

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS MISTY COOLIDGE BY DEED DATED SEPTEMBER 2, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27235, PAGE 76.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 343 BLOCK C AND LOT 15 AND IS LOCATED IN THE R-5 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA FOR THE R-5 RESIDENTIAL ZONE ARE AS FOLLOWS:  
 NET RESIDENTIAL DENSITY:  
 MINIMUM LOT SIZE: 6,000 S.F.  
 MINIMUM STREET FRONTAGE: 50 FEET  
 MINIMUM FRONT YARD SETBACK: 20 FEET  
 MINIMUM SIDE YARD SETBACK:  
 1 OR 1 1/2 STORY: 8 FEET  
 2 STORY: 12 FEET (SHOWN ON THIS PLAN)  
 2 1/2 STORY: 14 FEET  
 MINIMUM REAR YARD SETBACK: 20 FEET  
 MINIMUM LOT WIDTH: 60 FEET  
 MAXIMUM LOT COVERAGE: 40 %  
 • SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 37,144 SQUARE FEET.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. LAST DATED MARCH 3, 2000 AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 135.
- PLAN REFERENCES:  
 A. FIRST AMENDED CONDOMINIUM PLAT: DELAWARE COURT (STA -0+11.19 TO STA 12+08.81) OF WASHINGTON CROSSING CONDOMINIUMS FOR ALC DEVELOPMENT CORP. BY SEBAGO TECHNICS, INC. LAST DATED MARCH 3, 2000 AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 135.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

DESIGNED	CHECKED
MWE	CDM
B   MWE 10/26/16 SUBMITTED FOR CITY REVIEW A   MWE 10/20/16 RELEASED FOR CLIENT REVIEW REV. BY: DATE: STATUS: <small>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.</small>	

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 Tel. 207-200-9100 Tel. 207-783-5656

LOT DIVISION PLAN  
 OF:  
**KING PROPERTY**  
 246 ALLEN AVENUE  
 PORTLAND, MAINE  
 FOR:  
**PETER KING**  
 2 DEVENS ROAD  
 SWAMPSCOTT, MA 01907

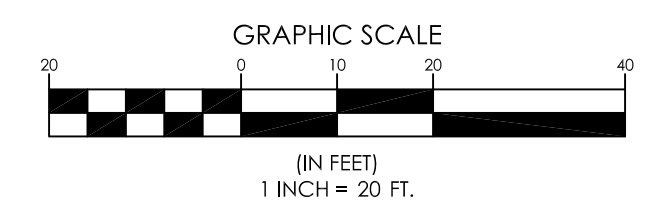
PROJECT NO.	SCALE
16414	1" = 20'

SHEET 1 OF 1

MATTHEW W. EK, PLS2117

PROGRESS PRINT

NOT FOR CONSTRUCTION



16414.ec.dwg, TBR:24x36