

N=5015.42
E=4560.55

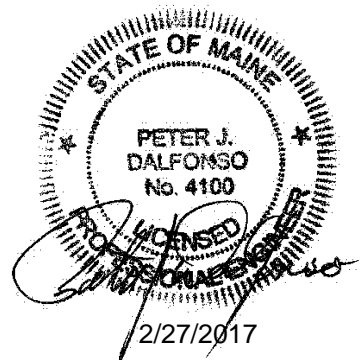
N=4958.92
E=4661.46

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT
- ▨ BUILDING
- - - 116 - - - CONTOUR
- 113.50 SPOT GRADE
- CATCH BASIN
- MANHOLE
- W — WATER LINE
- S — SEWER LINE
- SD — STORM DRAIN
- UD — UNDERDRAIN
- E — UG ELECTRIC
- ☀ LIGHT
- SF — SILT FENCE
- - - LIMIT OF WORK
- ▭ STONE CHECK DAM
- ☀ TREE

NOTES:

1. LOT: LOT 3 OF 3RD AMENDED PLAT OF THE "MORNINGSTAR LANE" SUBDIVISION, DATED 12/19/2013. RECORDED CCRD PLAN BOOK 213, PAGE 466.
2. RECORDED OWNER: MORNINGSTAR REALTY TRUST, RONALD J. DORLER, SR. TRUSTEE.
3. ELEVATIONS: DIMENSIONS REFERENCE CITY DATUM.
4. ZONING: R-2.
5. SOIL TYPE: FROM NRCS SOILMAP "SN" SCANYIC SILT LOAM.
6. PARCEL AREA: 12,280 S.F.
7. IMPERVIOUS AREA:
HOUSE = 1,737 S.F.
GARAGE = 576 S.F.
PORCH = 104 S.F.
WALKWAY = 106 S.F.
DRIVEWAY = 1,080 S.F.



REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D

SITE PLAN
LOT 3 MORNINGSTAR LANE
33 MORNINGSTAR LANE
PORTLAND, MAINE

Client:
MORNINGSTAR REAL ESTATE TRUST
91 AUBURN STREET, STE J PMB 1256
PORTLAND, MAINE 04103

<p>Dalfonso Engineering CIVIL ENGINEERING SERVICES 17 Ledge Hill Road Gorham, Maine 04038 Phone: 207-749-4801 Email: pjdal@maine.rr.com</p>	Prepared by:	DATE: 02/17/2017
	PROJ. #:	105
	SCALE:	1"=20'

