE
SCARBOROUGH, ME 04074
FOR:
MAX CAVALLI
75 KING STREET
SCARBOROUGH, ME 04074

RECORD OWNER
LEAH LEDEAUX
75 KING STREET
SCARBOROUGH, ME 04074

DATE	SCALE
7-2-2020	AS NOTED

SHEET 1

20039BD