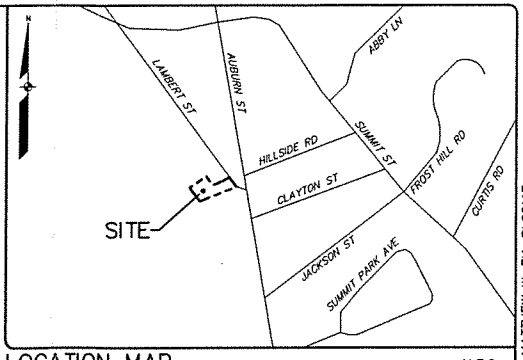
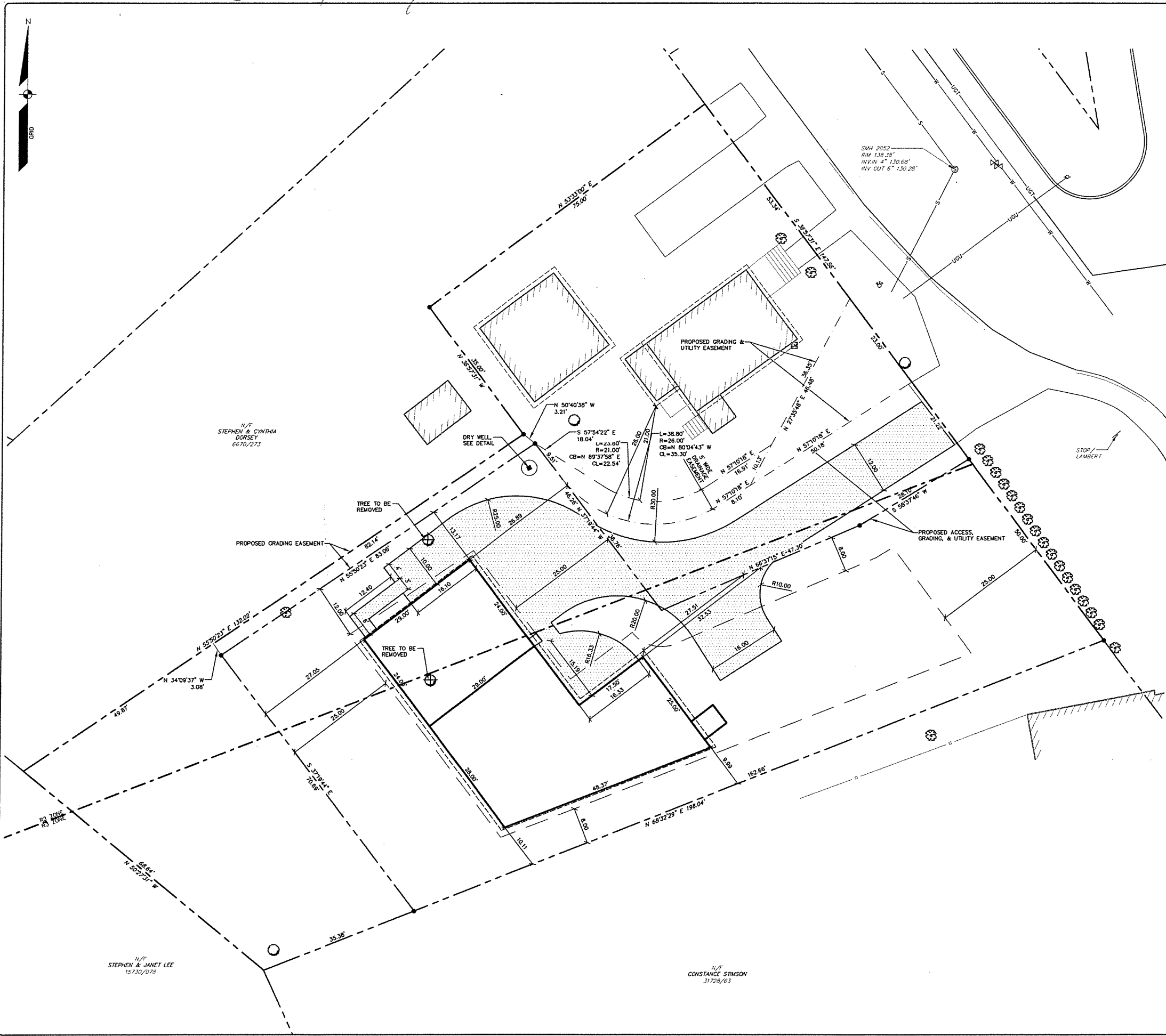


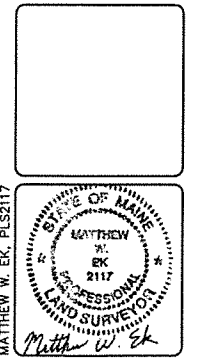
PHOT PLAN THIS COPY ONLY



LOCATION MAP N.T.S.

GENERAL NOTES:

- 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.
- 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.
- 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 10,001 S.F. OR 0.23 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHINCS, INC., PERFORMED IN MARCH OF 2016.
- 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 TECHINCS, INC., LAST DATED APRIL 19, 2000, AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 167.
- 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.
- 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.
- THE ZONING LINE SHOWN HEREON WAS TAKEN FROM THE CITY OF PORTLAND GIS DATABASE.



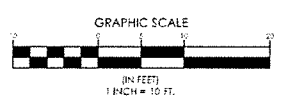
DESIGNED	CHECKED
BJB	MWE
RELEASED FOR CLIENT REVIEW	
PREP. BY: A. MWE	DATE: 4/28/16
STATUS:	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS
 WWW.SEBAGOTECHINCS.COM
 75 John Roberts Rd. 250 Gaudier Rd.
 South Portland, ME 04106 Lewiston, ME 04240
 Tel. 207-200-2100 Tel. 207-783-5656

LEGEND

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

PROJECT NO. 16115 SCALE 1" = 10'

SHEET 1 OF 4

N/F STEPHEN & CYNTHIA DORSEY 6670/273

N/F STEPHEN & JANET LEE 15730/078

N/F CONSTANCE STIMSON 31728/63

161155.dwg, TAB.24x36