LOCATION MAP N.T.S.

GENERAL NOTES

1. THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
   LOT 2: JACK STEERUM LLC, BY DEED DATED JANUARY 31, 2012, AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 29348, PAGE 44.
   LOTS 1 & 3: DOUGLAS MILLINGTON, BY DEED DATED MARCH 15, 2013, AND RECORDED AT THE CCRD IN BOOK 30478 PAGE 185.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401, BLOCK A, LOT 17 AND IS LOCATED IN THE R-3 ZONE.
3. SPACE AND BULK CRITERIA FOR THE R-3 ZONE ARE AS FOLLOWS:

MIN. LOT SIZE:	6500 SF
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 FEET
MIN. REAR YARD:	25 FT
MAX. BUILDING HEIGHT:	35 FT

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 39,491 OR 0.91 ACRES.
5. ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNICS, INC., IN 2011.
6. 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 CCRD 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 WENDWARD 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 267-272.
7. 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.
8. 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
9. 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 SUBDIVISON 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.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	EASEMENT	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
C1/L1	CURVE/LINE NO.	
	BUILDING	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
	STOCKADE FENCE	
	DECIDUOUS TREE	
G	GAS	
W	WATER	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
S	SEWER	
	SEWER MH	
SD	STORM DRAIN	
UD	UNDERDRAIN	
	CATCH BASIN	
	DRAINAGE MH	
OHU	OVERHEAD UTILITY	
	UTILITY POLE	
	GUY	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/04/15

MATTHEW W. EK, PLS 2117

DESIGNED	CHECKED
MWE	CLB

REV:	BY:	DATE:	STATUS:
A	MWE	3/25/15	REVISED BOUNDARY LINE BETWEEN LOTS 1 & 2

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. South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite 1A Lewiston, ME 04240 Tel. 207-783-5656

LOT DIVISION PLAN
OF:
CIANCHETTE PROPERTY
419 ALLEN AVENUE
PORTLAND, MAINE 04103
FOR:
TUCKER CIANCHETTE
12 CROSS ROAD
CUMBERLAND, MAINE 04021

PROJECT NO.	SCALE
11125	1" = 20'

SHEET 1 OF 1

11125LD-REVA.dwg, TAB:24x36