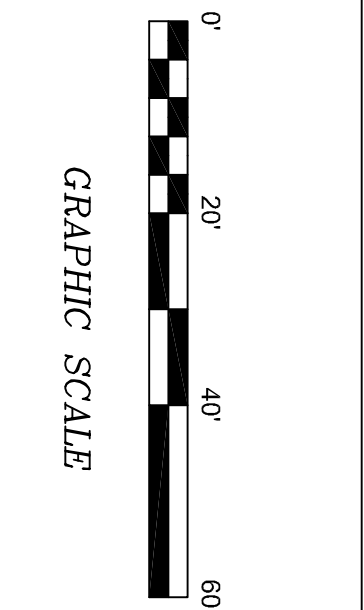
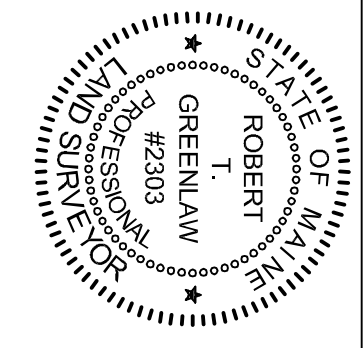


REVISIONS:	
REV. 4 MAY 31, 2012, REVISED ELEVATION DATUM AND ADDED NOTES PER CITY REVIEW.	
REV. 3 APRIL 12, 2012, ADDED CONTOURS AND NOTES.	
REV. 2 APRIL 11, 2012, REVISED DRIVEWAY AND UTILITIES.	
LOCATION: 288 EASTERN PROM. PORTLAND, MAINE	

STATE OF MAINE, CUMBERLANDSSS	
REGISTRY OF DEEDS	
RECEIVED	2012
AT : H	M. AND RECORDED IN
PLAN BOOK	PAGE



Robert T. Greenlaw P.L.S., #2303



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a.) NO WRITTEN REPORT

b.) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303

DATE: APRIL 10, 2012

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SHELDON J. ASHBY BOOK 28290 PAGE 915 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCELS: LOT 015-C-3 & 5= 7334 SQ. FT.,
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) CITY OF PORTLAND TAX MAP 015
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:
6. THE EXISTING STRUCTURES WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1957.
7. APPROXIMATELY 1000 SQUARE FEET OF AREA WILL BE DISTURBED AS A RESULT OF INSTALLING THE PROPOSED PAVED DRIVEWAYS, THE REMAINING AREAS NOT COVERED BY BUILDINGS, WALKS OR DRIVES SHALL BE RETURNED TO A LAWN SURFACE.
8. NO WATERCOURSES OR WETLANDS EXIST ON OR NEAR THE SITE.
9. ELEVATIONS BASED UPON A CITY OF PORTLAND PK MAIL FOUND AT THE CORNER OF AN AERIAL TARGET PAINTED ON THE SIDE OF CUTTER STREET, SAID PK MAIL REPORTED ELEVATION 90.19 WAS SUPPLIED BY THE PUBLIC SERVICES DIVISION AND ASSUMED TO BE ON THE CITY OF PORTLAND VERTICAL DATUM OF N.G.V.D 1929.
10. THE TOTAL FLOOR AREA OF THE SUBJECT DWELING IS 896 SQUARE FEET.
11. THE SUBJECT BUILDING OF THIS PLAN IS THE EXISTING GARAGE SHOWN HEREON, AS A FROST WALL AND SLAB EXIST ON THE GROUND FLOOR NO PERIMETER DRAIN WAS NEEDED OR INSTALLED.
12. SOIL TYPE: AS SHOWN IN THE SOIL SURVEY CUMBERLAND COUNTY MAINE DATED AUGUST 1974, HINCKLEY GRAVELLY SANDY LOAM, REVISED TO COLTON GRAVELLY SANDY LOAM IN THE INTERPRETATION HANDOUT DATED JUNE, 1995.

ZONING:

R-6 RESIDENTIAL ZONE:  
MINIMUM LOT SIZE 4500 SQUARE FEET  
MINIMUM STREET FRONTAGE: 40 FEET  
FRONT YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: 5 FEET  
MINIMUM LOT WIDTH: 50 FEET  
MAXIMUM HEIGHT: 45 FEET

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRS ©	Capped 5/8" Rebar Set	(30.00') Distance from reference
IPF ○	Iron Pipe Found	N/F Now Or Formerly
MONF □	Monument Found	12345/99 Deed Book/Page of Local Registry
△	High Water Survey Point	① Plot Number (Ref 40)
•	Bolt Found	— E — Edge of traveled way
---	Abutter Line	— Z — Utility Pole
---	Property Line	— S — Indicates Ownership
---	Street Line	— EC — In Common
---	Sidewalk Line	— W — Water Line
---	Sewer Line	— 106 — Proposed Contour
---	Erosion Control Measure	
---	Silt Fence or Erosion Control Mix	
---	Existing Contour	

SITE PLAN

288 EASTERN PROMENADE, PORTLAND, MAINE

FOR:

SHELDON J. ASHBY

PREPARED BY:  
**ROBERT T. GREENLAW PLS**  
LAND SURVEYING  
134 PORTLAND AVE  
OLD ORCHARD BEACH MAINE  
BOBGREENLAW@YAIRPOINT.NET  
207-749-9471

DRAWN BY: RTG
CHECKED BY: KGG
DATE OF SURVEY: 12/15/2010
JOB NUMBER: 2012017
SHEET: 1 OF 1
DRAWER: 2010 NO: 017