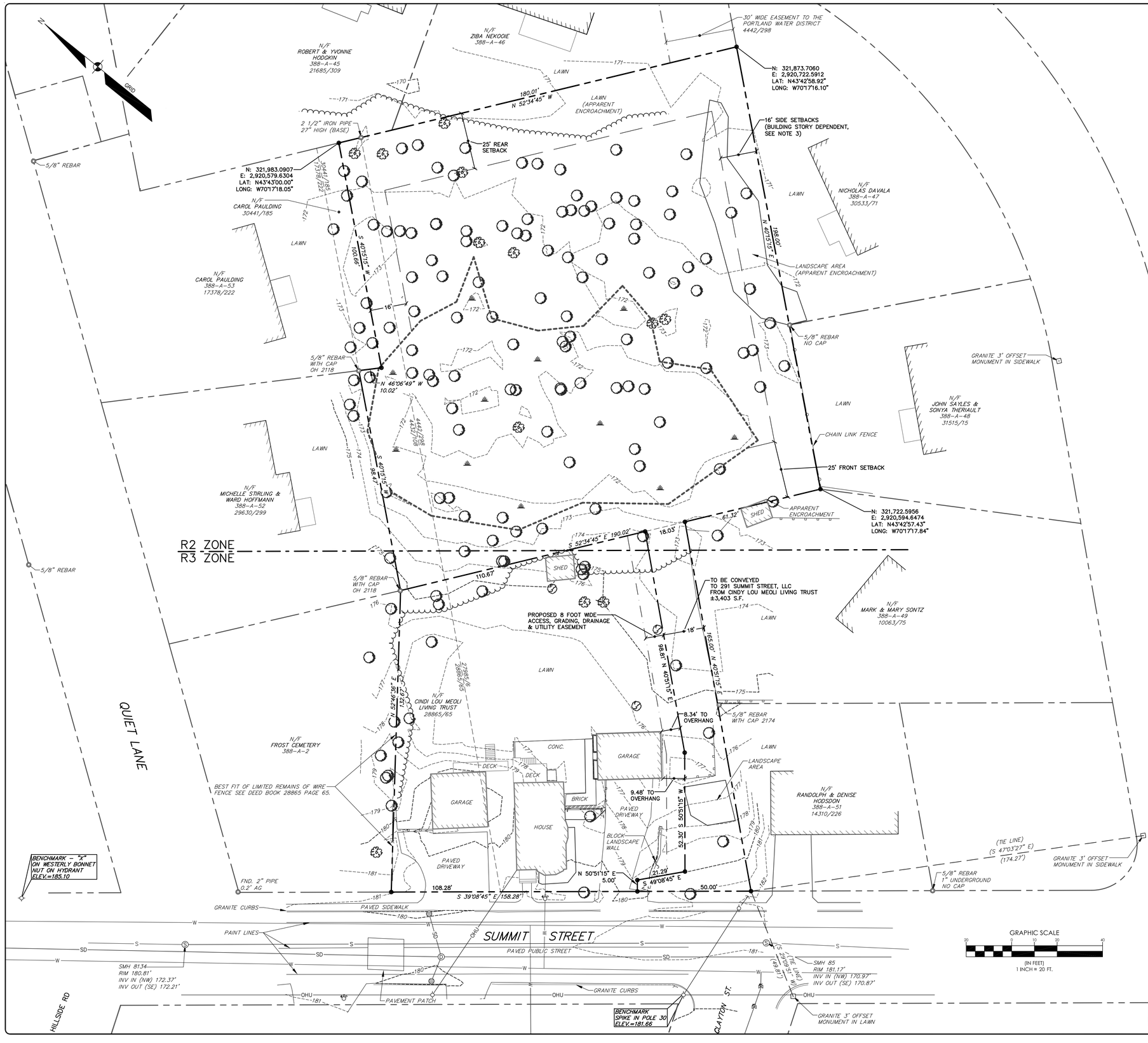

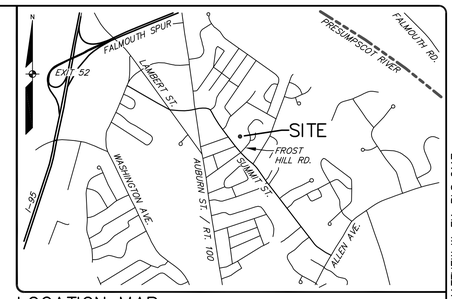

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCELS SURVEYED ARE AS FOLLOWS:
   291 SUMMIT STREET: 291 SUMMIT STREET, LLC, 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)
2. 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.
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

   • SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. 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.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC PERFORMED IN FEBRUARY OF 2016 WITH LESS THAN 6 INCHES OF SNOW COVER.
6. PLAN REFERENCES:
   A. RECORDING PLAT FROST HILL FOR NANCY SAWYER, BY OWEN 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.
7. 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.
8. 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.
9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN FEBRUARY OF 2016 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, 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.
10. 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.
11. 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	
5/8" REBAR CAPPED 2117 SET 3/16/16	
C1/L1 CURVE/LINE NO.	C1/L1
ZONE LINE	
BENCHMARK DESCRIPTION WITH ELEVATION	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE WETLAND	
WETLANDS	
EDGE PAVEMENT	
EDGE CONCRETE	
CURB LINE	
TREELINE	
-120- CONTOURS -118-	
CHAIN LINK FENCE	
STOCKADE FENCE	
DECIDUOUS TREE	
CONIFEROUS TREE	
W WATER	
WATER GATE VALVE	
WATER SHUT OFF	
HYDRANT	
S SANITARY SEWER	
SANITARY MANHOLE	
SD STORM DRAIN	
DRAINAGE MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	
UTILITY POLE	
GUY WIRE	

MATTHEW W. EK, PLS 2117

STATE OF MAINE · MATTHEW W. EK · 2117 · PROFESSIONAL LAND SURVEYOR

REV:	BY:	DATE:	STATUS:
C	MWE	6/29/17	REVISED PER CITY REVIEW COMMENTS
B	MWE	3/28/16	REVISED PER NOTE 10 & 11
A	MWE	3/4/16	RELEASED FOR CLIENT REVIEW

DESIGNED: MWE | CHECKED: CLB

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
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite 8 Lewiston, ME 04240 Tel: 207-783-5656

LOT DIVISION PLAN
OF:
CINDY LOU MEOLI TRUST AND
291 SUMMIT STREET, LLC PROPERTIES
291 AND 303 SUMMIT STREET, PORTLAND, MAINE
FOR:
RICHARD AND CINDY LOU MEOLI
138 WEST GRAND AVENUE
OLD ORCHARD BEACH, MAINE 04064

PROJECT NO.	SCALE
16047	1" = 20'

SHEET 1 OF 1

16047EC.dwg, TAB: 24x36