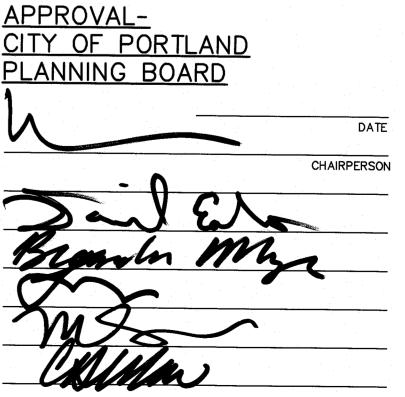


- 1. THE RECORD OWNER OF THE PARCEL IS GREENLIGHT ENTERPRISES LLC BY DEED DATED MARCH 10, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- 2. THE PROPERTY IS SHOWN AS LOT 3, BLOCK A ON THE CITY OF PORTLAND TAX MAP 351
- 3. SPACE AND BULK CRITERIA FOR THE R-2 AND R-3 ZONE ARE AS FOLLOWS:

			-	11 0
MINIMUM	LOT SIZE:		10,000 SQ FT	6,500 SQ F
MINIMUM	STREET FROM	ITAGE:	50 FT	50 FT
MINIMUM	FRONT YARD:		25 FT	25 FT
MINIMUM	SIDE YARD:	1 & 1 1/2 STORY	12 FT	8 FT
		2 STORY	14 FT	14 FT
		2 1/2 STORY	16 FT	16 FT
MINIMUM	REAR YARD:		25 FT	25 FT
MAXIMUM BUILDING HEIGHT:			35 FT	35 FT
MAXIMUM	LOT COVERA	GE:	20 %	35 %
MINIMUM	SIDE YARD SI	DE STREET	20 FT	20 FT
KAIKIIKAI IKA	LOT MIDTH		CE ET	

- 5. 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
- ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE ON CITY DATUM, BASED UPON BENCHMARK MONUMENTS PROVIDED BY THE CITY IN FIELDBOOK L845. THE SPECIFIC BENCHMARK IS "MON BOLT SEC BALLPARK & WASH", ELEVATION 99.43.
- 1967, BY J.P. BEAULIEU AND W.S. BOOTHBY AND RECORDED AT CCRD IN PLAN BOOK
- B. "ORCHARD GREEN SUBDIVISION OFF SHEPHERD LANE PORTLAND, MAINE" DATED JUNE 8, 1993 BY LAND USE CONSULTANTS, INC. AND RECORDED AT CCRD IN PLAN BOOK
- C. WASHINGTON AVENUE BLUE SHEETS, PAGES 28-29, FILED IN THE CITY OF PORTLAND
- D. "BOUNDARY SURVEY 20 SHEPHERD LANE, PORTLAND, MAINE OWNER: CAROLYN SCHEUCHZER" DATED JUNE 4, 2008 BY NORTHEAST CIVIL SOLUTIONS INC. AND
- E. "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
- F. "EXISTING CONDITIONS SURVEY OF: JIMINO PROPERTY" DATED MARCH 22, 2016 BY
- 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
- 9. 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. 10. THE SEWER LINE IS SHOWN ON THE LOCUS PROPERTY PER A PLAN PROVIDED BY THE
- BEING 49.18 % OF THE LOT REQUIREMENT. 5,093 S.F. 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



DESIGNED CHECKED

PROJECT NO. | SCALE 16533 | 1" = 30'

SHEET 3 OF 8