

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS GREENLIGHT ENTERPRISES LLC BY DEED DATED MARCH 10, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 33874, PAGE 149.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK A ON THE CITY OF PORTLAND TAX MAP 351 AND IS LOCATED IN THE R-2 AND R-3 RESIDENTIAL ZONES.
- SPACE AND BULK CRITERIA FOR THE R-2 AND R-3 ZONE ARE AS FOLLOWS:  

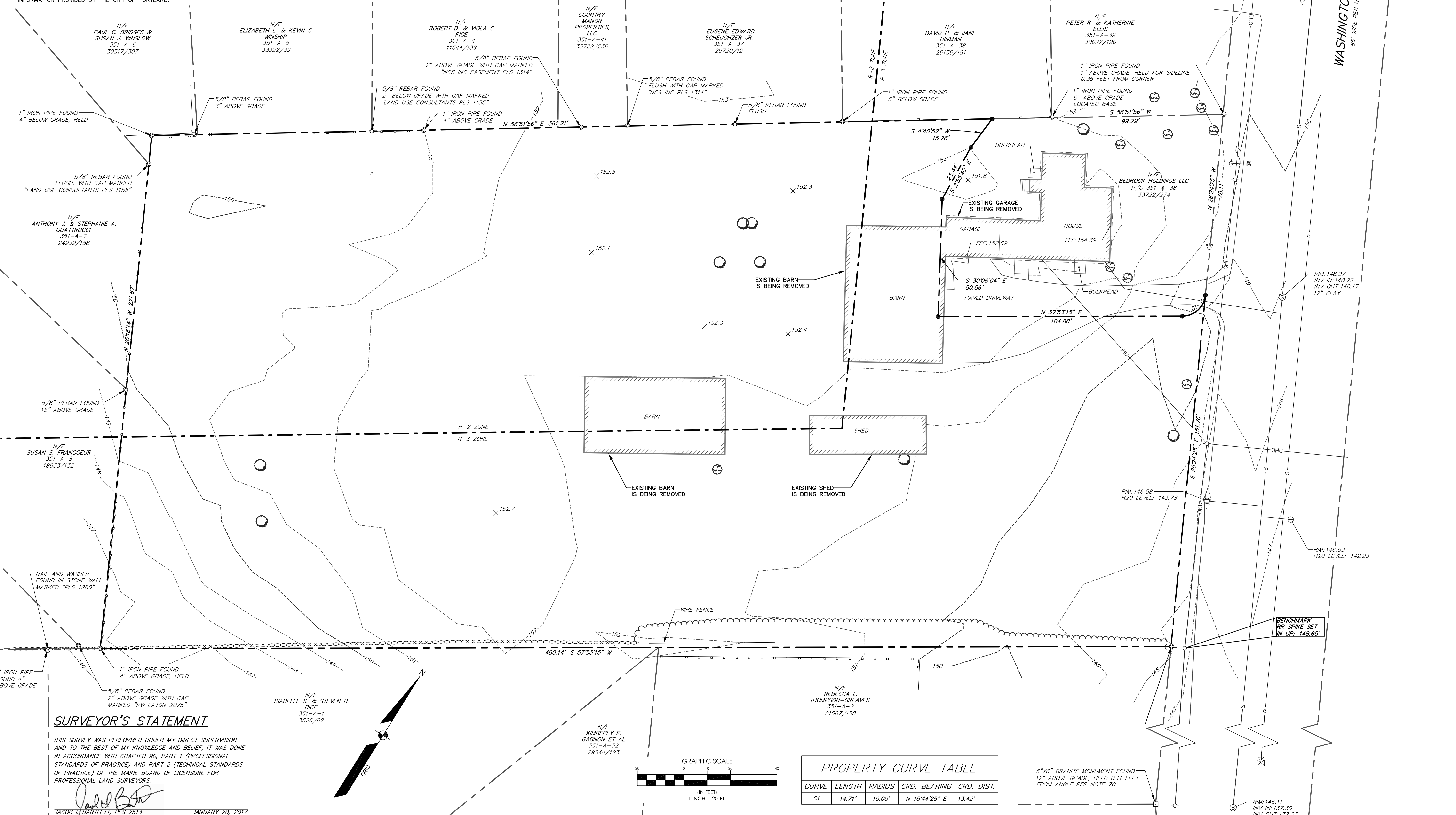
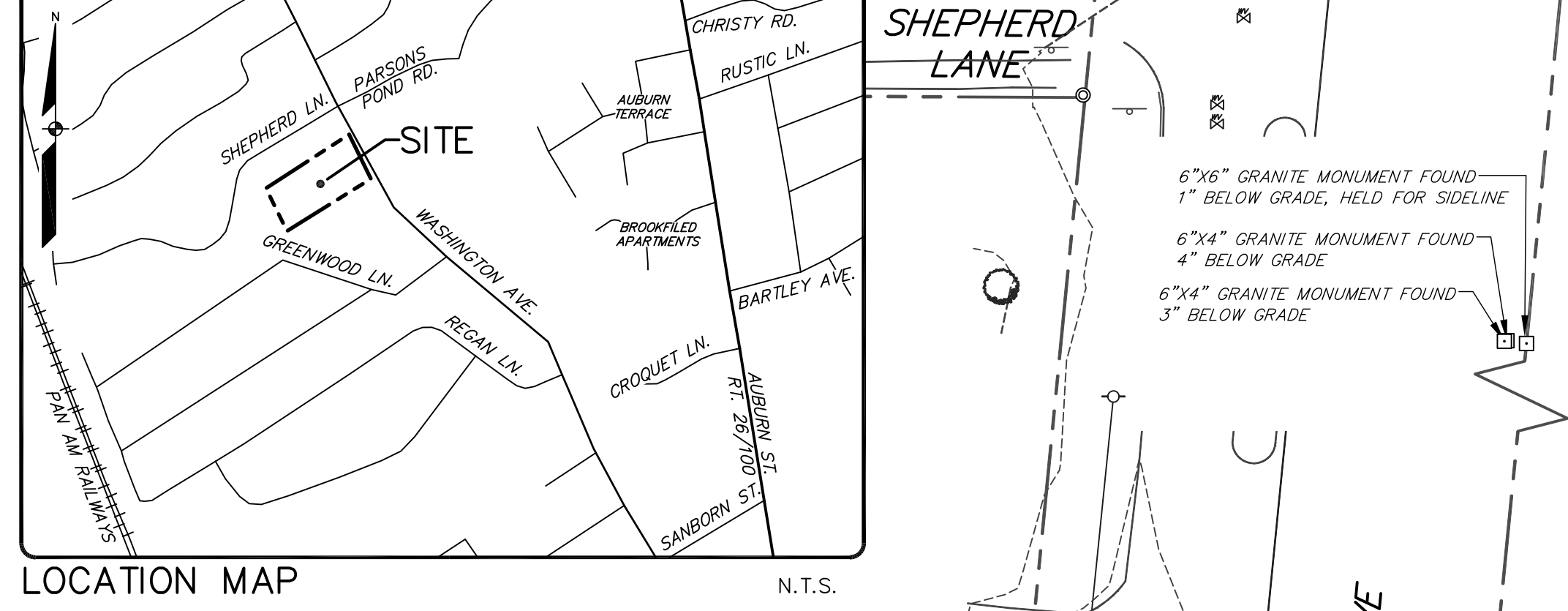
MINIMUM LOT SIZE:	R-2 10,000 SQ FT	R-3 6,500 SQ FT
MINIMUM STREET FRONTAGE:	50 FT	50 FT
MINIMUM FRONT YARD:	25 FT	25 FT
MINIMUM SIDE YARD:	1 & 1/2 STORY 12 FT 2 STORY 14 FT	8 FT 14 FT
MINIMUM REAR YARD:	2 1/2 STORY 16 FT	16 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT
MAXIMUM LOT COVERAGE:	20 %	35 %
MINIMUM SIDE YARD SIDE STREET	20 FT	20 FT
MINIMUM LOT WIDTH	65 FT	65 FT

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 2.15 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHINCS INC. IN JANUARY OF 2017. THERE WAS LIMITED SNOW COVER BUT NO VISIBLE LEDGE WAS OBSERVED. THERE MAY BE SURFACE OR SHALLOW LEDGE ON THE PROPERTY.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE ON CITY DATUM, BASED ON BENCHMARK INFORMATION PROVIDED BY THE CITY OF PORTLAND.

- PLAN REFERENCES:**
- "PLAN OF GREENWOOD ACRES MADE FOR ROBERT M. CHASE" DATED DECEMBER 12, 1967, BY J.P. BEAULIEU AND W.S. BOOTHBY AND RECORDED AT CCRD IN PLAN BOOK 78, PAGE 13.
  - "ORCHARD GREEN SUBDIVISION OFF SHEPHERD LANE PORTLAND, MAINE" DATED JUNE 8, 1993 BY LAND USE CONSULTANTS, INC. AND RECORDED AT CCRD IN PLAN BOOK 193, PAGE 223.
  - WASHINGTON AVENUE BLUE SHEETS, PAGES 28-29, FILED IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING ARCHIVES.
  - "BOUNDARY SURVEY 20 SHEPHERD LANE, PORTLAND, MAINE OWNER: CAROLYN SCHEUCHZER" DATED JUNE 4, 2008 BY NORTHEAST CIVIL SOLUTIONS INC. AND RECORDED AT CCRD IN PLAN BOOK 212, PAGE 188.
  - "REVISED PLAN OF LAND AT GREENWOOD ACRES MADE FOR ROBERT M. CHASE PORTLAND MAINE" DATED JULY 26, 1967 BY J.P. BEAULIEU AND W.S. BOOTHBY AND RECORDED AT CCRD IN PLAN BOOK 75, PAGE 13.
  - "EXISTING CONDITIONS SURVEY OF: JIMINO PROPERTY" DATED MARCH 22, 2016 BY SEBAGO TECHINCS INC.
  - 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.
  - THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051-0002-C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
  - THE SEWER LINE IS SHOWN ON THE LOCUS PROPERTY PER A PLAN PROVIDED BY THE CITY.

**LEGEND**

<b>EXISTING</b>	PROPERTY LINE/R.O.W.	---120---118---	CONTOURS
	ABUTTER LINE/R.O.W.	---X120.00---	SPOT GRADE
	SETBACK	---	PICKET FENCE
	REBAR TO BE SET	○	STOCKADE FENCE
	MONUMENT	□	POST & RAIL FENCE
	IRON PIPE/ROD	○	STONE WALL
	CURVE/LINE NO.	○	DECIDUOUS TREE
	ZONE LINE	---	SHRUB
	BENCHMARK	○	FENCE POST
	BENCHMARK DESCRIPTION WITH ELEVATION	○	GAS
	BUILDING	▭	WATER
	DECK/STEPS	▭	WATER GATE VALVE
	OVERHANG	▭	WATER SHUT OFF
	EDGE PAVEMENT	▭	HYDRANT
	EDGE CONCRETE	▭	SANITARY SEWER
	CURB LINE	---	SANITARY MANHOLE
	OHU	---	STORM DRAIN
	UTILITY POLE	○	CATCH BASIN
	GUY WIRE	---	PROPOSED PROPERTY LINE/R.O.W.
	TREELINE	---	

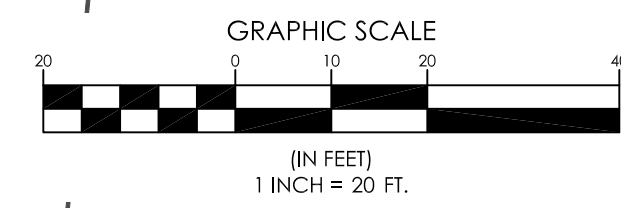


**SURVEYOR'S STATEMENT**

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

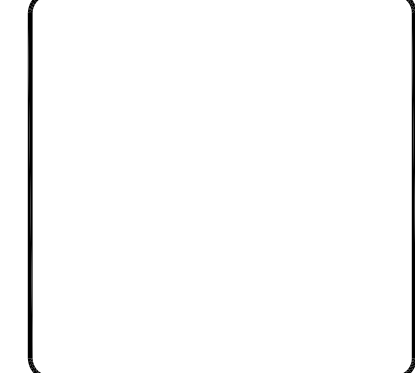
*Jacob I. Bartlett*  
 JACOB I. BARTLETT, PLS 2513

JANUARY 20, 2017



**PROPERTY CURVE TABLE**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	14.71'	10.00'	N 15°44'25\" E	13.42'



DESIGNED	CHECKED
JIB	MWE

C	JIB	03-14-17	PLANNING BOARD SUBMISSION
B	JIB	02-25-17	ADDED PROPOSED DIVISION LINE
A	JIB	01-20-17	ISSUED TO CLIENT FOR REVIEW
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

**SEBAGO**  
 TECHNICALS  
 WWW.SEBAGOTECHNICALS.COM  
 75 John Roberts Rd. South Portland, ME 04106  
 250 Goddard Rd. Lewiston, ME 04240  
 Tel: 207-200-2100 Tel: 207-783-5656

**EXISTING CONDITIONS SURVEY**  
 OF:  
**KNIGHT FARM SUBDIVISION**  
 1728 WASHINGTON AVE.  
 PORTLAND, MAINE 04103  
 FOR:  
**GREENLIGHT ENTERPRISES, LLC**  
 1728 WASHINGTON AVE.  
 PORTLAND, MAINE 04103

PROJECT NO.	SCALE
16533	1" = 20'