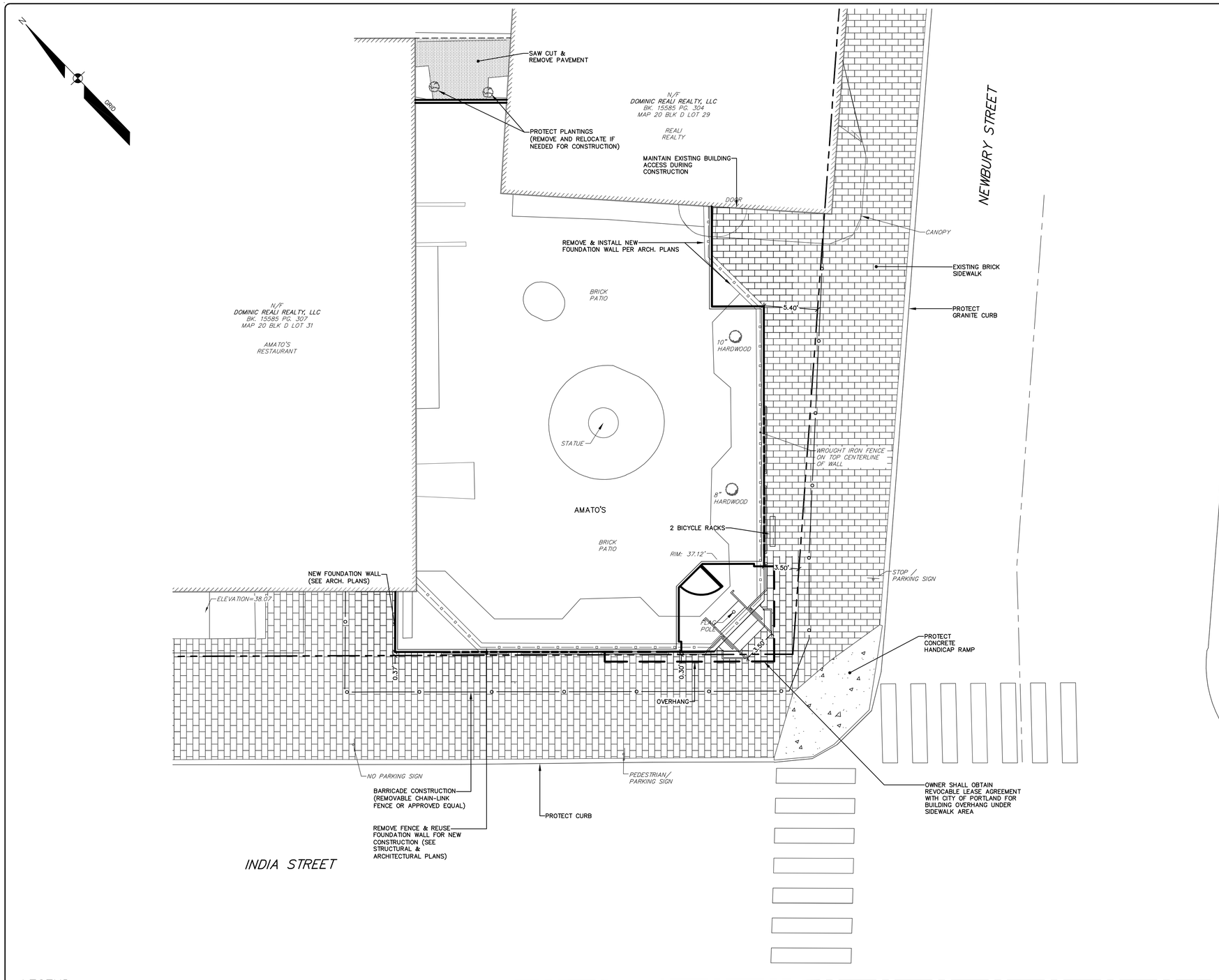

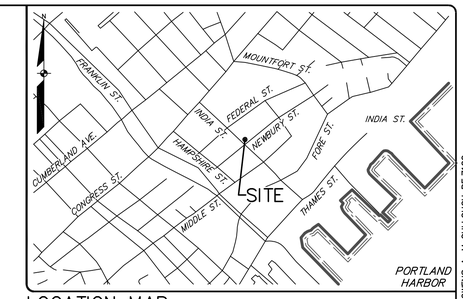

LOCATION MAP

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-FSB ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IS-FSB 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 STRUCTURAL AND ARCHITECTURAL PLANS FOR BUILDING INTERFACE AND DIMENSIONS AT EXISTING FOUNDATION AND ADJACENT BUILDINGS.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	CENTERLINE	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	CURB LINE	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	DECIDUOUS TREE	
	SIGN	

GRAPHIC SCALE

5 0 2.5 5 10

(IN FEET)
1 INCH = 5 FT.

OWENS A. McCULLOUGH PE-7122

STATE OF MAINE OWENS A. McCULLOUGH No. 7122 Licensed PROFESSIONAL ENGINEER

08-10-17

DESIGNED	CHECKED
BRF	OAM

REV.	BY:	DATE:	STATUS:
A	CDM	08-10-17	ISSUED FOR CITY SITE PLAN 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: 207-795-3656

SITE PLAN
OF:
AMATO'S
71 INDIA STREET
PORTLAND, MAINE
FOR:
DOMINIC REALI REALTY, LLC
312 ST. JOHN STREET, 2ND FLOOR
PORTLAND, MAINE 04102

PROJECT NO.	SCALE
16539	1" = 5'

SHEET 3 OF 5

16539 s.dwg, TAB:S