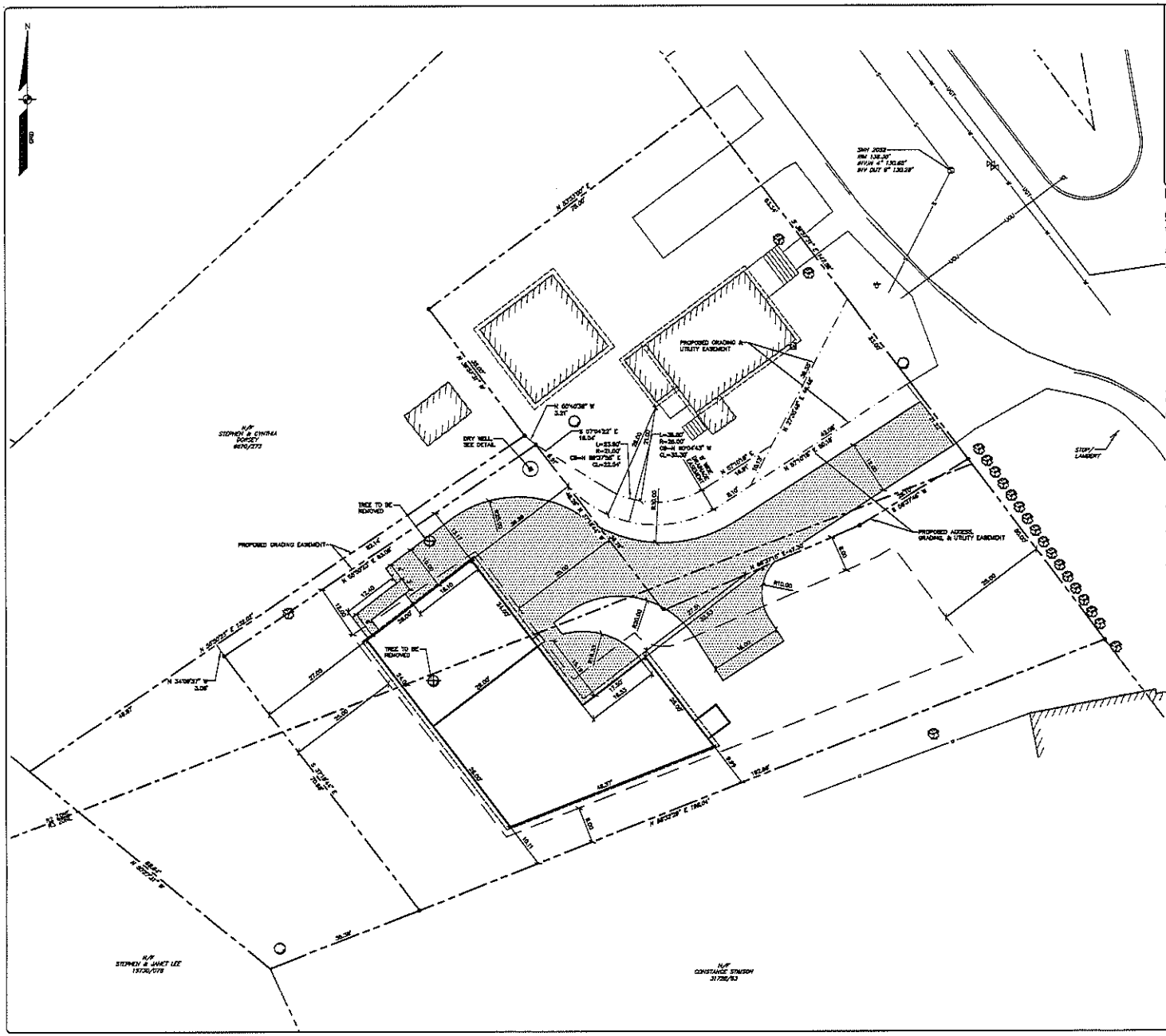


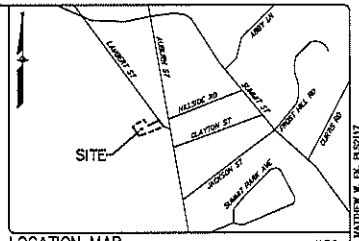


LOCATION MAP N.T.S.

## GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE STEVEN AND DAVID DIPIETRO BY DEED DATED OCTOBER 18, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 31144, PAGE 316.
2. THE PROPERTY IS A PORTION OF THE CITY OF PORTLAND TAX MAP 364 BLOCK A LOT 8 AND IS LOCATED IN THE R3 ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R3 ZONING DISTRICT ARE AS FOLLOWS:

   NOT 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 16,001 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. STANBURY, JULY 9, 1888, 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 22 PAGE 48.
   C. PROPOSED LOTS, FOR DAVID DIPIETRO, BY TGM 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 18, 2006, 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 0006 C, HAVING AN EFFECTIVE DATE OF 12/8/1988. 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.

## 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
(IN FEET)
1 INCH = 10 FT.

MATTHEW W. ELK, PLS#2117

STATE OF MAINE
MATTHEW W. ELK
2117
PROFESSIONAL LAND SURVEYOR

| DESIGNED | CHECKED |
|---|---|
| BJB | MWE |

| REV. | BY: | DATE: | STATUS: |
|---|---|---|---|
| A | DWE | 4/29/16 | RELEASED FOR CLIENT REVIEW |

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS TO THIS PLAN SHALL BE VOID UNLESS THE ALTERATION IS APPROVED BY SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. South Portland, ME 04106 TEL: 207-200-2100
250 Graceland Rd. Lewiston, ME 04240 TEL: 207-753-9038

SITE PLAN
OF
DIPIETRO PROPERTY
22 LAMBERT STREET
PORTLAND, MAINE
FOR:
DAVID DIPIETRO
225 VIRGINIA STREET
PORTLAND, MAINE

| PROJECT NO. | SCALE |
|---|---|
| 16115 | 1" = 10' |

SHEET 1 OF 4

16115-Dwg, 16X11.dwg