

ZONE	REQUIREMENT	REQUIRED	PROPOSED	APPROVED - MAXIMUM LOT
MAXIMUM LOT SIZE	4,500 SF	6,624 SF	5,202 SF	
MINIMUM FRONT SETBACK	40'	24'	0'	
MINIMUM SIDE SETBACKS	10'	10'	0'	
MINIMUM REAR SETBACK	20'	20'	0'	
MINIMUM LOT COVERAGE	12% - 4 STORY BUILDING	24%	100%	
MINIMUM LOT WIDTH	40' (SEE MAP)	71'	41'	
MINIMUM BUILDING HEIGHT	45'	54'	45'	
MINIMUM OPEN SPACE PER ACRE	30% (SEE MAP)	44%	24%	
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NOTE: ** ALL MEASUREMENTS ARE SHOWN AS HORIZONTAL UNLESS OTHERWISE NOTED.

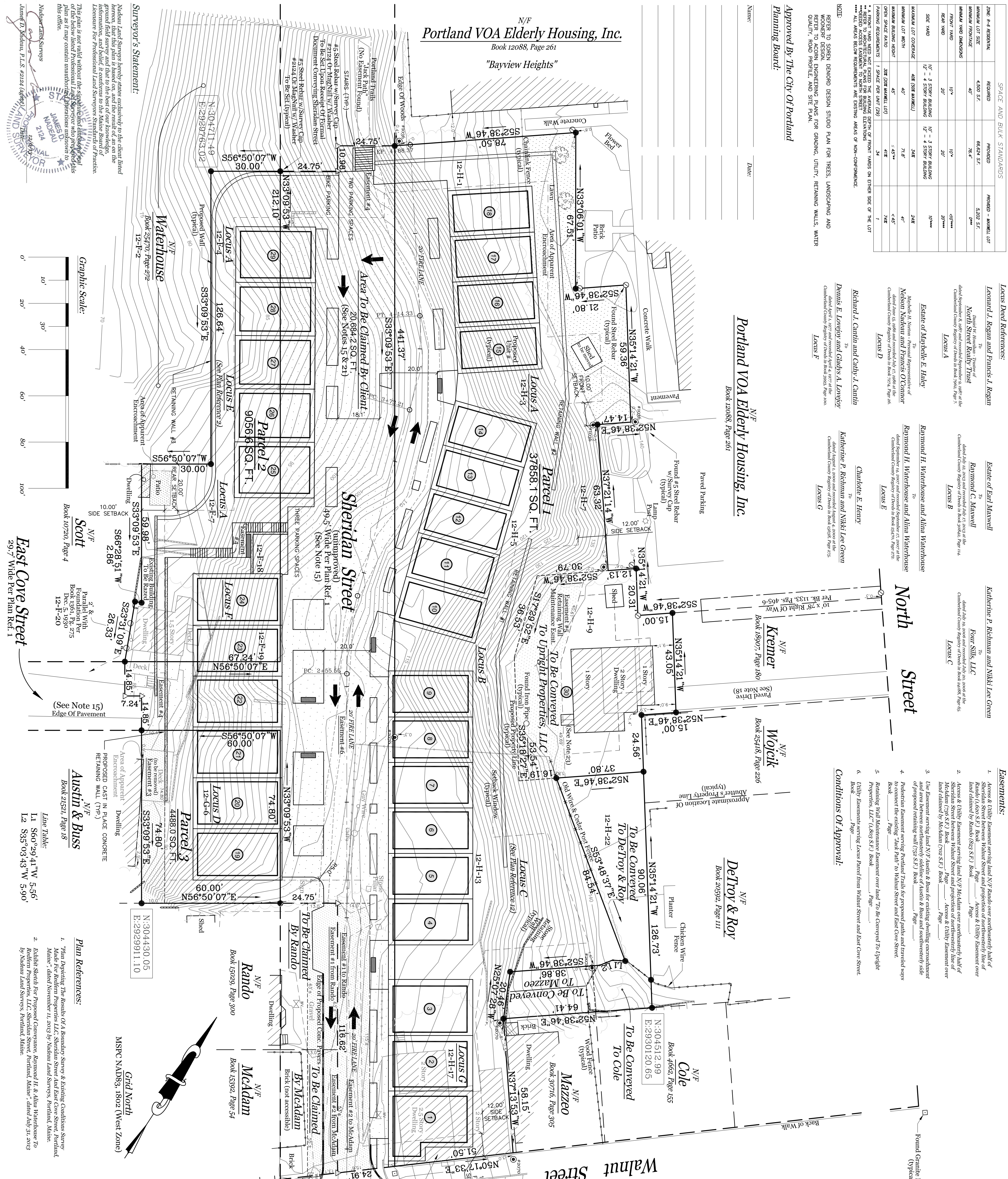
REFER TO GREEN DESIGN STUDIO PLAN FOR TREES, LANDSCAPING AND QUALITY, ROAD PROFILE, AND SITE PLAN.

Approved By: The City Of Portland
Planning Board:

Name: _____ Date: _____

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Portland VOA Elderly Housing, Inc.
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"Bayview Heights"



Locus Deed References:
Locand J. Regan and Francis J. Regan
NORTH STREET REDEVELOPMENT
Locand J

Estate of Marjorie E. Haley
Nelson, Nadeau and Francis O'Connor
Nelson, Nadeau and Francis O'Connor
Locand J

Richard J. Gahin and Cathy J. Gahin
Dennis E. Lenoir and Charles A. Lenoir
Locand J

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Estate of Earl Maxwell
Raymond C. Maxwell
Locand B

Raymond H. Wetherhouse and Alina Wetherhouse
Raymond H. Wetherhouse and Alina Wetherhouse
Locand B

Charlotte E. Henry
Katherine P. Richman and Nikki Lee Green
Locand B

Four Sills, LLC
Katherine P. Richman and Nikki Lee Green
Locand C

Raymond H. Wetherhouse and Alina Wetherhouse
Raymond H. Wetherhouse and Alina Wetherhouse
Locand C

Conditions Of Approval:

Detroy & Roy
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Wojcik
Book 25418, Page 226

Mozick
Book 25418, Page 226

Cole
Book 1602, Page 155

Mazzio
Book 3076, Page 305

McCladam
Book 3392, Page 54

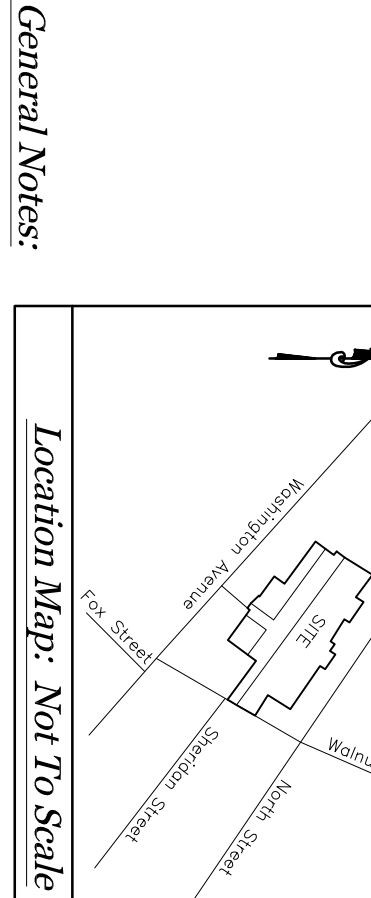
Rando
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Austin & Buss
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Scott
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East Cove Street
29.7' Wide Per Plan Ref. 1

Waterhouse
Book 25770, Page 22



- Basements:**
- Access & Utility Easement serving land N/F Rankin over northwesterly half of Sherman Street between Walnut Street and projection of northwesterly line of land claimed by Rando (823 S.F.) Book _____ Page _____
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- General Notes:**
- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be obtained by title attorney.
 - This office reserves the right to be held harmless by all and party claims.
 - This survey does not purport to reflect any of the following:
 - assessments other than those that are visible or specifically stated in the reference documents;
 - rights of easement or other rights of use or occupancy;
 - rights of other land use regulations;
 - the location of any underground utilities or structures.
 - This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
 - Reference is made to "Order Of Agreement" dated March 11, 2013 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
 - N/F is an abbreviation for Non or Formerly.
 - All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCKD).
 - Locand Parcel is located in the R-6 Residential Zone. There are 6 proposed buildings containing 29 townhomes, and an existing dwelling to be converted.
 - Locand Parcel is shown on the City of Portland Assessor's Map 12, Block 11, as lots and part of 2, 17, and 22. Block 11 as lot 6, and Block 12 as lot 4, 7, 10, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Total area of Locand Parcel is 51,402.2 square feet (1.8 acres). Area to be claimed is 20,698.2 square feet, which would result in a total of 72,100.4 square feet.
 - The agreement right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field.
 - The agreement right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field.
 - The Locand Parcel does not exist in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Plan Number 250203 (02/28/83 & 04/18/83) and is not in a Special Flood Hazard Area.
 - All building foundations shown are assumed to be on a level surface.
 - All building foundations shown are assumed to be on a level surface.
 - Call: 888-205-8151 at least three business days before performing ANY public survey.
 - Public Survey was performed by Nadeau Land Surveys on August 1, 1989. Public Survey is listed as "Continued" on the City of Portland City Council Order 884 dated October 27, 1989. Public Survey was performed by Nadeau Land Surveys on August 1, 1989. Public Survey is listed as "Continued" on the City of Portland City Council Order 884 dated October 27, 1989. Public Survey was performed by Nadeau Land Surveys on August 1, 1989. Public Survey is listed as "Continued" on the City of Portland City Council Order 884 dated October 27, 1989.
 - Order: Everying Streets From Deeded Variation 1, as passed on September 3, 1997 and amended by Ordinance 2000-01, Ordinance 2000-02, Ordinance 2000-03, Ordinance 2000-04, Ordinance 2000-05, Ordinance 2000-06, Ordinance 2000-07, Ordinance 2000-08, Ordinance 2000-09, Ordinance 2000-10, Ordinance 2000-11, Ordinance 2000-12, Ordinance 2001-01, Ordinance 2001-02, Ordinance 2001-03, Ordinance 2001-04, Ordinance 2001-05, Ordinance 2001-06, Ordinance 2001-07, Ordinance 2001-08, Ordinance 2001-09, Ordinance 2001-10, Ordinance 2001-11, Ordinance 2001-12, Ordinance 2002-01, Ordinance 2002-02, Ordinance 2002-03, Ordinance 2002-04, Ordinance 2002-05, Ordinance 2002-06, Ordinance 2002-07, Ordinance 2002-08, Ordinance 2002-09, Ordinance 2002-10, Ordinance 2002-11, Ordinance 2002-12, Ordinance 2003-01, Ordinance 2003-02, Ordinance 2003-03, Ordinance 2003-04, Ordinance 2003-05, Ordinance 2003-06, Ordinance 2003-07, Ordinance 2003-08, Ordinance 2003-09, Ordinance 2003-10, Ordinance 2003-11, Ordinance 2003-12, Ordinance 2004-01, Ordinance 2004-02, Ordinance 2004-03, Ordinance 2004-04, Ordinance 2004-05, Ordinance 2004-06, Ordinance 2004-07, Ordinance 2004-08, Ordinance 2004-09, Ordinance 2004-10, Ordinance 2004-11, Ordinance 2004-12, Ordinance 2005-01, Ordinance 2005-02, Ordinance 2005-03, Ordinance 2005-04, Ordinance 2005-05, Ordinance 2005-06, Ordinance 2005-07, Ordinance 2005-08, Ordinance 2005-09, Ordinance 2005-10, Ordinance 2005-11, Ordinance 2005-12, Ordinance 2006-01, Ordinance 2006-02, Ordinance 2006-03, Ordinance 2006-04, Ordinance 2006-05, Ordinance 2006-06, Ordinance 2006-07, Ordinance 2006-08, Ordinance 2006-09, Ordinance 2006-10, Ordinance 2006-11, Ordinance 2006-12, Ordinance 2007-01, Ordinance 2007-02, Ordinance 2007-03, Ordinance 2007-04, Ordinance 2007-05, Ordinance 2007-06, Ordinance 2007-07, Ordinance 2007-08, Ordinance 2007-09, Ordinance 2007-10, Ordinance 2007-11, Ordinance 2007-12, Ordinance 2008-01, Ordinance 2008-02, Ordinance 2008-03, Ordinance 2008-04, 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