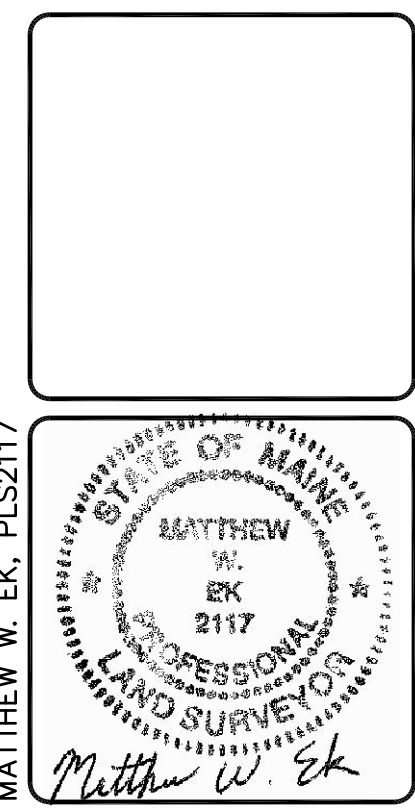


LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS JERRY CABANA BY DEED DATED DECEMBER 30, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32835, PAGE 152.
- THE PROPERTY IS A PORTION OF THE CITY OF PORTLAND TAX MAP 373 BLOCK A LOT 16 AND IS LOCATED IN THE R3 ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE R3 ZONING DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY:
 MINIMUM LOT SIZE: 6,500 S.F.
 MINIMUM STREET FRONTAGE: 50 FT.
 MINIMUM FRONT YARD: 25 FT.
 MINIMUM SIDE YARD: 1 OR 1-1/2 STORIES: 8 FT.
 2 STORIES: 14 FT.
 2-1/2 STORIES: 16 FT.
 MINIMUM REAR YARD: 25 FT.
 MAXIMUM LOT COVERAGE: 35%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION AND ADDITIONAL CRITERIA. SETBACKS SHOWN ARE FOR PLANNING PURPOSES AND NEED TO BE REVIEWED BY THE CODE ENFORCEMENT OFFICE BASED UPON THE PROPOSED BUILDING PLACEMENT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 9,541 S.F. OR 0.22 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE E AND FOUND MONUMENTATION.
- PLAN REFERENCES:
 A. PROPOSED BOUNDARY PLAN 1637 WASHINGTON AVENUE, PORTLAND, MAINE FOR ESTATE OF BEATRICE EDNA LOWELL, BY ROBERT T. GREENLAW, PLS (JOB NUMBER 2014010) DATED THROUGH APRIL 9, 2015.
 B. PLANS OF WASHINGTON AVENUE RIGHT OF WAY MONUMENTATION PROVIDED BY THE CITY OF PORTLAND.
 C. PLAN OF LAND FOR HAROLD FLINT BY H.I. & E.C. JORDAN, DATED OCTOBER 12, 1949.
 D. PLAN TITLE SUBURBAN HOMES, BY HIGGINS - WHEATON, DATED JANUARY 1942, AND RECORDED IN CORD PLAN BOOK 28 PAGE 8.
 E. SUBDIVISION PLAN OF LAND OF BRIGGS, BY JACK BERMAN, DATED MAY 27, 1952, AND RECORDED IN CORD PLAN BOOK 135 PAGE 52.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED UPON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE ON THE CITY OF PORTLAND VERTICAL DATUM BASED UPON BENCHMARK MONUMENT PROVIDED BY THE CITY IN FIELDBOOK L845.
- 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 12/8/1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

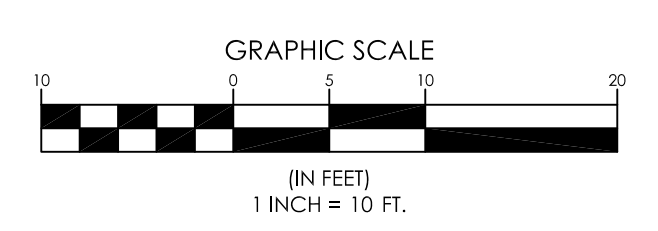


DESIGNED	CHECKED
BJB	MWE
C MWE 10/02/16 REVISED PER CITY REVIEW COMMENTS B BJB 15/24/16 ISSUED FOR LEVEL 1 SITE PLAN APPLICATION A MWE 4/27/16 RELEASED FOR CLIENT REVIEW REV: BY: DATE: STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.	

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNIQS.COM
 75 John Parkers Rd. South Portland, ME 04106
 250 Souders Rd. Lewiston, ME 04240
 Tel: 207-200-2100 Tel: 207-783-5656

LEGEND

- | | | | |
|---|----------------------|---|----------------------|
| — | EXISTING | — | PROPOSED |
| — | PROPERTY LINE/R.O.W. | — | PROPERTY LINE/R.O.W. |
| — | ABUTTER LINE/R.O.W. | — | ABUTTER LINE/R.O.W. |
| — | SETBACK | — | SETBACK |
| □ | MONUMENT | — | BUILDING |
| ● | IRON PIPE/ROD | — | DECK/STEPS/OVERHANG |
| — | | — | EDGE PAVEMENT |
| — | | — | CURB LINE |
| □ | STOCKADE FENCE | ○ | DECIDUOUS TREE |
| ○ | CONIFEROUS TREE | ⊕ | WATER GATE VALVE |
| ⊕ | HYDRANT | ⊕ | SANITARY MANHOLE |
| ⊕ | DRAINAGE MANHOLE | ⊕ | CATCH BASIN |
| ⊕ | LIGHT POLE | ⊕ | UTILITY POLE |
| ⊕ | GUY WIRE | | |



SITE PLAN
 OF:
 PROPOSED LOT DIVISION
 1637 WASHINGTON AVE
 PORTLAND, MAINE
 FOR:
STAN AND SANDY TOWLE
 15 BRYANT STREET
 SOUTH PORTLAND, MAINE 04106

PROJECT NO. 15513 SCALE 1" = 10'

SHEET 1 OF 4