LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE STEVEN AND DAVID DIPIETRO BY DEED DATED OCTOBER 19, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 31148, PAGE 316.
2. THE PROPERTY IS A PORTION OF THE CITY OF PORTLAND TAX MAP 384 BLOCK A LOT 6 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 10,001 S.F. OR 0.23 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC., PERFORMED IN MARCH OF 2016.
6. PLAN REFERENCES:
   A. PLAN OF LOTS DRAWN BY E. H. STARBIRD, JULY 9, 1866, RECORDED IN CCRD DEED BOOK 348 PAGE 31.
   B. PLAN OF PROPERTY OF JOSEPHINE DALTON, BY O.E. STEPHENSON, DATED MAY 17, 1940, AND RECORDED IN CCRD PLAN BOOK 26 PAGE 48.
   C. PROPOSED LOTS, FOR DAVID DIPIETRO, BY TKM LAND SURVEYORS, INC., DATED JULY 25, 2013, WITH REVISIONS THROUGH MARCH 20, 2014.
   D. PLAN OF DIVISION OF LAND OF THE HAVERTY ESTATE PROPERTY FOR MARGARET HAVERTY, BY SEBAGO TECHNICS, INC., LAST DATED APRIL 19, 2000, AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 187.
8. 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 ON AUBURN STREET.
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 12/8/1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN..
10. THE ZONING LINE SHOWN HEREON WAS TAKEN FROM THE CITY OF PORTLAND GIS DATABASE.
11. THE PROPOSED PROJECT IS LOCATED WITHIN THE SOILS TYPE HIB (HINKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES) PER THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS).
12. THE ENTIRE SITE WAS RECENTLY ROTOTILLED SO THE ENTIRE SITE AND THE ASSOCIATED EASEMENTS ARE SUBJECT TO SITE DISTURBANCE.

STATE OF MAINE DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/18/16

MATTHEW W. EK, PLS2117

STATE OF MAINE MATTHEW W. EK 2117 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
BJB	MWE

REV:	BY:	DATE:	STATUS:
B	MWE	6/16/16	REVISED PER CITY REVIEW COMMENTS
A	MWE	4/28/16	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.

SEBAGO TECHNICS
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75 John Roberts Rd. South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite 2 Lewiston, ME 04240 Tel. 207-783-5656

SITE PLAN
OF:
DIPEITRO PROPERTY
12 LAMBERT STREET
PORTLAND, MAINE
FOR:
DAVID DIPIETRO
221 VIRGINIA STREET
PORTLAND, MAINE

PROJECT NO.	SCALE
16115	1" = 10'

SHEET 1 OF 4

161155.dwg, TAB:24x36