PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 7°51'30" E	18.20'
L2	S 51°11'35" E	12.49'
L3	S 38°48'25" W	11.78'
L4	S 7°51'30" E	19.56'

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	LEDGE	
	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	

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS JACK STEERUM, LLC BY DEED DATED JANUARY 31, 2012 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 29348 PAGE 41.

2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401 BLOCK A LOT 19 AND IS LOCATED IN THE R-3 ZONE.

3. SPACE AND BULK CRITERIA FOR THE R-3 ZONE ARE AS FOLLOWS:

MIN. LOT SIZE:	6,500 S.F.
MIN. STREET FRONTAGE:	50 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 FT.
MIN. REAR YARD:	25 FT.
MAX. BUILDING HEIGHT:	35 FT.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 13,163 SQUARE FEET.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A WITH RESEARCH UPDATES AND REVISIONS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN APRIL OF 2015.

6. PLAN REFERENCES:
   A. LOT DIVISION PLAN OF CIANCHETTE PROPERTY, ALLEN AVENUE, FOR TUCKER CIANCHETTE, BY SEBAGO TECHNICS, INC. (PROJECT 11125), DATED JUNE 1, 2011.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE CITY OF PORTLAND DATUM BASED UPON THE 3 FOOT OFFSET MONUMENT AT THE CORNER OF BROOK ROAD AND ALLEN AVENUE AS SHOWN HEREON.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. 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. 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 0002 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

10. WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL OF 2015 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND NO WETLANDS WERE FOUND. THIS FINDING 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.

11. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.

12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

13. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.

14. THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.

15. THE PROPOSED HOUSE HAS THE FOLLOWING GROUND FLOOR AREAS: GARAGE 428 S.F. HOUSE 704 S.F.

16. THE PROPERTY IS LOCATED WITHIN 2 SOILS TYPES ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE MEDIUM INTENSITY SOIL SURVEY: HOLLIS FINE SANDY LOAM AND SCANTIC SILT LOAM.

17. DRAINAGE SWALE AROUND HOUSE TO REMAIN CLEAR OF OBSTACLES AND DEBRIS, FUNCTIONAL, AND PROPERLY MAINTAINED AT ALL TIMES IN ORDER TO PRESERVE THE NATURAL DRAINAGE COURSE FLOW SUCH THAT NO FLOODING OR BLOCKAGE OF SURFACE WATER DRAINAGE OCCURS ON UP GRADIENT PROPERTY.

MATTHEW W. EK, PLS2117 STEVE HARDING, PE6633

CITY OF PORTLAND MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/04/15

DESIGNED	CHECKED
SDH	SDH

REV.	BY:	DATE:	STATUS:
B	MWE	5-1-15	REVISED PER REVIEW COMMENTS
A	MWE	04-14-15	ISSUED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORED 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 B Lewiston, ME 04240 Tel. 207-783-9836

SITE PLAN
OF:
LOT 2
419 ALLEN AVENUE
PORTLAND, MAINE
FOR:
ESTES CUSTOM BUILDERS
733 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

PROJECT NO.	SCALE
15098	1"=20'

SHEET 1 OF 4

15098S.dwg, TAB: S