

N/F
RAILROAD
LAND LLC
23966/284

N 41°-25'-38" E 142.08'

N/F
REMAINING LAND OF
FRANCIS C. CAMPBELL
13394/265
15,950 SF = 0.366 AC
5

N/F
ROBERT C. HAINES
16015/143

HOLM AVENUE

ROBIN STREET

RECORD OWNER (S) DEED REFERENCES:
FRANCIS C. CAMPBELL TO AAL BUILDERS LLC
29113/53 11/9/11

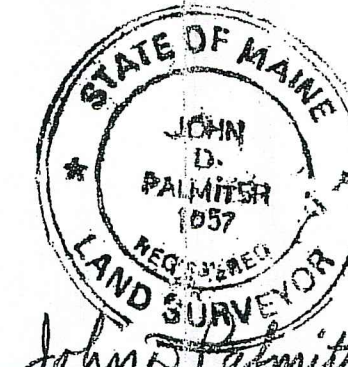
LOT AREA: 7,254 SF = 0.17 ACRES
REM. AREA: 15,950 SF = 0.36 ACRES
TOTAL 23,204 SF = 0.53 ACRES

ROTATION 48
CENTER 4975.0000
4952.0000

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS
RECEIVED JANUARY 2012
AT H .M. AND RECORDED IN
PLAN BOOK 212 PAGE
ATTEST: REGISTER

This survey conforms to current rules & regulations
of the Maine State Board of Registration
for Land Surveyors.

JOHN D. PALMITER, PLS#1057



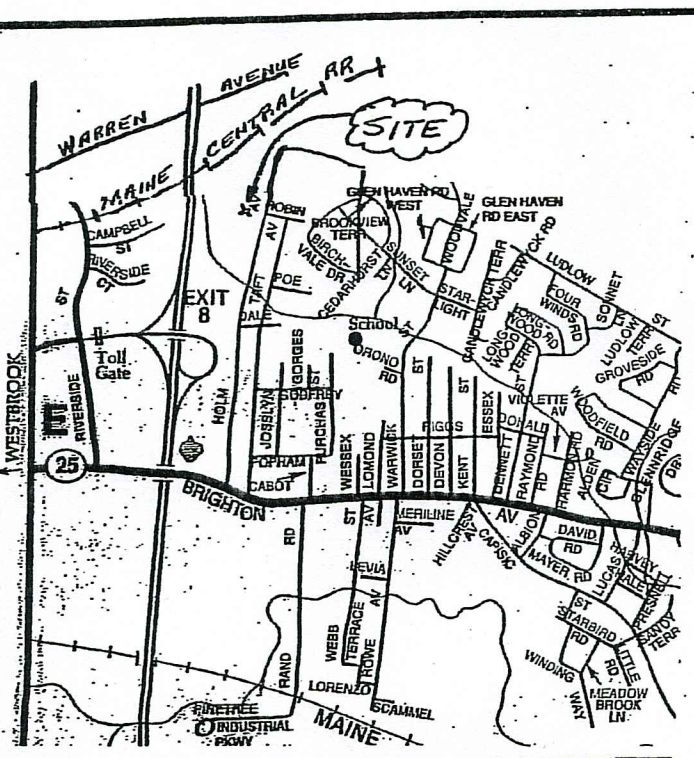
- NOTES:**
- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2011 PER REF. 1
 - 2) LINES SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.
 - 3) BOUNDARIES ARE TAKEN FROM PLAN REF. 1 & ARE NOT VERIFIED BY THIS SURVEYOR (JOHN D. PALMITER)
 - 4) DIG SAFE MUST BE CONTACTED AND CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION
 - 5) THIS PROPERTY IS DEPICTED ON CITY ASSESSORS MAP 270 BLOCK B LOT 001
 - 6) REFERENCE IS MADE TO PORTLAND LAND USE CODE ZONE R-3 DATED 12/15/10
MIN. LOT SIZE NET 6,500 SF
MIN. LOT WIDTH 65' AT BUILDING ENVELOPE
MIN. STREET FRONTAGE 50'
FRONT & REAR BUILDING SETBACK 25'
SIDE SETBACK (2 STORIES) 8' RT. SIDE, 20' LT. SIDE
MAXIMUM BUILDING HEIGHT 35'
MAXIMUM LOT COVERAGE 40%
 - 7) ELEVATIONS BASED ON BOLT IN FLUSH CITY MONUMENT (3' OFFSET) - ELEV. 66.75. THIS POINT LABELED #1 ON PLAN. THE CITY'S OFFICIAL VERTICAL DATUM NGVD 1929 WAS USED
 - 8) THIS LOT DOES NOT FALL WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL 230361 0005 C PANEL 5 OF 17, ZONE X
 - 9) 2 EXISTING TREES IN FRONT YARD (AS NOTED), TO REMAIN TO MEET CITY'S MINIMUM TREE REQUIREMENT STANDARD.
 - 10) SOIL TYPE IS ELMWOOD FINE SANDY LOAM "EmB"
 - 11) FOR HOLM AVENUE STREET ACCEPTANCE SEE VOLUME 2 PAGE 201 NOV. 2, 1936

- LEGEND**
- 5/8" REBAR (OLD), (UNLESS NOTED)
 - 5/8" REBAR (NEW)
 - CITY MONUMENT (3' OFFSET)
 - N/F NOW OR FORMERLY OF
 - UTILITY CO. POLE
 - BUILDING SETBACK LINE (25' FRONT & REAR, 8' RT. SIDE, 20' LT. SIDE)
 - PROPOSED BUILDING
 - ⊕ HYDRANT
 - ▭ PROPOSED DECK
 - ▨ PROPOSED PORCH
 - ▩ PROPOSED ENTRY LANDING
 - PROPOSED FOOTING
 - TREELINE
 - W- EXISTING WATER
 - D- PROPOSED FOUNDATION DRAIN
 - PS- PROPOSED OVERHEAD WIRES
 - E- EXISTING OVERHEAD WIRES
 - S- EXISTING 4" SEWER
 - ⊙ GATE VALVE
 - * CONIFER TREE
 - DECIDUOUS TREE
 - 123/456 BOOK & PAGE OF RECORDED DEED
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - 60- EXISTING CONTOUR LINE
 - SPOT ELEVATION
 - 10 ▭ AREA TO BE DISTURBED 2897 SF = 39.9%
 - +++ PROPOSED SILT FENCE
 - TIE LINE
 - PW- PROPOSED WATER
 - PS- PROPOSED 4" SEWER
 - G- GUTTER/CURBLINE
 - 60- PROPOSED CONTOUR LINE

RECEIVED
FEB 13 2012

Dept. of Building Inspections
City of Portland Maine

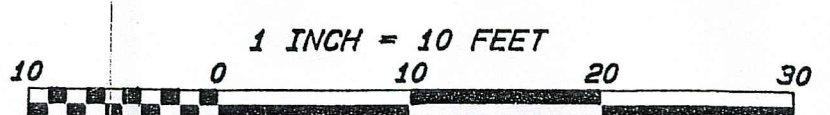
5 REVISIONS:
REV. #1 1/17/12 ADD INFO. PER 1/10/12 LETTER FROM CITY



VICINITY MAP NTS

REFERENCES:

- 1) "LAND DIVISION FOR FRANCIS C. CAMPBELL" BY BOUNDARY POINTS DATED 4/25/11



**MINOR RESIDENTIAL
DEVELOPMENT SITE PLAN**
230 HOLM AVENUE - PORTLAND, MAINE
MADE FOR
JAMES R. GRAY
143 CRAIGIE ST. - PORTLAND, ME. 04102
APPLICANT: AAL BUILDERS, LLC
& OF DAN LABRIE
6 BEACH ST. - SO. PORTLAND, ME. 04106
DEC. 17, 2011 1" = 10' FILE: J GRAY
JOHN D. PALMITER, PLS 1057
29 MAYBERRY ROAD GRAY, MAINE 04039
TELEPHONE: (207) 657-4630