

PROJECT NO.	11125	FIELD BOOK	DESIGN	CHKD	MWE	DRAWN	MWE
REV.		BY:		DATE:		STATUS:	

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 Engineering Expertise You Can Build On.
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LOT DIVISION PLAN
 OF:
CIANCHETTE PROPERTY
 415 ALLEN AVENUE
 PORTLAND, MAINE 04103
 FOR RECORD OWNER:
TUCKER CIANCHETTE
 12 CROSS ROAD
 CUMBERLAND, MAINE 04021

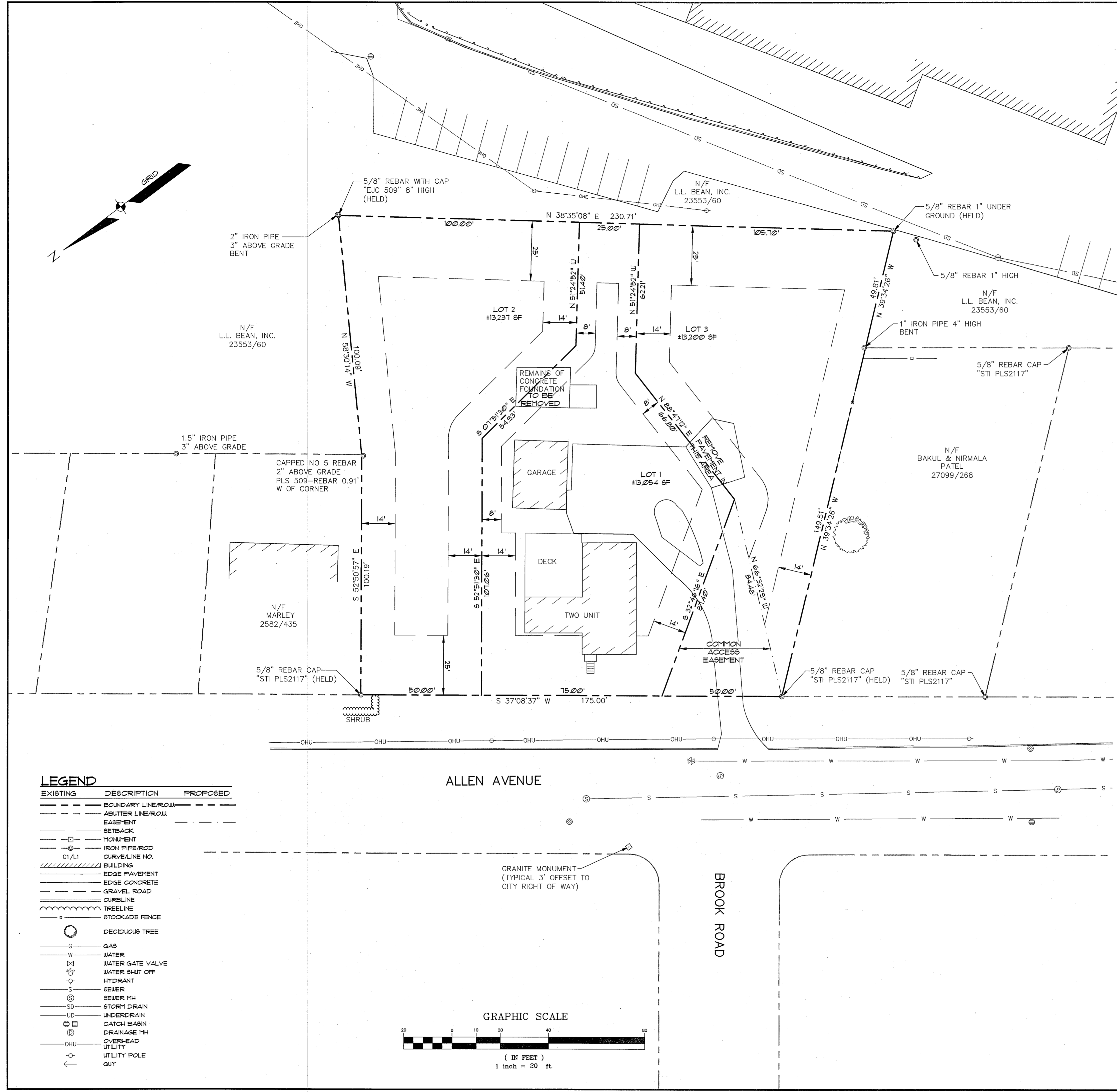
DATE	SCALE
8/1/11	1"=20'

SHEET 1 OF 1

GENERAL NOTES

- THE RECORD OWNER OF THE PARCELS IS TUCKER CHINCHETTE, BY DEED DATED FEBRUARY 21, 2007, AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 24870, PAGE 28.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401, BLOCK A, LOT 17 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA FOR THE R-3 ZONE ARE AS FOLLOWS:
 MIN. LOT SIZE: 6500 SF
 MIN. STREET FRONTAGE: 75 FT
 MIN. LOT WIDTH: 75 FT
 MAX. LOT COVERAGE: 25 %
 MIN. FRONT SETBACK: 25 FT
 MIN. SIDE YARD:
 1-1.5 STORY 8 FT
 2 STORY 14 FT
 2.5 STORY 18 FT
 MIN. SIDE YARD (SIDE ST.) 20 FEET
 MIN. REAR YARD: 25 FT
 MAX. BUILDING HEIGHT: 35 FT
- TOTAL AREA OF PARCEL IS APPROXIMATELY 39,491 OR 0.91 ACRES.
- ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNICS, INC.
- PLAN REFERENCES:
 A. STANDARD BOUNDARY SURVEY FINAL AMENDMENT 4 FOR NORTHPORT REALTY TRUST BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205, PAGE 801 CORD DATED DECEMBER 22, 2005.
 B. NORTHPORT REALTY TRUST LAND TITLE SURVEY BY HI AND EC JORDAN DATED OCTOBER 26, 1990.
 C. NORTHPORT REALTY TRUST ALTA/ACSM TITLE SURVEY BY HI AND EC JORDAN DATED JAN. 18, 1996.
 D. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED OCT. 31, 1986.
 E. CONDOMINIUM PLAT THE RESIDENCES AT 459 ALLEN AVENUE FOR F.S. PLUMMER, INC. BY OWEN HASKELL, INC. DATED NOV. 13, 1984 AND RECORDED IN PLAN BOOK 156, PAGE 68 CCRD.
 F. PLAN OF PROPERTY FOR WENWARD CORP. BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 118, PAGE 63, CCRD JAN., 1978.
 G. ALTA/ACSM LAND TITLE SURVEY FOR BRUCE ROYANE HAMILTON ARCHITECT, INC. BY TITCOMB ASSOCIATES DATED MAY 14, 2004.
 H. PLAN OF WADCO PARK DATED AUGUST, 1905 AND RECORDED IN PLAN BOOK 12, PAGE 17, CCRD.
 I. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED NOVEMBER, 1977.
 J. PLAN OF FALL BROOK BRANCH SEWER RIGHT OF WAY PLAN DRAWING NO 636/4 DATED APRIL 2, 1953 IN CITY OF PORTLAND, MAINE ENGINEERING OFFICE.
 K. MISC. RIGHT-OF-WAY INFORMATION FROM THE PORTLAND PUBLIC WORKS VAULT.
 L. FIRST AMENDED CONDOMINIUM PLAT OF NORTHPORT BUSINESS PARK FOR LL BEAN, BY SEBAGO TECHNICS, INC., DATED JUNE 1, 2006, LAST REVISED MAY 20, 2007, AND RECORDED IN PLAN BOOK 207 PAGES 257-272.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.
- RIGHTS OF WAY OF ALLEN AVENUE BASED ON INFORMATION PROVIDED TO SEBAGO TECHNICS, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT, SPECIFICALLY DRAWINGS E-MAILED TO SEBAGO TECHNICS TITLED ALLEN99T AND ALLEN2004DPW. REFERENCE IS ALSO MADE TO MDOT PLANS DOT FILE NO 3-489, DATED JANUARY, 2003
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

THIS PLAN IS NOT A SUBDIVISION PLAN
 THE PURPOSE OF THIS PLAN IS TO DEPICT A POTENTIAL DIVISION OF LAND, AND DOES NOT REPRESENT INDIVIDUAL LOTS OF RECORD. SUBDIVISION APPROVAL MAY BE REQUIRED DEPENDING ON THE NATURE, TIMING AND ORDER OF LOT CONVEYANCE. IF IT IS DETERMINED AT ANY TIME THAT SUBDIVISION APPROVAL IS REQUIRED, THE PROPERTY WILL BE SUBJECT TO THE APPLICABLE LOCAL SUBDIVISION ORDINANCE AND STATE LAWS PERTAINING TO SUBDIVISIONS.



11125LD.dwg, TAB:EC