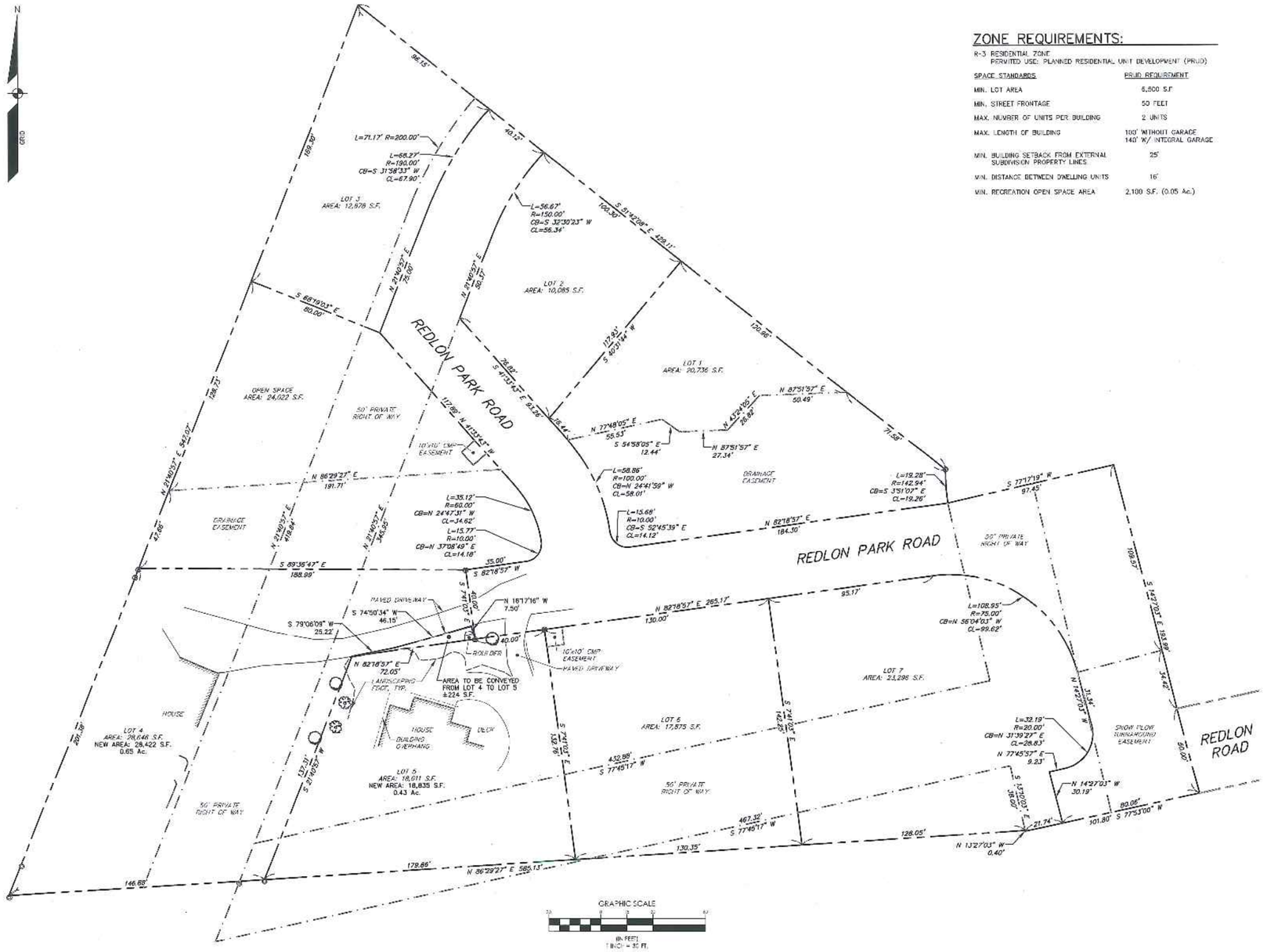
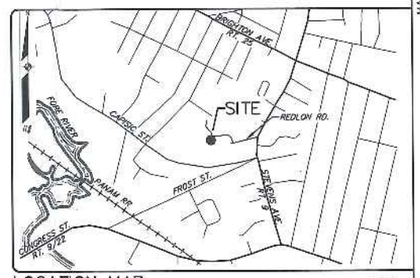


ZONE REQUIREMENTS:

R-3 RESIDENTIAL ZONE
PERMITTED USE: PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD)

SPACE STANDARDS	PRUD REQUIREMENT
MIN. LOT AREA	6,500 S.F.
MIN. STREET FRONTAGE	50 FEET
MAX. NUMBER OF UNITS PER BUILDING	2 UNITS
MAX. LENGTH OF BUILDING	100' WITHOUT GARAGE 140' W/ INTEGRAL GARAGE
MIN. BUILDING SETBACK FROM EXTERNAL SUBDIVISION PROPERTY LINES	25'
MIN. DISTANCE BETWEEN DWELLING UNITS	16'
MIN. RECREATION OPEN SPACE AREA	2,100 S.F. (0.05 Ac.)



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS ARE AS FOLLOWS:
   LOT 4: RICHARD MARINO, DEED BOOK 22771 PAGE 251
   LOT 5: JONATHAN AND RUTH MATT, DEED BOOK 25739 PAGE 77
   * DEEDS ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. PLAN REFERENCE: PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAN AND SUBDIVISION PLAN OF REDLON PARK FOR COTTAGE PARK INC. BY PINKHAM & GREER CONSULTING ENGINEERS, LAST DATED OCTOBER 27, 1997 AND RECORDED IN THE CCRD IN PLAN BOOK 197 PAGE 493. SEE THIS REFERENCED PLAN FOR MORE PARTICULAR INFORMATION.
3. THE SUBDIVISION LOTS ARE SHOWN ON THE CITY OF PORTLAND TAX MAP 193 WITHIN BLOCK E, SUBDIVISION LOT 5 IS TAX LOT 35 AND SUBDIVISION LOT 4 IS TAX LOT 34.
4. TOTAL SUBDIVISION TARGET = 4.42 ACRES
   AREA IN RIGHT OF WAYS: 0.83 ACRES (19%)
   AREA IN OPEN SPACE: 0.55 ACRES (12%)
   AREA TO BE SUBDIVIDED INTO SEVEN (7) LOTS: 3.04 ACRES (69%)

AMENDMENT NOTE:

THIS PLAN AMENDS LOTS 4 & 5 OF THE SUBDIVISION PLAN OF REDLON PARK RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197 PAGE 493. THIS AMENDMENT CONSISTS OF THE PROPOSED TRANSFER OF A 224 SQUARE FOOT PARCEL FROM LOT 4 TO LOT 5.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	EASEMENT	
⊙	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	C1/L1
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	MULCH LINE	

APPROVAL- CITY OF PORTLAND

_____ DATE

_____
JEFF LEVINE,
PLANNING & URBAN DEVELOPMENT DIRECTOR

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____, 20____

AT ____ h ____ m ____ M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

MATTHEW W. EK, PLS2117

DESIGNED	CHECKED
MWE	CLB

REV.	BY:	DATE:	STATUS:
A	MWE	4/11/16	SUBMITTED FOR CITY 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 MINIMUM LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite A
South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd. Suite 9
Lewiston, ME 04240
Tel. 207-783-9836

1ST AMENDED SUBDIVISION PLAN OF: REDLON PARK SUBDIVISION

REDLON ROAD
PORTLAND, MAINE
FOR RECORD OWNER:
JONATHON MATT
34 REDLON PARK ROAD
PORTLAND, MAINE 04102

PROJECT NO.	SCALE
15494	1" = 30'

SHEET 1 OF 1

15494BCad.dwg, TAB:1st cmdab