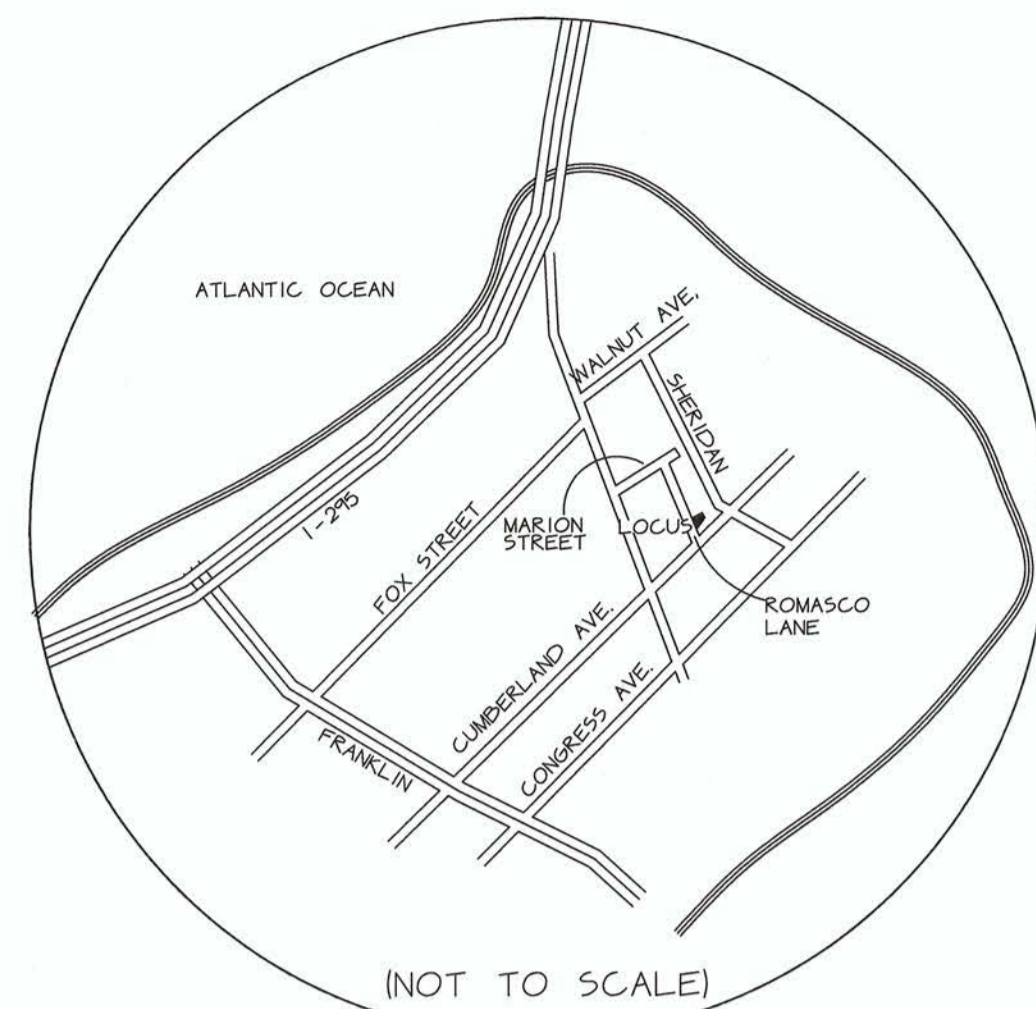


LOCATION SKETCH



LEGEND

- N/F - NOW OR FORMERLY
- TM - TAX MAP
- CIRF - CAPPED IRON ROD FOUND
- IFF - IRON PIPE FOUND
- DH - DRILL HOLE
- MON - MONUMENT
- CIRS - CAPPED IRON ROD SET
- WG - WATER GATE
- WM - WATER MAIN
- HYDT - FIRE HYDRANT
- MN - MAG NAIL
- UP - UTILITY POLE
- CB - CATCH BASIN
- SMH - SEWER MANHOLE
- CCRD - CUMBERLAND COUNTY REGISTRY OF DEEDS
- CIRITBS - CAPPED IRON ROD (TO BE SET)

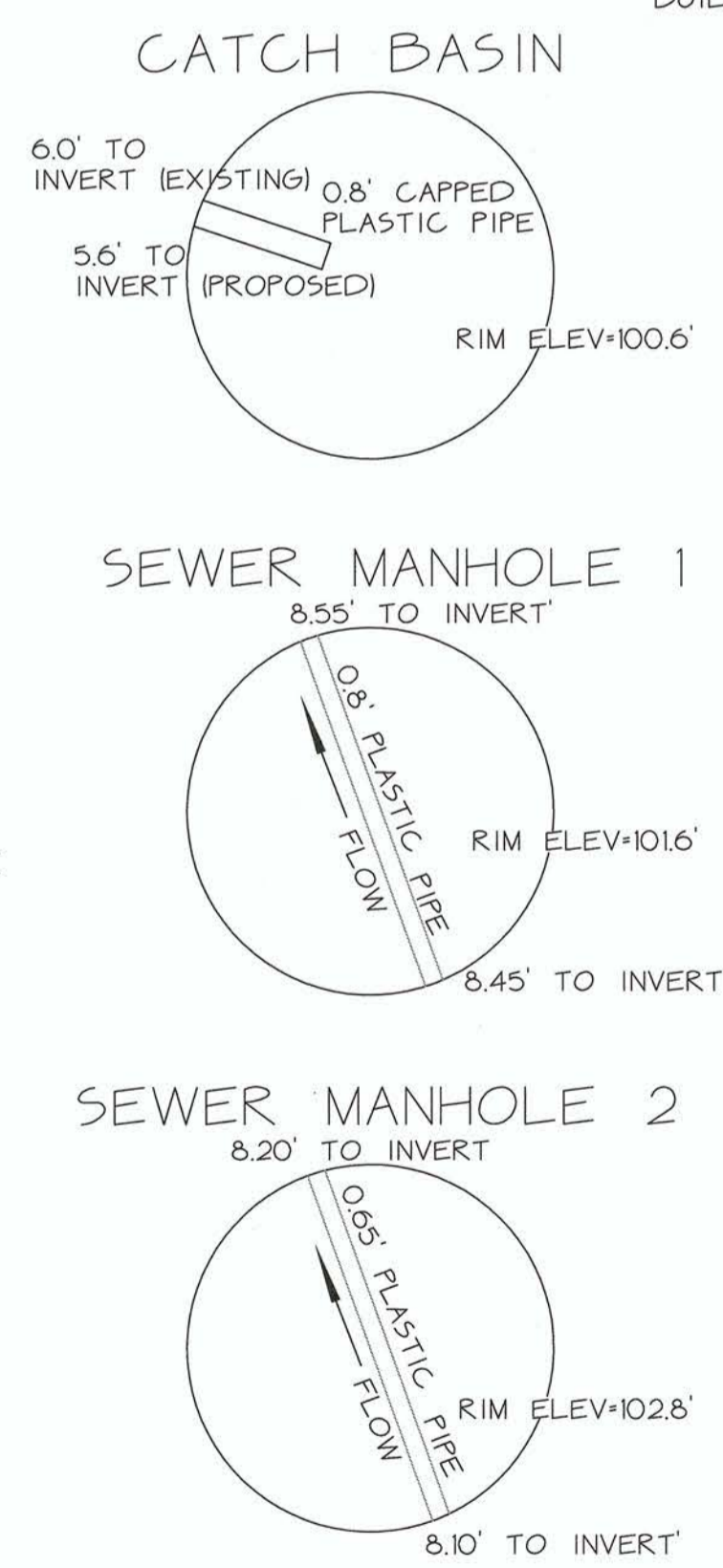
R-6 RESIDENTIAL ZONE
DIMENSIONAL STANDARDS
RESIDENTIAL USE

MINIMUM LOT SIZE: 2,000 SQ.FT.
STREET FRONTAGE: 20 FEET
MAXIMUM LOT COVERAGE: 60%

BUILDING SETBACKS

- MINIMUM FRONT YARD: 5 FEET
- OR THE AVERAGE DEPTHS OF ADJACENT FRONT YARDS
- MINIMUM REAR YARD: 10 FEET
- 5 FEET FOR ACCESSORY STRUCTURES OF LESS THAN 144 SQ.FT.
- MINIMUM SIDE YARD: 5 FEET
- 5 FT. EXCEPT THAT A SIDE YARD IN THE R-6 ZONE MAY BE REDUCED TO ZERO, PROVIDED THAT THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN 10 FT. A PERMANENT MAINTENANCE EASEMENT A MINIMUM OF 5 FT. IN WIDTH SHALL BE PROVIDED ON THE PARCEL ADJACENT TO THE LOT LINE WITH THE REDUCED SIDE SETBACK.

PORTIONS OF A STRUCTURE ABOVE 35 FT SHALL BE NO CLOSER THAN 10 FT FROM THE SIDE PROPERTY LINE AND NO CLOSER THAN 15 FEET FROM THE REAR PROPERTY LINE WHEN SUCH PROPERTY LINE ABUTS A RESIDENTIAL ZONE. DOES NOT APPLY TO SIDE YARDS ON SIDE STREETS.



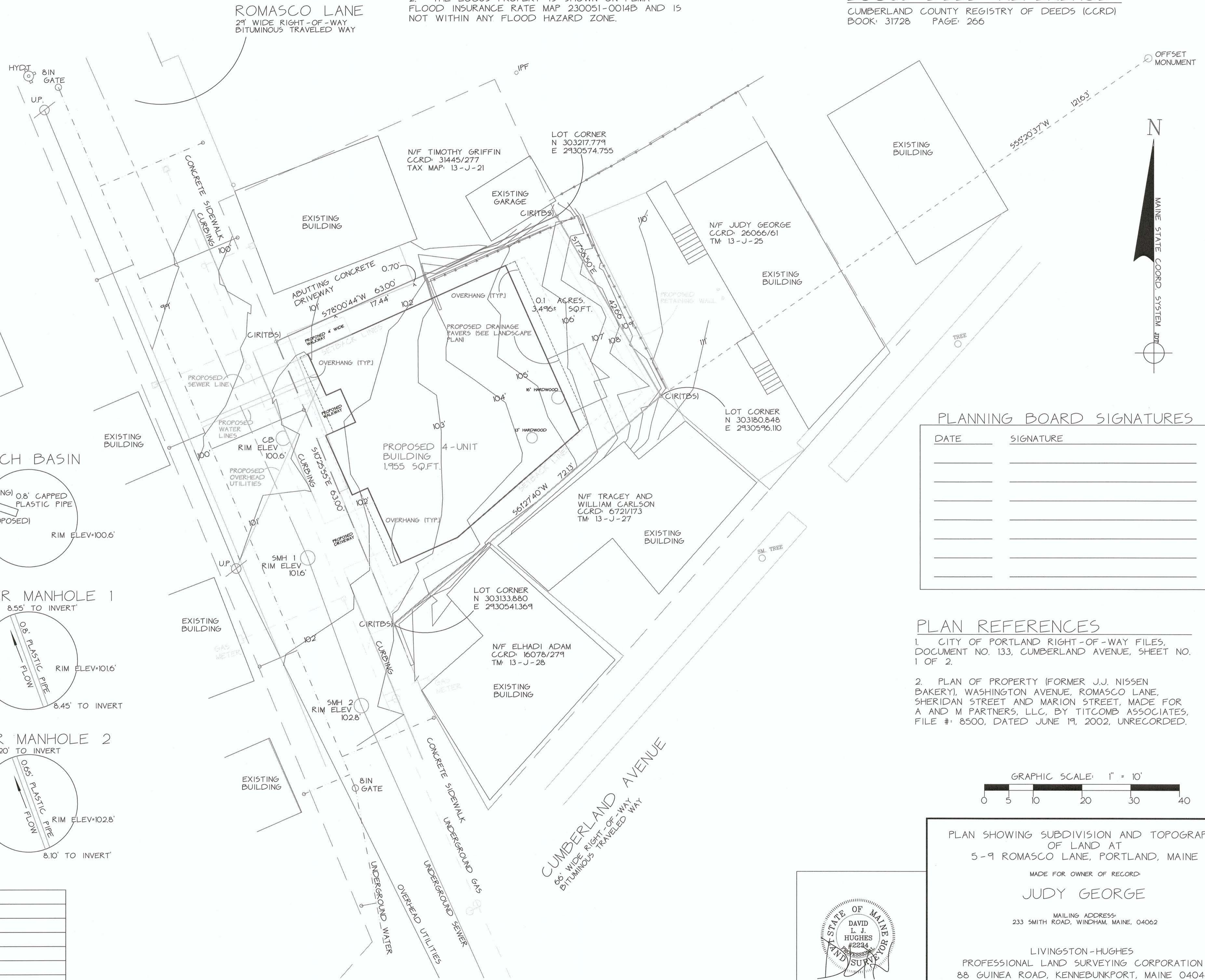
REVISION NO.	DATE	REVISION PURPOSE

NOTES

1. ELEVATIONS SHOWN ARE GPS DETERMINED AND REFLECT THE NAVD 1988 VERTICAL DATUM.
2. THE LOCUS PROPERTY IS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 230051-0014B AND IS NOT WITHIN ANY FLOOD HAZARD ZONE.

LOCUS DEED REFERENCE

CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
BOOK: 31728 PAGE: 266

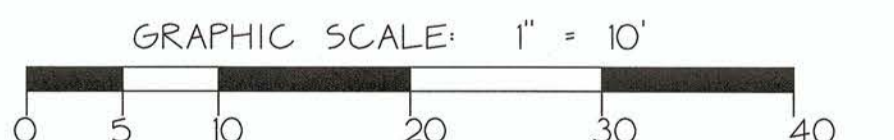


PLANNING BOARD SIGNATURES

DATE	SIGNATURE

PLAN REFERENCES

1. CITY OF PORTLAND RIGHT-OF-WAY FILES, DOCUMENT NO. 133, CUMBERLAND AVENUE, SHEET NO. 1 OF 2.
2. PLAN OF PROPERTY (FORMER J.J. NISSEN BAKERY), WASHINGTON AVENUE, ROMASCO LANE, SHERIDAN STREET AND MARION STREET, MADE FOR A AND M PARTNERS, LLC, BY TITCOMB ASSOCIATES, FILE #: 8500, DATED JUNE 19, 2002, UNRECORDED.



PLAN SHOWING SUBDIVISION AND TOPOGRAPHY OF LAND AT
5-9 ROMASCO LANE, PORTLAND, MAINE
MADE FOR OWNER OF RECORD
JUDY GEORGE
MAILING ADDRESS:
233 SMITH ROAD, WINDHAM, MAINE, 04062
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

