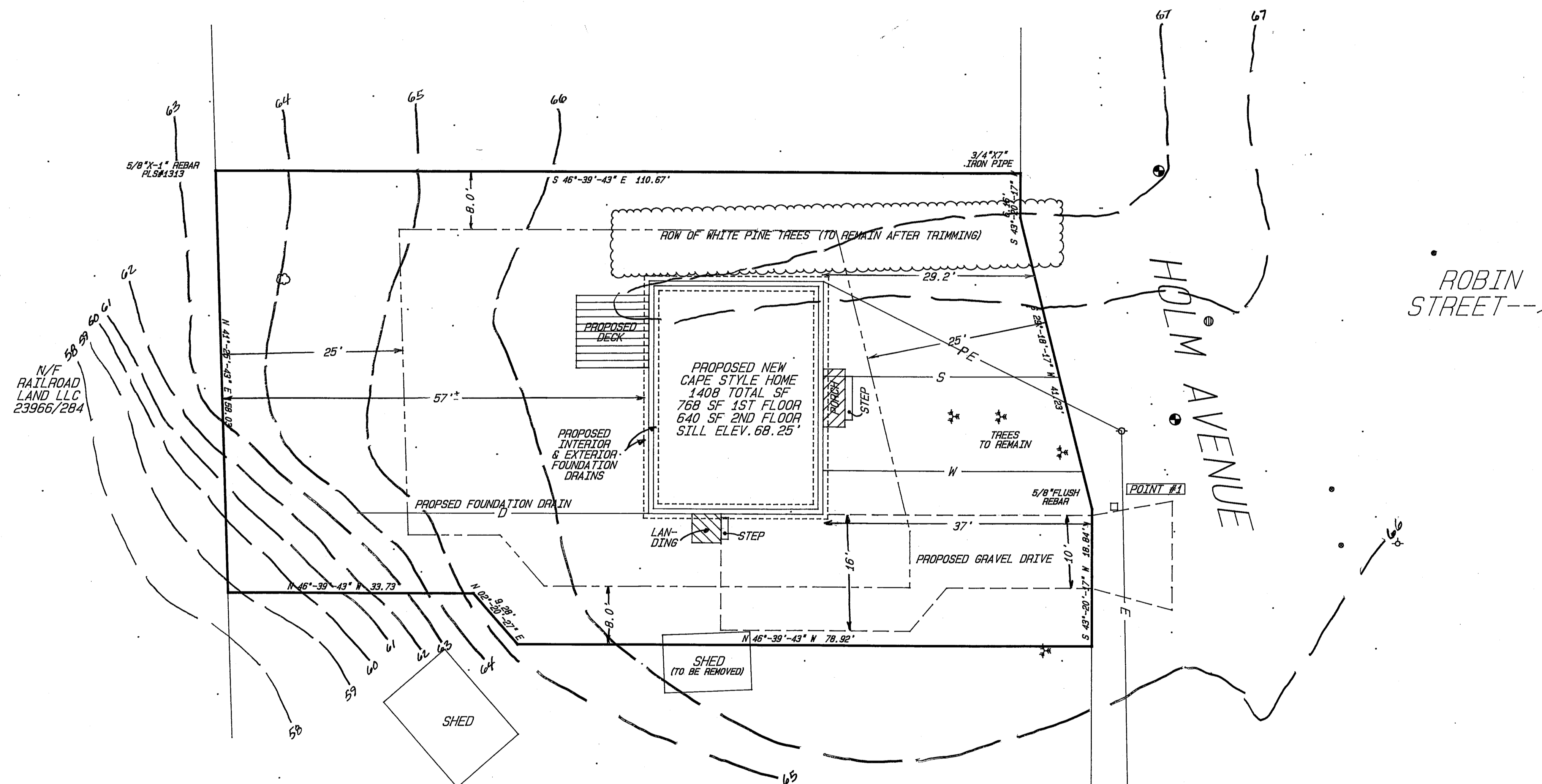


VICINITY MAP NTS

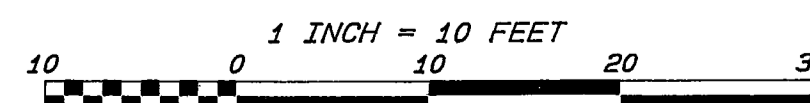
N/F
ROBERT C. HAINES
16015/143



N/F
REMAINING LAND OF
FRANCIS C. CAMPBELL
13394/265

ROTATION 317
CENTER 4992.0000
4979.0000

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



REFERENCES:

- 1) "LAND DIVISION FOR FRANCIS C. CAMPBELL" BY BOUNDARY POINTS DATED 4/28/11

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) 9'
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.

RECORD OWNER(S) DEED REFERENCES:

FRANCIS C. CAMPBELL TO AAAL BUILDERS LLC
29113/53 11/9/11

LOT AREA: 7,254 SF = 0.17 ACRES

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' SIDE)
- ▭ PROPOSED BUILDING
- HYDRANT
- ▭ PROPOSED DECK
- ▭ PROPOSED PORCH
- ▭ PROPOSED ENTRY LANDING
- ▭ PROPOSED FOOTING
- TREELINE
- PROPOSED WATER
- PROPOSED FOUNDATION DRAIN
- PROPOSED OVERHEAD WIRES
- EXISTING OVERHEAD WIRES
- EXISTING 4" SEWER
- GATE VALVE
- ★ CONIFER TREE
- DECIDUOUS TREE
- 123/456 BOOK & PAGE OF RECORDED DEED
- SEWER MANHOLE
- DRAIN MANHOLE
- CONTOUR LINE
- SPOT ELEVATION

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

JOHN D. PALMITER-PLS 1057



John D. Palmiter

MINOR RESIDENTIAL
DEVELOPMENT SITE PLAN

230 HOLM AVENUE - PORTLAND, MAINE

MADE FOR

JAMES R. GRAY

143 CRAIGIE ST. - PORTLAND, ME. 04102

APPLICANT: AAAL 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