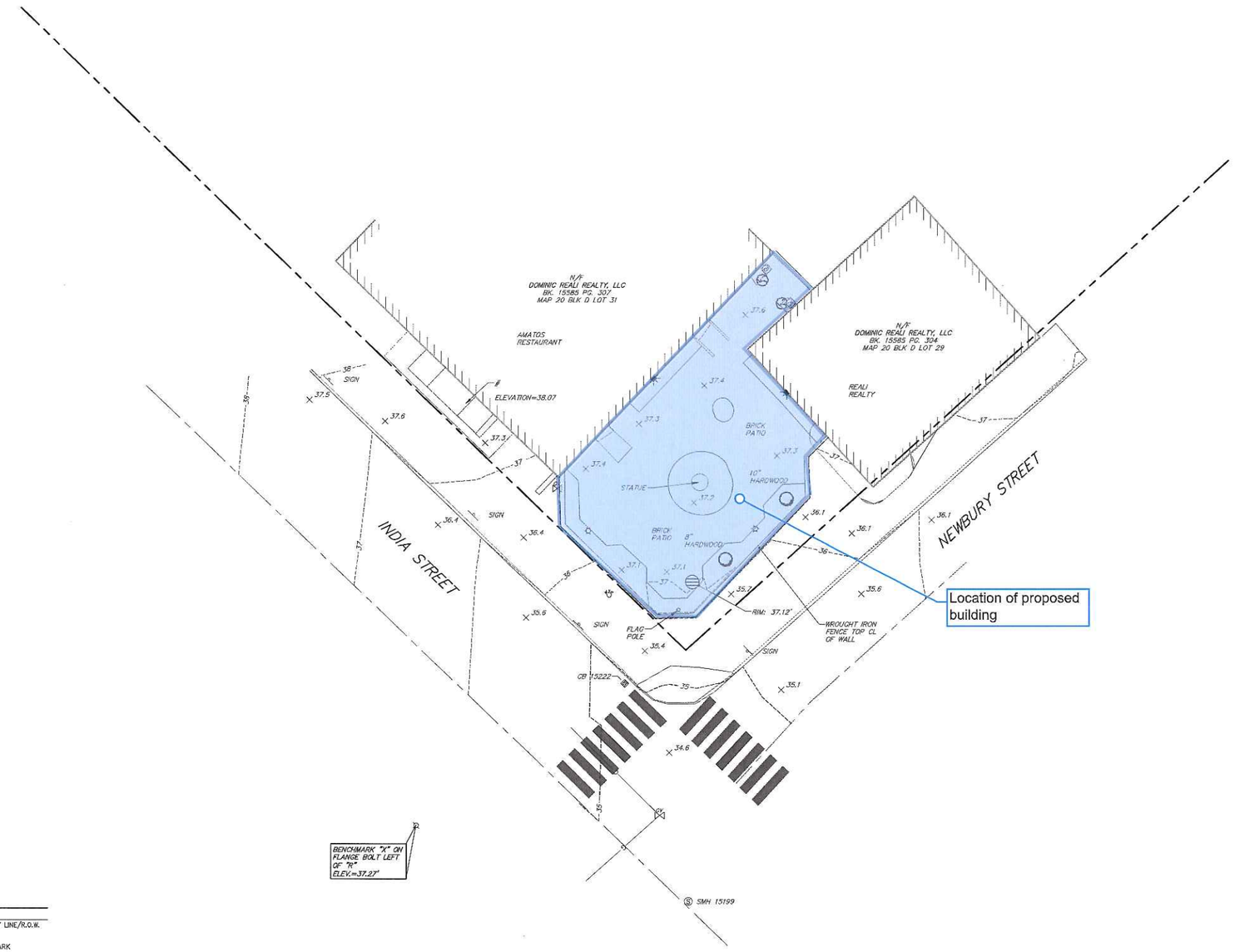

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS DOMINIC REALI REALTY, LLC BY DEED DATED DECEMBER 31, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 286.
2. THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-FSB ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-FSB ZONING DISTRICT ARE AS FOLLOWS:

   NET RESIDENTIAL DENSITY:

   MINIMUM LOT SIZE:

   MINIMUM STREET FRONTAGE:

   MINIMUM FRONT YARD:

   MINIMUM SIDE YARD:

   MINIMUM REAR YARD:

   MAXIMUM BUILDING HEIGHT:

   MAXIMUM BUILDING COVERAGE:

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 2017.
5. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
6. 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 EXCAVATION.
7. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF 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 FLOODING. (NO SHADING)

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- BENCHMARK (BENCHMARK DESCRIPTION WITH ELEVATION)
- BUILDING
- DECK/STEPS/
- EDGE PAVEMENT
- PAVEMENT PAINT
- CURB LINE
- 120 / 118 CONTOURS
- ×120.00 SPOT GRADE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- G GAS
- GAS GATE VALVE
- GAS METER
- WATER SHUT OFF
- HYDRANT
- CATCH BASIN
- LIGHT POLE

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

PROGRESS PRINT

CHARLES D. MAROHESE, P.LS 2009

DESIGNED	CHECKED
CDM	CHK BY

REV:	BY:	DATE:	STATUS:
A	CDM	1-23-17	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

EXISTING CONDITIONS PLAN

OF:

71 INDIA STREET

INDIA STREET
PORTLAND, MAINE

FOR:

DOMINIC REALI REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 10'

SHEET 1 OF 1

16539EC.dwg TAB:16539EC