





CHECKED

MWE

DESIGNED

CLQ

## **GENERAL NOTES:**

- 1. THE RECORD OWNER OF THE PARCEL IS WILL R & MARTA A KESSLER BY DEED DATED MAY 28, 2010 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK
- 2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 14 IN BLOCK M AS LOT 9 AND IS LOCATED IN THE RESIDENTIAL DISTRICT 6 (R-6).
- 3. SPACE AND BULK CRITERIA FOR THE R-6 DISTRICT ARE AS FOLLOWS: \*

NET RESIDENTIAL DENSITY: 725 S.F./ UNIT 2,000 S.F. MINIMUM LOT SIZE: MINIMUM STREET FRONTAGE: 20 FT MINIMUM FRONT YARD: 5 FT MINIMUM SIDE YARD: 5 FT MINIMUM REAR YARD: 10 FT 45 FT MAXIMUM BUILDING HEIGHT: MAXIMUM LOT COVERAGE:

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

- 4. TOTAL AREA OF PARCEL IS APPROXIMATELY 3,520 SQUARE FEET.
- 5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS INC ON OCTOBER 4, 2016.
- A. PLAN OF LOTS MADE BY A.P. MARSHALL FOR M. GOULD AND E. CLARK DATED MAY 20, 1856 AND RECORDED ON DECEMBER 14, 1857 AT THE CCRD IN PLAN BOOK 1, PAGE 41
- B. SITE SURVEY & SECTIONS OF HILLTOP CONDOMINIUM PREPARED BY MICHAEL CHAREK ARCHITECT DATED MAY 15, 1987 AND RECORDED AT THE CCRD IN PLAN BOOK 162,
- C. PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY AND PROPOSED DIVISION LINES MADE FOR QUEBEC LLC ON THE NORTHWESTERLY SIDELINE OF QUEBEC STREET, PORTLAND MAINE PREPARED BY JAMES D NADEAU LLC REVISED ON JANUARY 1, 2011 AND RECORDED AT THE CCRD IN PLAN BOOK 211, PAGE 17.
- 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE BASED UPON CITY VERTICAL DATUM PER CITY CONTROL ID T108-73-2 AND T108-73-3 AS PROVIDED BY BILL CLARK ON SEPTEMBER 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 AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR
- 9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0014 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOOD.
- 10. MELBOURNE STREET PER CITY OF PORTLAND RECORDS 8-195, VOLUME 1, PAGE 129, MELBOURNE STREET WAS ACCEPTED OCTOBER 21, 1852 AS FIFTY (50') FEET WIDE, AND WAS RE-RUN OCTOBER 3, 1977 PER CITY OF PORTLAND RECORDS VOL. 1, PAGE 60.

1 INCH = 10 FT.



SCALE

PROJECT NO. 16392