LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS AAAL, LLC BY DEED DATED SEPTEMBER 22, 2014 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31799, PAGE 55.
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 LAND LOCATED AT 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 BASED UPON A CITY MONUMENT AT THE CORNER OF BERRY AVE AND WASHINGTON AVE.
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.
9. THE PROPERTY IS NOT IDENTIFIED AS A FLOOD ZONE IN ACCORDANCE WITH FEMA FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY-PANEL NUMBER 230051 0007 DATED JULY 17, 1986.
10. THE NATURAL RESOURCES CONSERVATION SERVICES WEB SOIL SURVEY / NATIONAL COOPERATIVE SOIL SURVEY FOR CUMBERLAND COUNTY AND PART OF OXFORD COUNTY, MAINE IDENTIFIES THE SOILS AS HOLLIS, FINE SANDY LOAM (HrB).

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	X
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
	UTILITY POLE	

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

Reviewed for Code Compliance
Inspection Services
Portland, Maine

Date: 02/20/15

SHAWN M. FRANK, PE 6396

STATE OF MAINE
SHAWN M. FRANK
NO. 6396
LICENSED
PROFESSIONAL ENGINEER

MATTHEW W. EK, PLS 2117

STATE OF MAINE
MATTHEW W. EK
2117
PROFESSIONAL
LAND SURVEYOR

DESIGNED	CHECKED
PDO	SMF

REV:	BY:	DATE:	STATUS:
C.	SMF	01-05-15	REVISE PER CITY REVIEW AND RESUBMIT ELECTRONICALLY
B.	SMF	11-18-14	SUBMIT TO CITY ELECTRONICALLY
A.	SMF	11-12-14	SUBMITTED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BEAT 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 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: 24x36