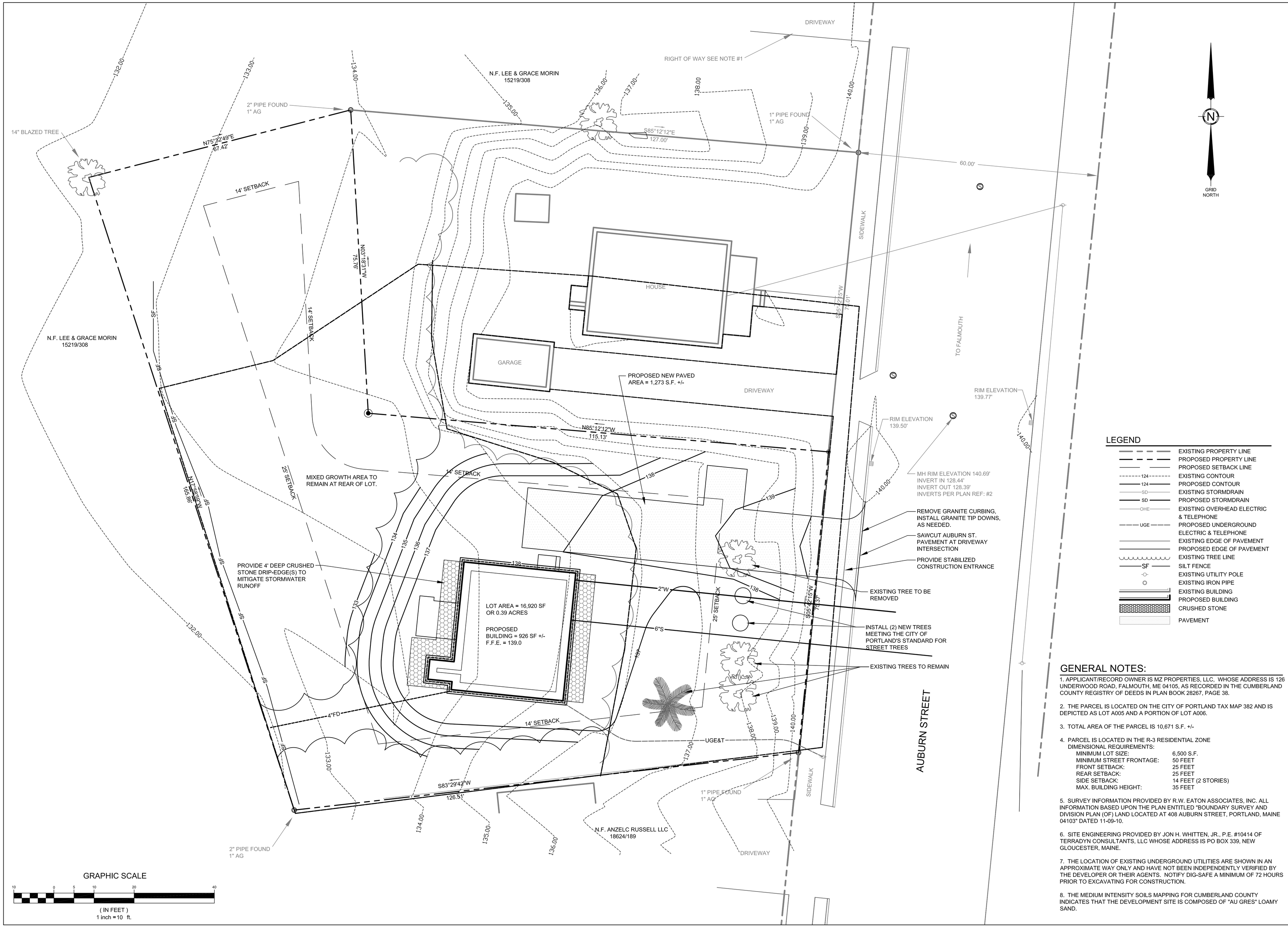

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- 124 EXISTING CONTOUR
- 124 PROPOSED CONTOUR
- SD EXISTING STORMDRAIN
- SD PROPOSED STORMDRAIN
- OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UGE PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING TREE LINE
- SF SILT FENCE
- EXISTING UTILITY POLE
- EXISTING IRON PIPE
- EXISTING BUILDING
- PROPOSED BUILDING
- CRUSHED STONE
- PAVEMENT

GENERAL NOTES:

1. APPLICANT/RECORD OWNER IS MZ PROPERTIES, LLC, WHOSE ADDRESS IS 126 UNDERWOOD ROAD, FALMOUTH, ME 04105, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 28267, PAGE 38.

2. THE PARCEL IS LOCATED ON THE CITY OF PORTLAND TAX MAP 382 AND IS DEPICTED AS LOT A005 AND A PORTION OF LOT A006.

3. TOTAL AREA OF THE PARCEL IS 10,671 S.F. +/-

4. PARCEL IS LOCATED IN THE R-3 RESIDENTIAL ZONE
DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM STREET FRONTAGE:	50 FEET
FRONT SETBACK:	25 FEET
REAR SETBACK:	25 FEET
SIDE SETBACK:	14 FEET (2 STORIES)
MAX. BUILDING HEIGHT:	35 FEET

5. SURVEY INFORMATION PROVIDED BY R.W. EATON ASSOCIATES, INC. ALL INFORMATION BASED UPON THE PLAN ENTITLED "BOUNDARY SURVEY AND DIVISION PLAN (OF) LAND LOCATED AT 408 AUBURN STREET, PORTLAND, MAINE 04103" DATED 11-09-10.

6. SITE ENGINEERING PROVIDED BY JON H. WHITTEN, JR., P.E. #10414 OF TERRADYN CONSULTANTS, LLC WHOSE ADDRESS IS PO BOX 339, NEW GLOUCESTER, MAINE.

7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE DEVELOPER OR THEIR AGENTS. NOTIFY DIG-SAFE A MINIMUM OF 72 HOURS PRIOR TO EXCAVATING FOR CONSTRUCTION.

8. THE MEDIUM INTENSITY SOILS MAPPING FOR CUMBERLAND COUNTY INDICATES THAT THE DEVELOPMENT SITE IS COMPOSED OF "AU GRES" LOAMY SAND.

STATE OF MAINE
JON H. WHITTEN, JR.
No. 10414
LICENSED
PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	BY	APP'D
			JHW	

TERRADYN CONSULTANTS, LLC
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Fax: (207) 221-1317
www.terradynconsultants.com
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
LEVEL 1 MINOR RESIDENTIAL SITE PLAN
408 AUBURN STREET
PORTLAND, MAINE

PREPARED FOR
MZ PROPERTIES, LLC
126 UNDERWOOD ROAD
FALMOUTH, ME 04105

JOB NO.	SHEET
1236	1
DATE: 08-08-12	OF
SCALE: 1"=10'	2