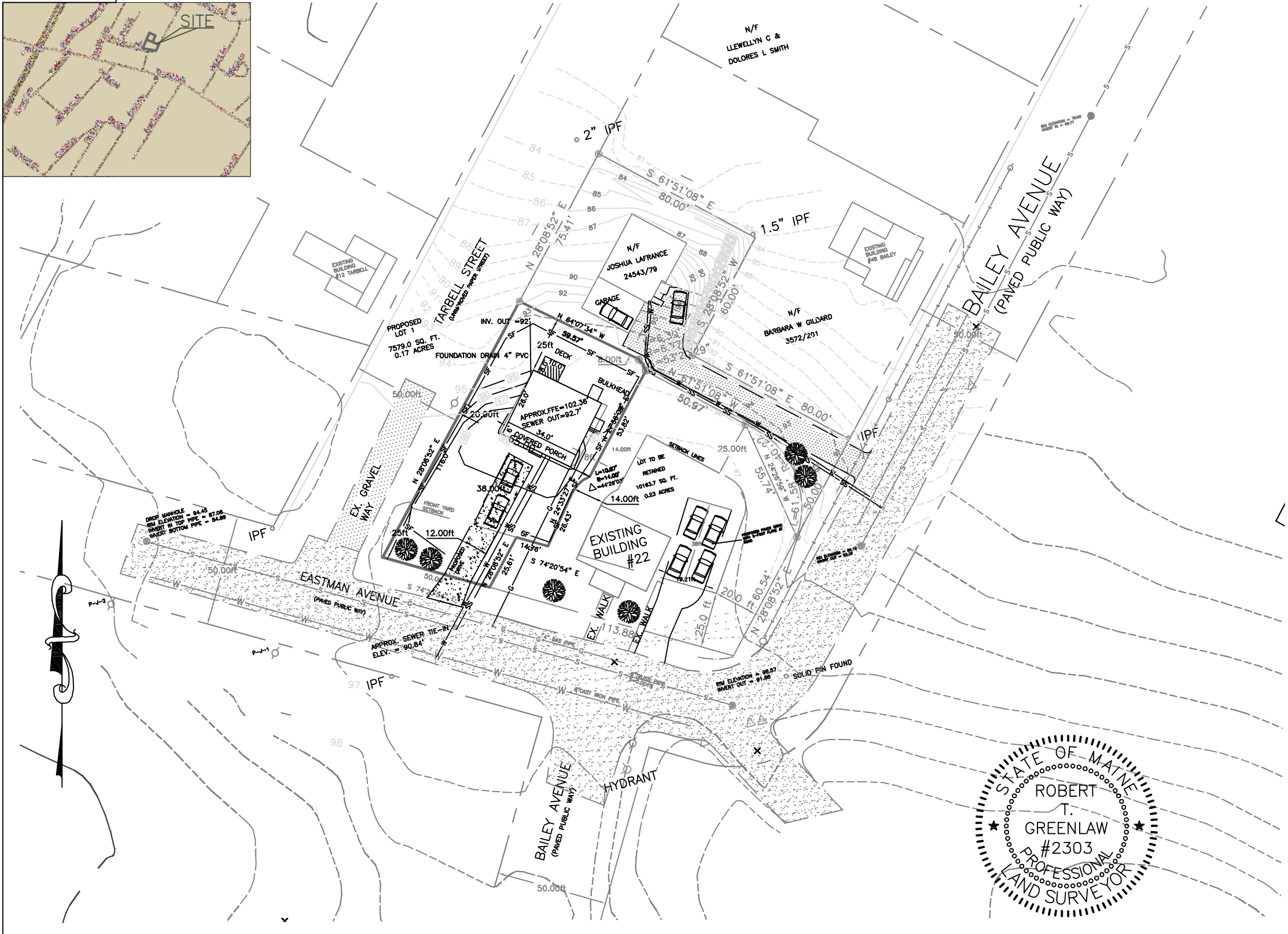


**SITE LOCATION MAP:**



**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KILMARTIN, JTS, BOOK 20704 PAGE 316 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THIS SURVEY WAS COMPLETED UTILIZING THE FOLLOWING EQUIPMENT:  
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.  
  
ELEVATIONS ARE BASED UPON A CAPPED MONUMENT FOUND ON THE THREE FOOT OFFSET INTERSECTION OF DOVER AVENUE AND BEAL STREET REFERENCED ON CITY OF PORTLAND ELEVATION CARDS AT ELEVATION 68.309 FEET ON CITY DATUM N.G.V.D. 1929.  
  
BEARINGS ARE BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED: A GRANITE MONUMENT FOUND AT THE NORTHWEST INTERSECTION OF THE THREE FOOT OFFSET LINES OF DOVER AVENUE AND BEAL STREET NORTH:316407.046, EAST:2914526.819 AND OF DOVER AVENUE AND TARBELL STREET NORTH:316317.489, EAST:2914694.296 US SURVEY FEET.
- AREA OF ORIGINAL PARCEL:  
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY A.L. LIOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.  
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, REVISED 4/79.  
c.) CITY OF PORTLAND SEWER SHEETS
- THE ABOVE PARCELS ARE BENEFITTED BY THE FEE OF ALL THE STREETS AND WAYS SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF THE OTHER LOTS SHOWN ON SAID PLAN, AND SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REFERENCED DEEDS.
- LOT TWO RECEIVED A ZONING BOARD OF APPEALS APPROVAL AS A BUILDABLE LOT ON MAY 4, 2006. LOTS 1 AND 2 AS SHOWN ON THIS PLAN MEET THE CURRENT ZONING STANDARDS AS BUILDABLE LOTS ACCORDING TO THE REQUIRED FRONTAGE ON A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZONE R-3.
- NO SPECIAL PROBLEMS WITH DRAINAGE ARE EXPECTED. LOT 3 IS CONSTRUCTING A STONELINED SWALE TO CONVEY STORMWATER TO TARBELL STREET. LOT 2 WILL CONTINUE TO SHEET FLOW AND ABSORB ITS STORMWATER INTO ITS OWN LOT.
- NO WETLANDS OR SPECIAL SOILS ARE KNOWN TO EXIST ON THE SUBJECT PARCEL.

**ZONING:**

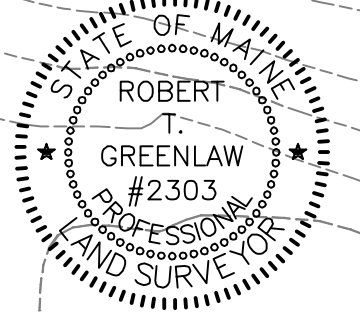
ZONING: R-3 RESIDENTIAL  
MINIMUM LOT SIZE: 6,500 SQ FT  
MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT  
MINIMUM STREET FRONTAGE: 50 FT  
MINIMUM YARD DIMENSIONS:  
FRONT - 25 FT REAR - 25 FT  
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT  
ON SIDE STREET: 20 FT  
MAXIMUM LOT COVERAGE: 30%  
MINIMUM LOT WIDTH: 65 FT  
MAXIMUM BUILDING HEIGHT: 35 FT

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0C, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

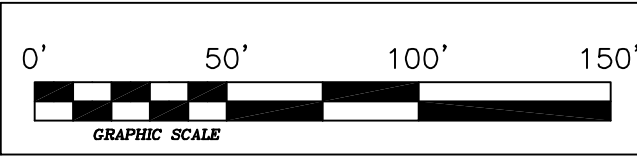
- Capped 5/8" Rebar Found (50.00' Distance from reference Plan or deed.
- IPF ○ Iron Pipe Found N/F Now Or Formerly
- △ Control Points TYP. TYPICAL
- Abutter Line — Direction of Bearing
- Property Line — Z Indicates Ownership in Common
- Street Line
- Setback Line
- Edge of traveled way
- S — Sewer Line
- SS — Proposed Sewer Line
- W — Water Line
- G — Gas Line
- Street Tree to be Planted shall be in excess of 2-1/2 inches in diameter.



**REVISIONS:**

NO.	DATE	DESCRIPTION

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS  
  
RECEIVED . . . 2007  
AT : H .M. AND RECORDED IN  
PLAN BOOK . . . PAGE . . .



**CERTIFICATE:**

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 CORNERS WERE SET  
  
ROBERT T. GREENLAW P.L.S., #2303  
REVISED: OCT 18, 2009  
DATE: FEBRUARY 08, 2006

**PROPOSED SINGLE FAMILY SITE PLAN**  
AT: **EASTMAN AVENUE, PORTLAND, MAINE**  
FOR: **DEBORAH KILMARTIN**

PREPARED BY: OCEAN PARK LAND SURVEYING, LLC  
DRAWN BY: RTG  
CHECKED BY: MMB  
SCALE: 1" = 50'  
DATE OF SURVEY: 07/22/2004  
JOB NUMBER: 2004099  
SHEET: 2 OF 3  
DRAWER: 2004 NO: 099