

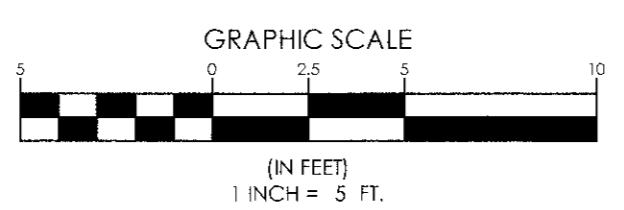
LOCATION MAP N.T.S.

GENERAL NOTES:

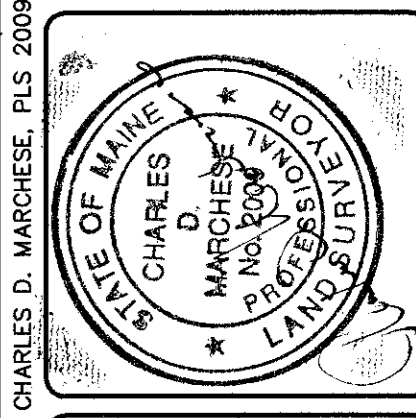
1. THE RECORD OWNER OF THE PARCEL IS DOMINIC REALI REALTY, LLC BY DEED DATED DECEMBER 31, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14437, PAGE 266.
2. THE PROPERTY IS SHOWN AS LOT 24, BLOCK D ON THE CITY OF PORTLAND TAX MAP 20 AND IS LOCATED IN THE IS-F59 ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-F59 ZONING DISTRICT CAN BE FOUND IN CHAPTER 14; LANDUSE OF THE CITY OF PORTLAND CODE OF ORDINANCE IN SECTION 14-257.7 UNDER SUBSECTIONS (a) URBAN NEIGHBORHOOD SUBDISTRICT, AND (c) URBAN ACTIVE SUBDISTRICT.
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)
8. REFER TO ARCHITECTURAL PLANS FOR LIGHTING.
9. PARKING SUMMARY:
 EXISTING PARKING: 40 SPACES
 REQUIRED:
 AMATOS REQUIREMENT: 1 SP/ 150 S.F. PUBLIC AREA (1,575 S.F.) = 11 SPACES
 REALI REAL ESTATE: 1 SP/ 400 S.F. OFFICE AREA (2,640 S.F.) = 7 SPACES
 TOTAL REQUIRED: 18 SPACES (40 EXISTING)

LEGEND

	EXISTING
	PROPERTY LINE/R.O.W.
	CENTERLINE
	BENCHMARK DESCRIPTION WITH ELEVATION
	BUILDING
	DECK/STEPS/
	EDGE PAVEMENT
	PAVEMENT PAINT
	CURB LINE
	CONTOURS
	SPOT GRADE
	WROUGHT IRON FENCE
	DECIDUOUS TREE
	SHRUB
	SIGN
	GAS
	GAS GATE VALVE
	GAS METER
	WATER
	WATER SHUT OFF
	HYDRANT
	SANITARY SEWER
	SANITARY MANHOLE
	CATCH BASIN
	OVERHEAD UTILITY
	LIGHT POLE
	UTILITY POLE
	BUILDING LIGHT



BENCHMARK "X" ON FLANGE BOLT LEFT OF "R" ELEV.=37.27'



DESIGNED	CHECKED
CDM	OAM

OAM 08-10-17 ISSUED FOR CITY SITE PLAN REVIEW
 A CDM 01-23-17 ISSUED TO CLIENT FOR REVIEW
 REV BY: DATE: STATUS:
 UNRECORDED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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 Tel: 207-250-2100 Fax: 207-783-9826

EXISTING CONDITIONS PLAN
 OF:
 71 INDIA STREET
 INDIA STREET
 PORTLAND, MAINE
 FOR:
 DOMINIC REALI REALTY, LLC
 375 ST. JOHN STREET 2ND FLOOR
 PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 5'