

LOCATION MAP

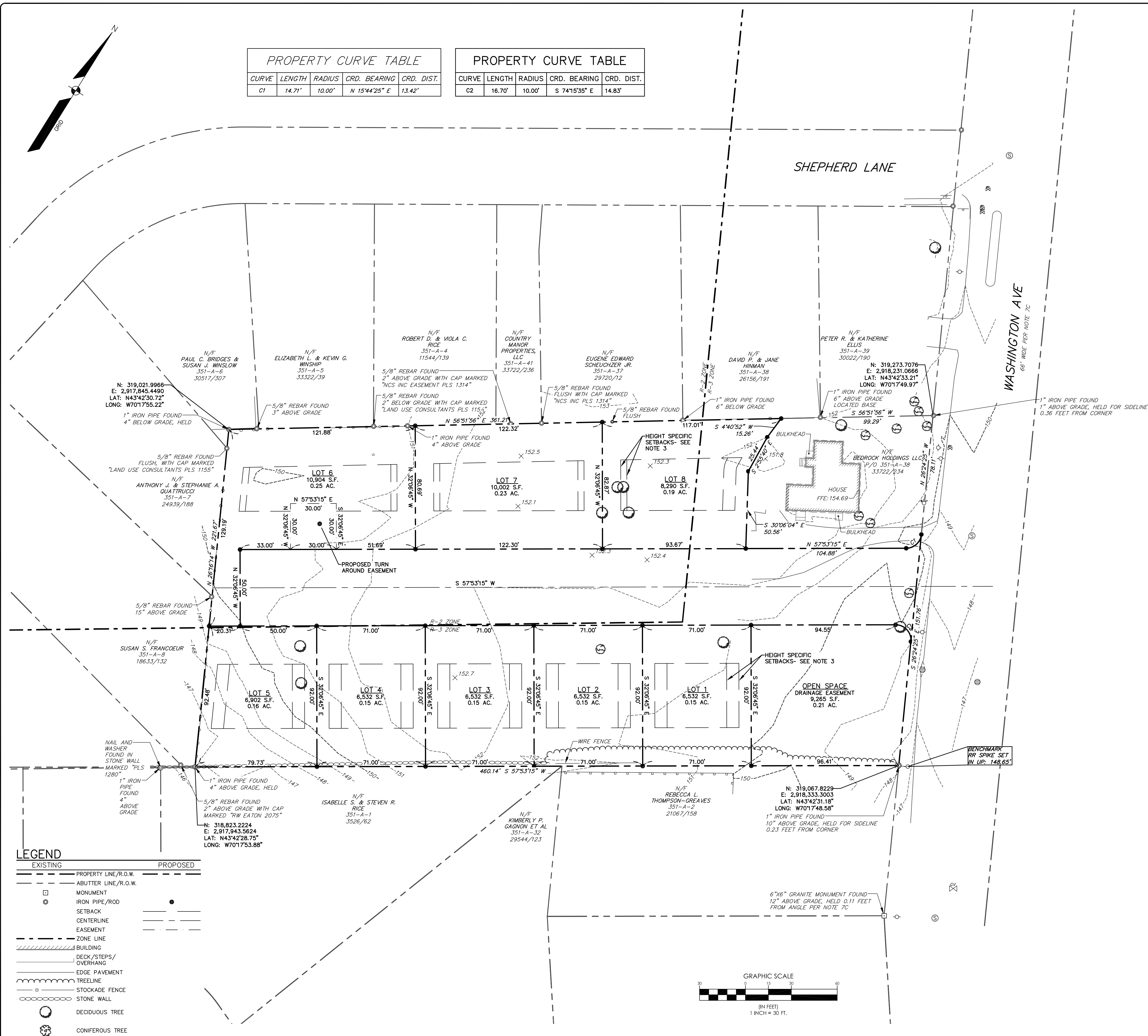
GENERAL NOTES:

- 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 (CORD) 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:

	R-2	R-3
MINIMUM LOT SIZE:	10,000 SQ FT	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	8 FT
	2 STORY	14 FT
	2 1/2 STORY	16 FT
MINIMUM REAR YARD:	25 FT	25 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	80 FT
- TOTAL AREA OF PARCEL IS APPROXIMATELY 2.15 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS 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 CORD 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 CORD 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 CORD 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 CORD IN PLAN BOOK 75, PAGE 13.
 - "EXISTING CONDITIONS SURVEY OF JIMINO PROPERTY" DATED MARCH 22, 2016 BY SEBAGO TECHNICS 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.
- WAIVERS:
 - THE APPLICANT REQUESTS A WAIVER OF THE LAND USE CODE, CHAPTER 14, ARTICLE 4, SEC 14-49B, SUBSECTION 8, PARAGRAPH A REQUIRING THE CONSTRUCTION OF SIDEWALKS IN A SUBDIVISION SETBACK.
- PROJECT IMPACTS:
 - TOTAL DISTURBED AREA: 2.11 ACRES
 - TOTAL IMPACTED WETLAND AREA: 0.00 SQ. FT.
- LOT 8 IS SPLIT BETWEEN BOTH THE R2 AND R3 ZONES. THE AREA CALCULATIONS FOR LOT 8 ARE AS FOLLOWS: 3,197 SF IS IN THE R3 ZONE WITH A 6,500 SF REQUIREMENT, BEING 49.18 % OF THE LOT REQUIREMENT. 5,093 SF OF LOT 8 IS IN THE R2 ZONE WITH A 10,000 SF REQUIREMENT, BEING 50.93% OF THE REQUIRED LOT AREA WHICH CALCULATES TO A TOTAL OF 100.11% LOT REQUIREMENT AS DIRECTED BY THE CITY ZONING ADMINISTRATOR. THE FRONT AND REAR SETBACKS FOR LOT 8 ARE THE SAME IN EACH ZONE. THE SIDE SETBACKS FOR EACH ZONE SHALL MEET THE STANDARDS FOR EACH ZONE.

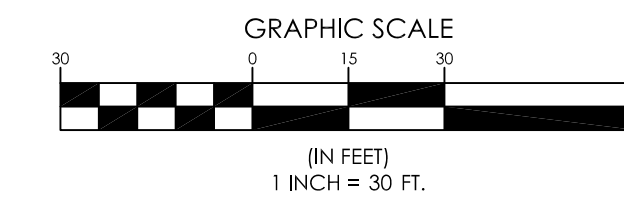
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	14.71'	10.00'	N 15°44'25" E	13.42'

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C2	16.70'	10.00'	S 74°15'35" E	14.83'



LEGEND

—	EXISTING PROPERTY LINE/R.O.W.	- - -	PROPOSED PROPERTY LINE/R.O.W.
- - -	ABUTTER LINE/R.O.W.	- - -	ABUTTER LINE/R.O.W.
□	MONUMENT	•	IRON PIPE/ROD
○	IRON PIPE/ROD	○	SETBACK
—	CENTERLINE	- - -	EASEMENT
- - -	ZONE LINE	- - -	ZONE LINE
▬▬▬	BUILDING	▬▬▬	DECK/STEPS/OVERHANG
▬▬▬	EDGE PAVEMENT	▬▬▬	TREELINE
○	STOCKADE FENCE	○	STONE WALL
○	DECIDUOUS TREE	○	CONIFEROUS TREE



APPROVAL-
CITY OF PORTLAND
PLANNING BOARD

	DATE
	CHAIRPERSON

JACOB I. BARTLETT, PLS 2913

DESIGNED: JIB CHECKED: MWE

PLANNING BOARD SUBMISSION

DATE: 3-14-17 STATUS: A

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

WWW.SEBAGOTECHNICS.COM
250 Goddard Rd.
South Portland, ME 04240
Tel. 207-200-2100

SEBAGO TECHNICS

SUBDIVISION PLAN OF KNIGHT FARM SUBDIVISION

FOR RECORD OWNER: GREENLIGHT ENTERPRISES, LLC

1728 WASHINGTON AVE. PORTLAND, MAINE 04106

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PROJECT NO. 16533 SCALE 1" = 30'

SHEET 3 OF 8