

LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS SURVEYED ARE AS FOLLOWS:
 291 SUMMIT STREET: CINDY LOU MEOLI LIVING TRUST, BY DEED BOOK 32934 PAGE 94.
 303 SUMMIT STREET: CINDY LOU MEOLI LIVING TRUST, BY DEED BOOK 27985 PAGE 6 AND BOOK 28865 PAGE 65.
- RECORDED DEEDS AND PLANS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTIES ARE LOCATED IN THE CITY OF PORTLAND AND ARE SHOWN ON TAX MAP 388 WITHIN BLOCK A. 291 SUMMIT ST IS SHOWN AS LOT 20 AND 303 SUMMIT IS SHOWN AS LOT 3.
- THE PROPERTIES ARE LOCATED IN THE R2 AND R3 ZONING DISTRICTS AS SHOWN HEREON WITH SPACE AND BULK CRITERIA AS FOLLOWS:

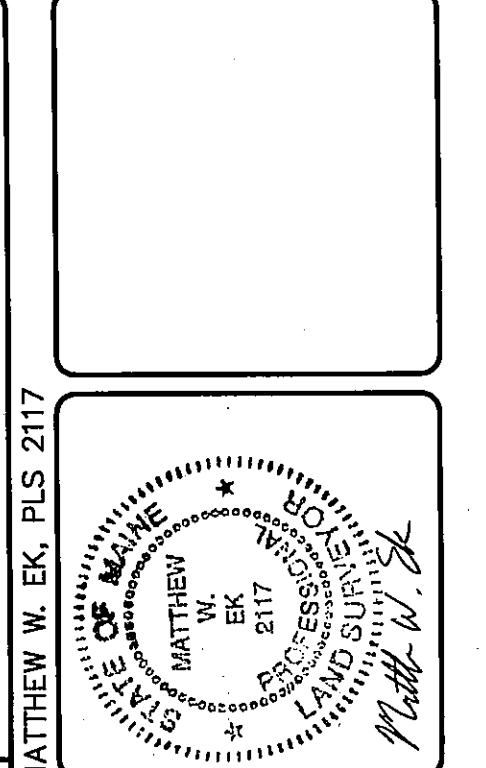
	R2	R3
MINIMUM LOT SIZE:	10,000 S.F.	6,500 S.F.
MINIMUM STREET FRONTAGE:	50 FEET	50 FEET
MINIMUM FRONT YARD:	25 FEET	25 FEET
MINIMUM SIDE YARD:		
1 TO 1 1/2 STORIES	12 FEET*	8 FEET*
2 STORIES	14 FEET*	14 FEET*
2 1/2 STORIES	16 FEET*	16 FEET*
MINIMUM REAR YARD:	25 FEET	25 FEET
MINIMUM LOT WIDTH:	80 FEET	65 FEET
MAXIMUM LOT COVERAGE:	20 %	35 %
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET
- TOTAL AREA OF PARCELS ARE AS FOLLOWS:

	EXISTING	PROPOSED
291 SUMMIT STREET:	36,577 S.F.	39,980 S.F.
303 SUMMIT STREET:	21,092 S.F.	17,689 S.F.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHINCS, INC PERFORMED IN FEBRUARY OF 2016 WITH LESS THAN 6 INCHES OF SNOW COVER.
- PLAN REFERENCES:
 A. RECORDING PLAT FOR NANCY SAWYER, BY OMEN HASKELL, INC., LAST DATED JUNE 10, 1983, AND RECORDED IN THE CCRD IN PLAN BOOK 138 PAGE 33.
 B. SUBDIVISION PLAN OF HIDDEN ACRES FOR NAN SAWYER, BY PINKHAM AND GREER, LAST DATED APRIL 13, 2000, AND RECORDED IN THE CCRD IN PLAN BOOK 200 PAGE 216.
 C. SUMMIT STREET RIGHT OF WAY INFORMATION AND PLANS SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE ON THE CITY OF PORTLAND VERTICAL DATUM, BASED ON MONUMENT ELEVATIONS PROVIDED BY THE CITY.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD TOGETHER WITH PLANS PROVIDED BY THE CITY OF PORTLAND. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN FEBRUARY OF 2016 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHINCS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL, AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
- A LETTER OF ZONING DETERMINATION WAS OBTAINED FROM ANN MACHADO, CITY OF PORTLAND, ZONING ADMINISTRATOR ON MARCH 2, 2016 STATING THAT PARCEL MEET THE DIMENSIONAL REQUIREMENTS OF THE CITY FOR RESIDENTIAL DEVELOPMENT.
- THE REBAR SHOWN ON THIS PLAN AS PROPOSED WERE SET IN MARCH OF 2016.

LEGEND

EXISTING	PROPOSED
- - - - -	PROPERTY LINE/R.O.W.
- - - - -	ABUTTER LINE/R.O.W.
- - - - -	DEED LINE/R.O.W.
- - - - -	EASEMENT
□	MONUMENT
○	IRON PIPE/ROD
C1/A1	CURVE/LINE NO.
---	ZONE LINE
△	BENCHMARK
▭	BUILDING
▬	DECK/STEPS/OVERHANG
- - - - -	EDGE WETLAND
▭	WETLANDS
▬	EDGE PAVEMENT
▬	EDGE CONCRETE
▬	CURB LINE
▬	TREELINE
- - - - -	-120 - -118 CONTOURS
○	CHAIN LINK FENCE
□	STOCKADE FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
W	WATER
⊗	WATER GATE VALVE
⊙	WATER SHUT OFF
○	HYDRANT
⊖	SANITARY SEWER
⊙	SANITARY MANHOLE
⊖	STORM DRAIN
⊙	DRAINAGE MANHOLE
⊕	CATCH BASIN
OHU	OVERHEAD UTILITY
⊖	UTILITY POLE
⊖	GUY WIRE

GRAPHIC SCALE
 (IN FEET)
 1 INCH = 20 FT.



DESIGNED	CHECKED
MWE	CLB

REVISOR INFORMATION:
 B MWE 3/28/15 REVISED PER NOTE 10 & 11
 A MWE 3/4/16 RELEASED FOR CLIENT REVIEW
 REV BY DATE STATUS
 THESE PLANS 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
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 280 South St
 Lewiston, ME 04240
 Tel. 207-783-5656

LOT DIVISION PLAN
 OF:
**CINDY LOU MEOLI TRUST AND
 291 SUMMIT STREET, LLC PROPERTIES**
 FOR:
RICHARD AND CINDY LOU MEOLI
 138 WEST GRAND AVENUE
 OLD ORCHARD BEACH, MAINE 04064

PROJECT NO. 16047 SCALE 1" = 20'
 SHEET 1 OF 1

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