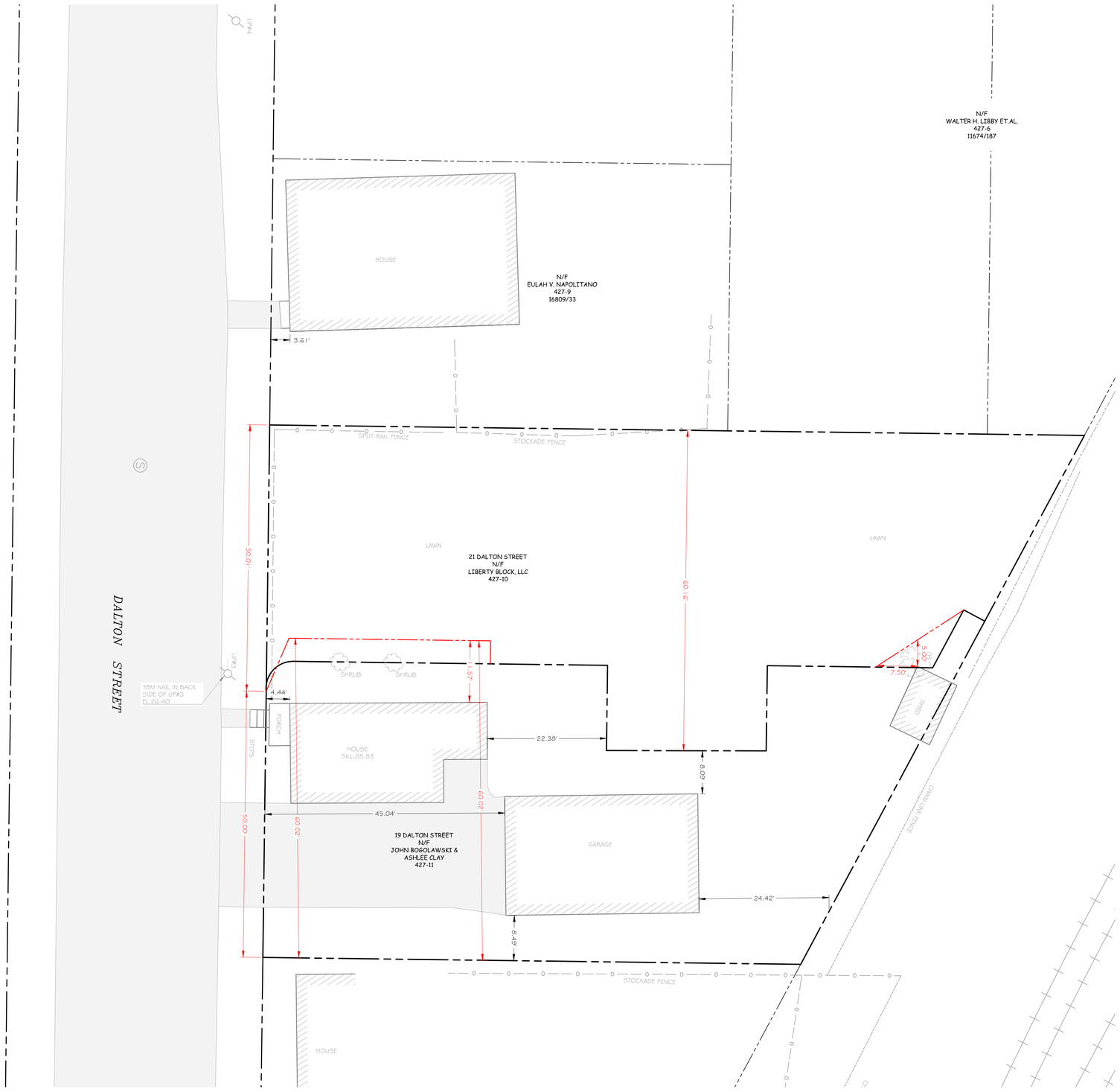

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
	EDGE OF PAVEMENT	
	BUILDING	
	WOOD FENCE	

PLAN REFERENCES

EXISTING CONDITIONS AND PROPOSED LOT LINE CHANGES SHOWN ON THIS PLAN ARE BASED ON PLAN ENTITLED "DRAFT PLAN OF LAND LOCATED AT 19 & 21 DALTON STREET, PORTLAND, MAINE" DATED JULY 21, 2016, PREPARED BY JONES ASSOCIATES, INC. OF AUBURN, MAINE.

ZONING INFORMATION - 19 DALTON STREET:

	REQUIRED	PROPOSED
1. ZONE: R5		
2. LOT AREA:	6,000 SF	6,235 SF
3. MAXIMUM LOT COVERAGE :	40%	25.4%
4. MINIMUM STREET FRONTAGE:	50 FT	50 FT
5. FRONT YARD:	AVG. OF EXISTING	4.4 FT (HOUSE, EXISTING) 45.0 FT (GARAGE, EXISTING) 7.5 FT (SHED)
6. SIDE YARD:	8 FT (>100 SF) 5 FT (<100 SF)	8.1 FT (GARAGE) 11.6 FT (HOUSE) 5 FT (SHED)
7. REAR YARD:	20 FT (>100 SF) 5 FT (<144 SF)	22.4 FT (HOUSE, EXISTING) 24.4 FT (GARAGE, EXISTING) 0 FT (SHED, EXISTING)
8. LOT WIDTH:	60 FT	60.0 FT

ZONING INFORMATION - 21 DALTON STREET:

	REQUIRED	PROPOSED
1. ZONE: R5		
2. LOT AREA:	6,000 SF	6,465 SF
3. MAXIMUM LOT COVERAGE :	40%	N/A
4. MINIMUM STREET FRONTAGE:	50 FT	50 FT
5. FRONT YARD:	AVG. OF EXISTING	N/A
6. SIDE YARD:	8 FT	N/A
7. REAR YARD:	20 FT	N/A
8. LOT WIDTH:	60 FT	60.2 FT

GRAPHIC SCALE

10 0 5 10 20 40

1 inch = 10 ft.

PRELIMINARY - NOT FOR CONSTRUCTION

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STATE OF MAINE
SILAS W. CANAVAN
No. 12639
LICENSED
PROFESSIONAL ENGINEER
9/2/16

Zoning Determination
19 & 21 Dalton Street
Portland, Maine

Liberty Block, LLC
796 Forest Ave
Portland, Maine 04103

Rev.	Date	Description	Drawn	Check
1	9/2/16	Issued for Zoning Determination	DEPT	SWC

Sheet Title:
Zoning Analysis Plan

Job No.:	292	Sheet No.:	C1.0
Date:	Sep. 2, 2016		
Scale:	1" = 10'		
Drawn:	SWC		
Checked:	WRW		

P:\292 - 21 Dalton Street - Portland\3 CAD\292 - Base Map.dwg plot date 9/2/2016 8:39 AM