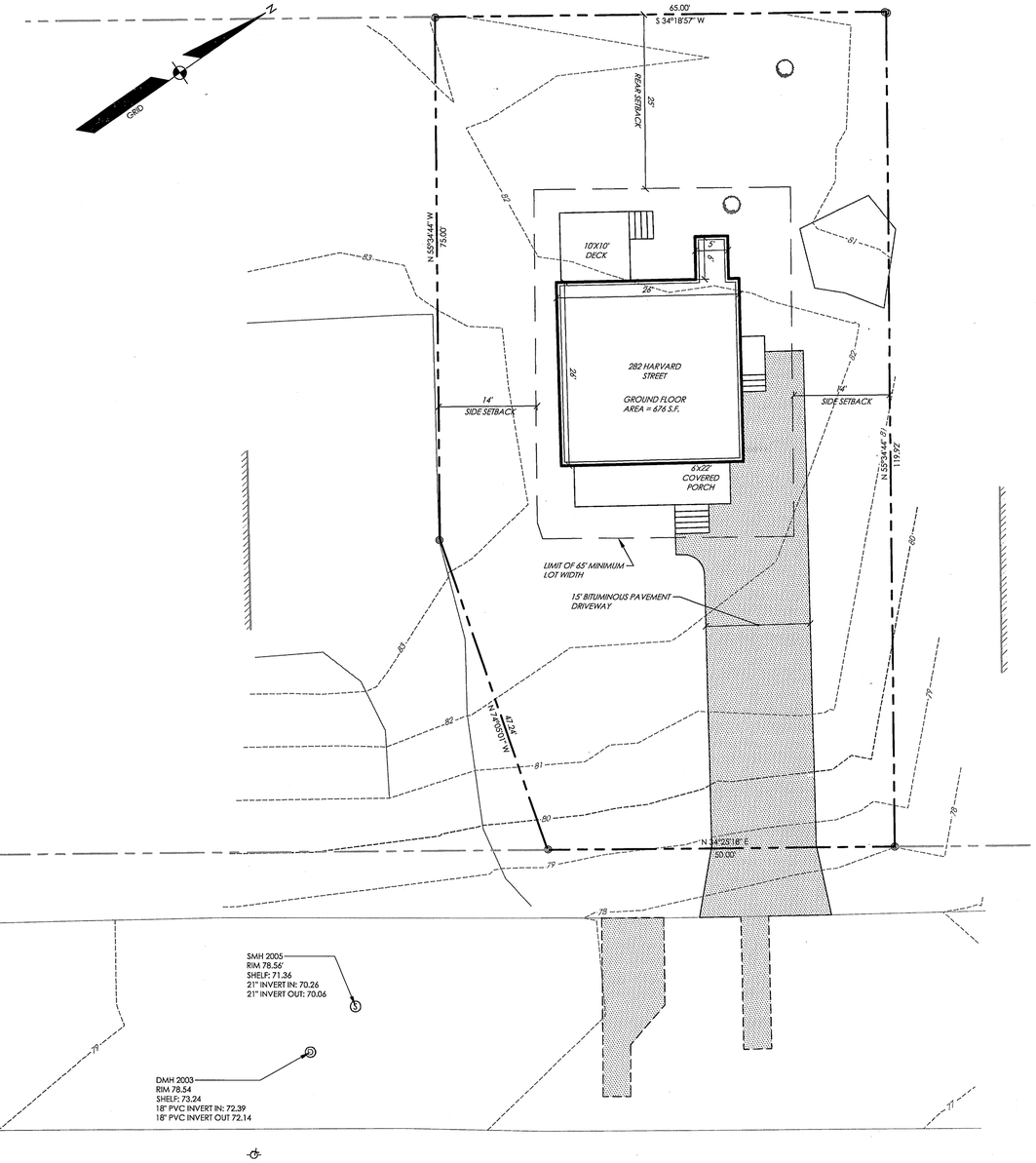

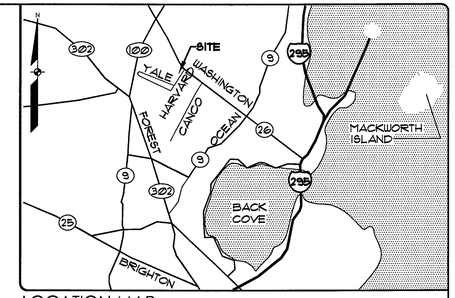

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS SETTIMO L AND ANNA M TRIVELLIN REVOCABLE TRUST BY DEED DATED OCTOBER 8, 2002 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18249, PAGE 301.
2. THE PROPERTY IS SHOWN AS LOT 88 ON THE CITY OF PORTLAND TAX MAP 153.
3. SPACE AND BULK CRITERIA FOR THE R-3 DISTRICT ARE AS FOLLOWS:
   MINIMUM LOT SIZE: 6500 SQUARE FEET
   MINIMUM LOT WIDTH: 65 FEET
   MINIMUM STREET FRONTAGE: 50 FEET
   MINIMUM FRONT YARD: 25 FEET
   MINIMUM SIDE YARD: 14 FEET
   MINIMUM REAR YARD: 25 FEET
   MAXIMUM BUILDING HEIGHT: 35 FEET
   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.17 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN OF BOUNDARY SURVEY AND SPLIT OF 276 HARVARD STREET PORTLAND MAINE 04102 FOR SETTIMO L AND ANNA M TRIVELLIN REVOCABLE TRUST BY R.W. EATON ASSOCIATES DATED JUNE 11, 2014.
6. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29 CITY DATUM.
7. 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.
8. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER, PUBLIC SEWER AND OVERHEAD ELECTRIC AND TELEPHONE.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	SETBACK	
	CENTERLINE	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	PAVEMENT SAWCUT	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
120 118	CONTOURS	120
	DECIDUOUS TREE	
S	SANITARY MANHOLE	
S	DRAINAGE MANHOLE	
	CATCH BASIN	
	UTILITY POLE	

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

DESIGNED	CHECKED
PDO	SMF

REV.:	BY:	DATE:	STATUS:
B	SMF	11-18-14	SUBMIT TO CITY ELECTRONICALLY
A	SMF	11-12-14	SUBMITTED 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
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299 Goddard Rd., Suite 8 Lewiston, ME 04240 Tel. 207-783-5656

SITE PLAN
OF:
282 HARVARD STREET
PORTLAND, MAINE

FOR:
AAAL, LLC
6 BEACH STREET
SOUTH PORTLAND, ME 04106

PROJECT NO.	SCALE
14418	1" = 10'

SHEET 1 OF 2

14418S.dwg, TAB:274-38