

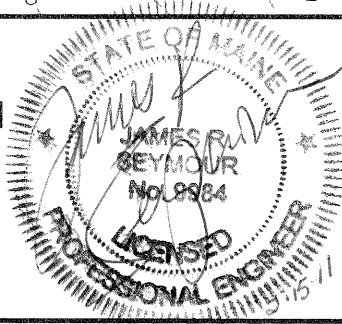
NOTES:

1. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND RESIDENTIAL (R3) ZONE.
2. THE DIMENSIONAL REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 6,500 S.F.
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM YARD DIMENSIONS: MIN. LOT WIDTH
 FRONT YARD: 25 FEET
 REAR YARD (STRUCTURES GREATER THAN 100 S.F.): 25 FEET
 SIDE YARD (1 STORY): 8 FEET
 (1 1/2 STORY): 8 FEET
 (2 STORY-SHOWN ON PLAN): 14 FEET
 SIDE YARD (ON SIDE STREET): 20 FEET
3. A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORESCULPTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
4. 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 CLIBRELAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
5. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. NOVEMBER 2001 ON THE GROUND AS-BUILT INFORMATION WAS PERFORMED BY BRYAN CIVIL ENGINEERS, LAND SURVEYORS AND LAND PLANNERS. ELEVATIONS ARE BASED ON THE NAD 1929 VERTICAL DATUM. SITE BENCHMARK IS A BRASS PLATE 4 WAGNER SET IN THE 6"X6" GRANITE MOUNTAIN AT THE WESTERN SIDE OF THE INTERSECTION OF BEAUREGARD STREET AND STEPPING STONE LANE. ELEVATION = 92.21

LOT PLAN
 OF:
LOT 6 AUTUMN GLEN SUBDIVISION
 STEPPING STONE LANE
 PORTLAND, MAINE
 FOR:
DWIGHT BRACKETT
 48 COUNTRY LANE
 PORTLAND, MAINE 04103

DESIGN BY: JRS
 DRAWN BY: JRH
 CHECKED BY: JRS
 DATE: 2-8-11
 SCALE: 1"=20'
 FIELD BK: 772
 PROJ. NO: 10446
 DWG: 10446SK

SHEET 1 OF 1



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