Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/11/13

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JAM PROPERTY GROUP LLC, BOOK 30715 PAGE 43 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
RECORD OWNERS ADDRESS: 1124 BRIGHTON AVE PORTLAND MAINE 04102.

2. BEARINGS ARE BASED UPON THE BEARINGS SHOWN UPON THE PLAN REFERENCED IN NOTE 4a BELOW:
THIS SURVEY WAS COMPLETED UTILIZING A LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF SUBJECT PARCEL: 14967 SQ. FT.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) WILLOW KNOLL SUBDIVISION PLAN 102 ALLEN AVE PORTLAND MAINE PREPARED FOR NICHOLAS KARAHAILOS BY TITCOMB ASSOC. AUGUST 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 578. SUBJECT LOT SHOWN THEREON AS LOT 10.

b.) CITY OF PORTLAND ASSESSORS GEOGRAPHIC INFORMATION SYSTEM, TAX MAP 342 BLOCK B LOT 50.

c.) OAK RIDGE SUBDIVISION PORTLAND MAINE LANDSCAPING PLAN PREPARED BY DELUCA HOFFMAN ASSOC. INC. SOUTH PORTLAND MAINE FOR OAK RIDGE DEVELOPMENT, INC. SAID PLAN PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

5. ZONING: R3 - RESIDENTIAL '3' DISTRICT
SETBACKS: FRONT - 25 FT
REAR - 25 FT
SIDE - 8 FT 1 STORY 14' STORY
MINIMUM LOT SIZE: 6,500 SQ FT EXISTING,
MINIMUM LOT WIDTH:65 FT NEW
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 35%

SEE CITY OF PORTLAND ZONING ORDINANCE FOR MORE PARTICULAR RESTRICTIONS AND CONDITIONS.

6. THE COORDINATES SHOWN HEREON WERE DEVELOPED FROM THOSE SHOWN ON THE PLAN MENTIONED ABOVE AS REFERENCE 4c.

7. ELEVATIONS ARE BASED UPON A ELEVATION SET ON THE BRASS BOLT SET IN THE GRANITE MONUMENT FOUND ON THE WESTERLY SIDE OF ALLEN AVENUE AT FIRST ANGLE IN SAID STREET SOUTHERLY OF PENNELL STREET, SAID MONUMENT IS ON A 3 FOOT OFFSET TO STREETLINE, THE REPORTED ELEVATION IS 94.168THE ELEVATIONS ARE BASED UPON CITY OF PORTLAND DATUM N.G.V.D. 1929.

8. THIS PROPERTY WAS GRAPHICALLY LOCATED ON THE FEMA FLOOD MAP 230051 7c IS LOCATED IN ZONE X AND IS NOT IN SPECIAL FLOOD HAZARD AREA.

9. SOIL TYPE: AS SHOWN IN THE SOIL SURVEY CUMBERLAND COUNTY MAINE DATED AUGUST 1974. BUXTON SILT LOAM, REVISED TO LAMOINE SILT LOAM IN THE INTERPRETATION HANDOUT DATED JUNE, 1995.

10. NO WATER COURSES EXIST ON OR NEAR THE SUBJECT PARCEL.

11. STATE PLANE COORDINATES ARE SHOWN HEREON IDENTIFYING THE TWO CITY OF PORTLAND GPS COORDINATE POINTS SUPPLIED BY THE CITY OF PORTLAND PUBLIC SERVICES DIVISION.

12. THE EASEMENTS SHOWN HEREON WERE LABLED ON THE PLAN REFERENCED AS 4a IN THE ABOVE NOTE. THEY BENIFIT THE ENTIRE SUBDIVISION TO GAIN ACCESS TO THE ABUTTING TO THE EAST OF THE LAND OF THE SUBJECT PARCEL. SAID LAND LABELED AS N/F JASON E. LAMBERT.

LEGEND

Capped Rebar to Be Set	Sewer Manhole
(50.00') Distance from reference plan or deed.	Water Gate
N/F Now Or Formerly	Water Shutoff
Indicates Ownership in Common	12345/99 Deed Book/Page of Local Registry
Utility Pole	Edge of Traveled Way
OU — Overhead Utility	Setback Line
Abutter Line	
Property Line	Stormwater Manhole
Street Line	

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

DATE: OCTOBER 08, 2013

ROBERT T. GREENLAW P.L.S. #2303

REV. 3 10-08-13: ADDED TRANSFORMER TO PLAN

EXISTING CONDITIONS PLAN
AT 39 RUBY LANE PORTLAND, MAINE

FOR: ADG BUILDERS, LLC

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1"=40'
DATE: 07/30/2013
JOB NUMBER: 2013026
SHEET: 1 OF 1

PREPARED BY:
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DRAWER: 2013 NO: 020

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