LOCATION MAP

N.T.S.

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 9,541 S.F. OR 0.22 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE E AND FOUND MONUMENTATION.
6. 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 CCRD PLAN BOOK 28 PAGE 8.
   E. SUBDIVISION PLAN OF LAND OF BRIGGS, BY JACK BERMAN, DATED MAY 27, 1952, AND RECORDED IN CCRD PLAN BOOK 135 PAGE 52.
7. 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.
8. 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.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	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	

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

Reviewed for Code Compliance Inspections Division Approved as Submitted

Date: 10/17/16

MATTHEW W. EK, PLS2117

STATE OF MAINE MATTHEW W. EK 2117 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
BJB	MWE

REV:	BY:	DATE:	STATUS:
C	MWE	10/02/16	REVISED PER CITY REVIEW COMMENTS
B	BJB	5/24/16	ISSUED FOR LEVEL I SITE PLAN APPLICATION
A	MWE	4/27/16	RELEASED FOR CLIENT REVIEW

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.

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Lewiston, ME 04240
Tel. 207-783-5656

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.	SCALE
15513	1" = 10'

SHEET 1 OF 4

15513S.dwg, TAB: 24x36