



GENERAL NOTES:

- RECORD OWNER OF PARCELS: JENNIFER FOWLER-GREAVES AND STEVEN FOWLER-GREAVES AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25400, PAGES 293 & 296.
- BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2005.
- AREA OF PARCEL: 29372.9 SQUARE FEET.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - WOODFORDS GARDENS OWNED BY J.W. WILBUR Co. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75. RECOVERED FROM THE CITY OF PORTLAND ENGINEERING VAULT IN DRAWER 200/2.
 - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS NEWTON STREET BRANCH PRESUMSCOT NORTH INTERCEPTOR SEWER AS BUILT PLAN DATED 08-1975.
 - CITY OF PORTLAND TAX MAP 335-C--LOTS SHOWN AS 22,23&50,51,52,53
 - SURVEY OF WATT SAMAKI TEMPLE 2 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY BOUNDARY INC. 2005 NOT RECORDED.
- NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
- NO EASMENTS OTHER THAN THOSE SHOWN HEREON WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING: R-2 RESIDENTIAL
 MINIMUM YARDS: FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1&1-1/2 STORY: 12 FT; 2 STORIES: 14 FT; 2-1/2 STORIES: 16 FT
 ON SIDE STREET: 20 FT
 MINIMUM LOT SIZE: 10,000 SQ FT
 MINIMUM STREET FRONTAGE: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 20%
 MINIMUM LOT WIDTH: 80 FT

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of Traveled Way
- ⊙ Utility Pole
- 98 — Contour Line
- 98 — Proposed Contour Line
- SS — Sewer Lateral from House
- FD — Foundation Drain
- PW — Proposed Water Service
- POHU — Proposed Overhead Utilities
- SF — Proposed Silt Fence

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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

DATE:06-11-2008

ROBERT T. GREENLAW P.L.S.

EXISTING CONDITIONS PLAN
 FOR A PROPOSED NEW 1 1/2 STORY DWELLING
 DEDHAM STREET, PORTLAND, MAINE
 FOR:
FOWLER-GREAVES CONSTRUCTION

DRAWN BY:RTG	DATE OF SURVEY: 06-10-2008
CHECKED BY:MMB	JOB NUMBER: 2008004
SCALE: 1"=40'	SHEET: 1 of 3.

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC
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DRAWER:2008 NO:004