

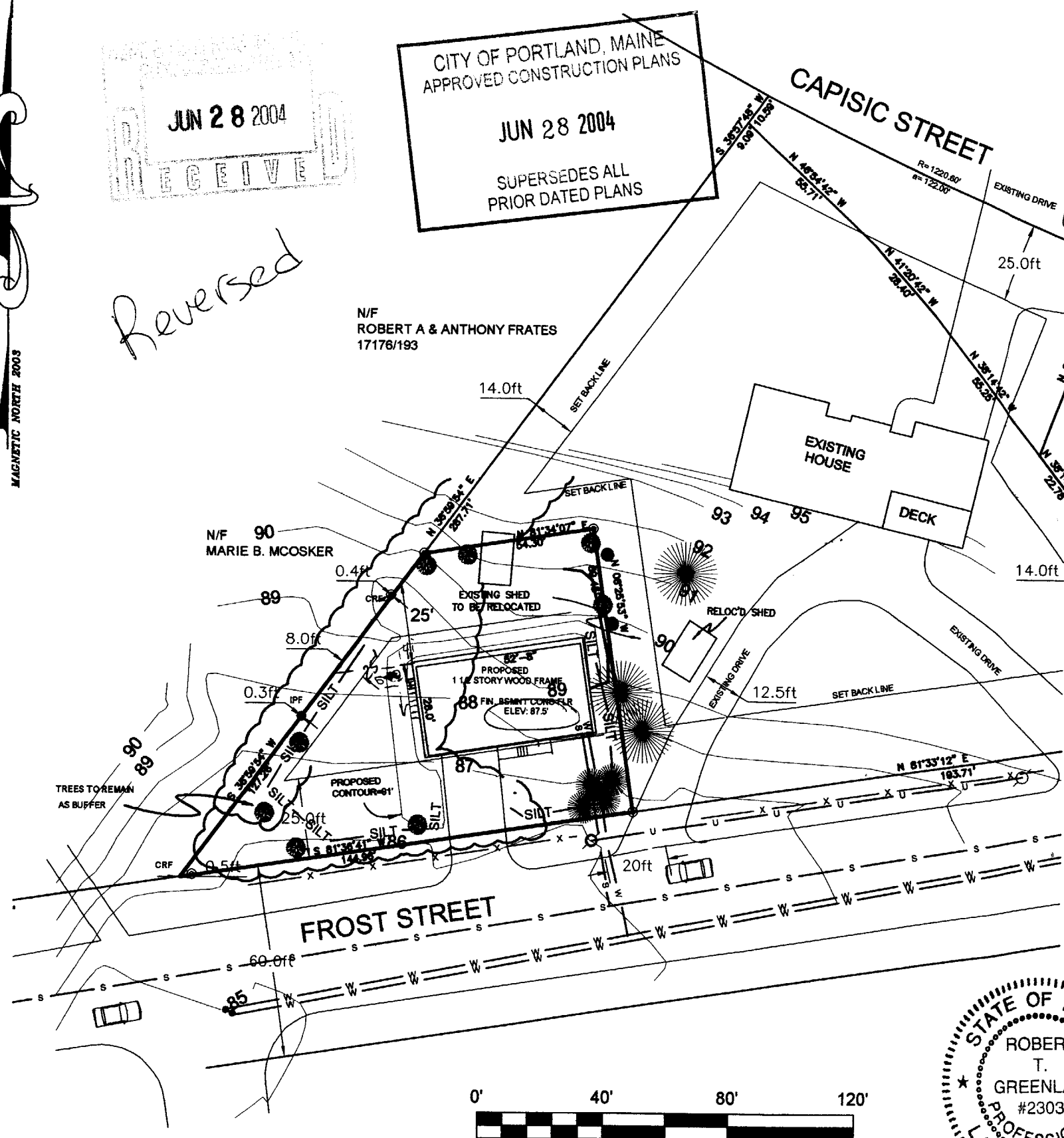
RECEIVED  
JUN 28 2004

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
JUN 28 2004  
SUPERSEDES ALL  
PRIOR DATED PLANS

Reversed

N/F  
ROBERT A & ANTHONY FRATES  
17176/193

N/F 90  
MARIE B. MCOSKER



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8895.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) PLAN OF PROPERTY 68 CAPISIC ST. PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
  - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
  - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R-3 ZONE  
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT  
 MINIMUM FRONT YARD: 25 FEET  
 MINIMUM REAR YARD: 25 FEET  
 MINIMUM SIDE YARD: 1 STORY = 8 FEET, 2 STORY = 14 FEET.  
 MINIMUM LOT WIDTH: 75 FEET

6. MAXIMUM LOT RATIO: 25%  
 OF LOT = 2167.63 Sq. Ft.  
 PROPOSED = 1995.5 Sq. Ft.
7. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
8. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
9. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

**LEGEND**

- ⊙ Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- ⊙ Capped 5/8" Rebar Found
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- - - - - Set Back Line
- Contour Line
- Minimum of Two Trees to in excess of 2-1/2" to Remain.

SURVEYORS STATEMENT:

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

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

*Robert T. Greenlaw*

DATE: 06-22-2004

ROBERT T. GREENLAW P.L.S., #2303  
 PRESIDENT BACK BAY BOUNDARY, INC.



REVISED 06-22-2004: CHANGED BLDG ORIENTATION, RELOCATED DRIVEWAY.  
 REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.

MINOR SITE PLAN  
 For: A PROPOSED LOT SPLIT  
 71 FROST STREET PORTLAND, MAINE  
 FOR: DEAN D. BRYAN

DRAWN BY: DMD  
 CHECKED BY: GAS  
 SCALE: 1"=40'  
 SURVEY DATE: 07/18/03  
 JOB NUMBER: 200396  
 SHEET: 1 OF 1

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 PROFESSIONAL LAND SURVEYING  
 65 NEWBURY STREET  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NQ96C