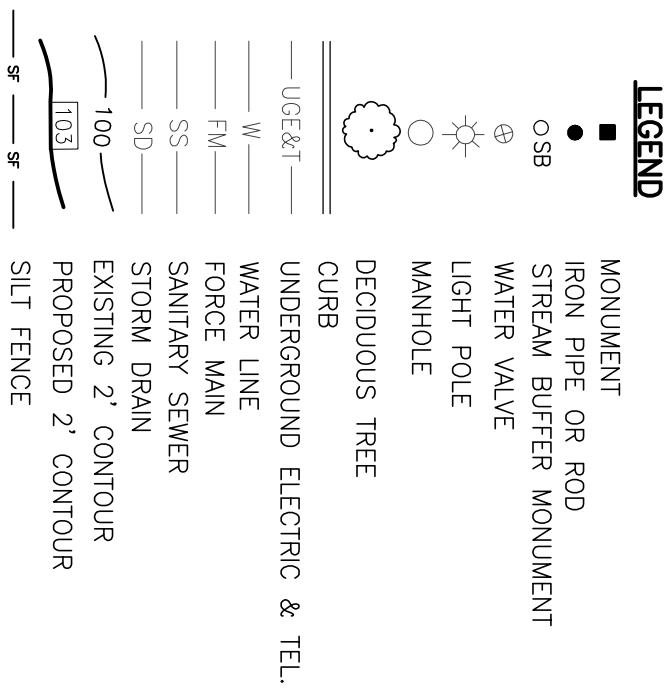


**PLAN REFERENCE:**

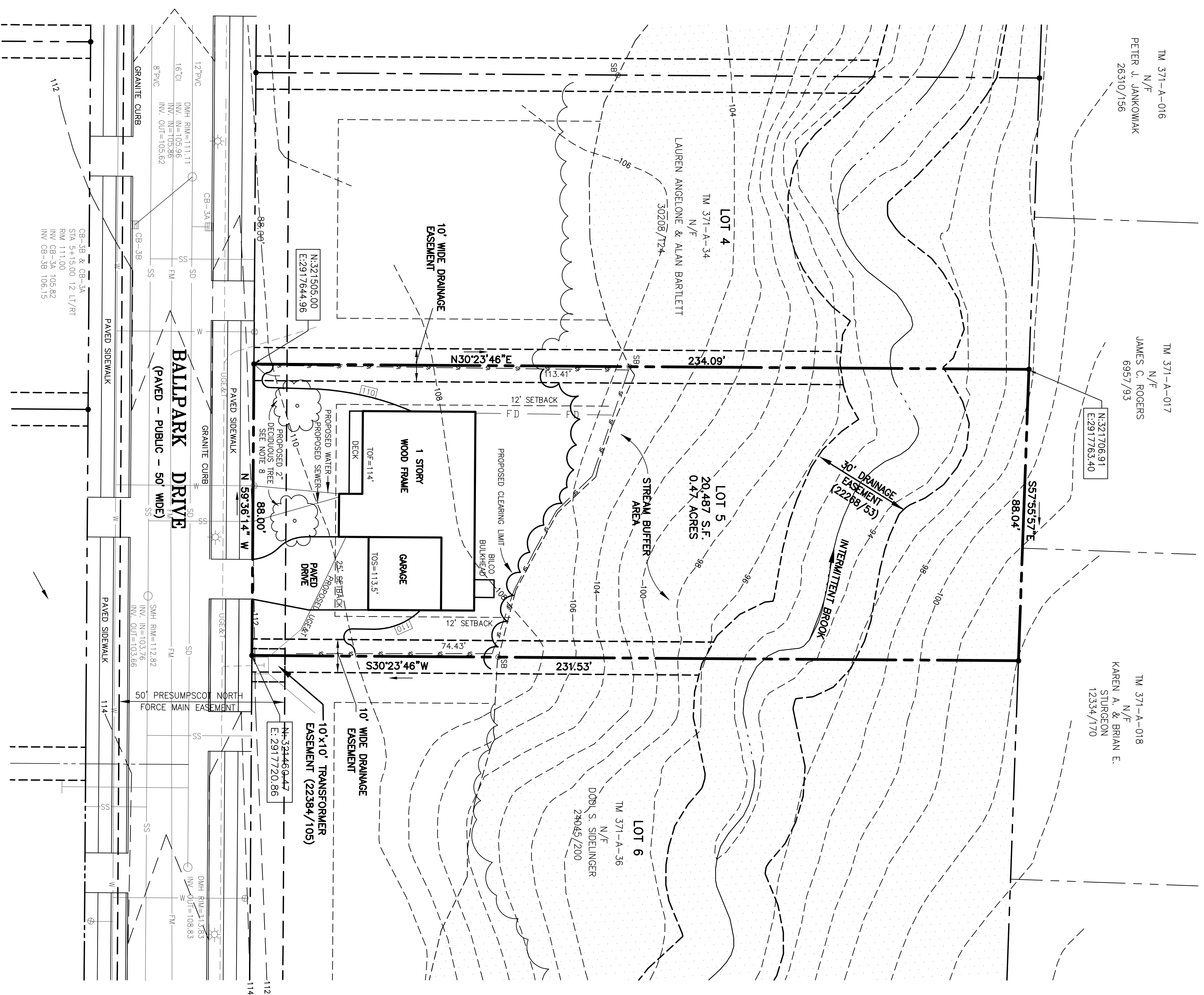
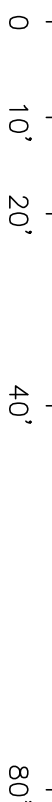
1. "PLAN OF DIVISION OF LAND, THE HAWERTY ESTATE PROPERTY", BALLPARK DRIVE SUBDIVISION MADE FOR MARGARET HAWERTY BY ORS PROFESSIONAL LAND SURVEYORS, 2012-048P, CLUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 204 PAGE 855.

**NOTES:**

1. OWNER OF RECORD: BALLPARK DEVELOPMENT LLC C.C.R.D. BOOK 22100 PAGE 73.
2. PROPERTY IS SHOWN AS LOT 35 BLOCK A ON MAP 371 OF THE CITY OF PORTLAND ASSESSORS MAPS.
3. COORDINATES LISTED ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTE, WEST ZONE NAD83.
4. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
5. BENCH MARK IS A BOLT IN A 3 FOOT OFFSET MONUMENT UNDER A MANHOLE AT THE SOUTHEAST CORNER OF JACKSON AND AUBURN STREET. ELEVATION IS 140.443 FEET.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 190001C0205 (FIRM REFERENCE NUMBER 190001C0205) PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
7. TOPOGRAPHY AND UTILITIES ARE FROM DESIGN PLANS PROVIDED BY OSHA AND UNDERGROUND UTILITY RECORDS. ALL UTILITIES SHOWN ON THESE PLANS AND ANY EXISTING LOT GRADING SHOULD BE VENTED PRIOR TO ANY CONSTRUCTION.
8. A MINIMUM OF TWO TREES PER LOT SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT FEET BACK FROM ADJACENT WETLANDS. THE CITY'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS FOR TREE SPECIES SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.



**GRAPHIC SCALE**



**UTILITY NOTE:**

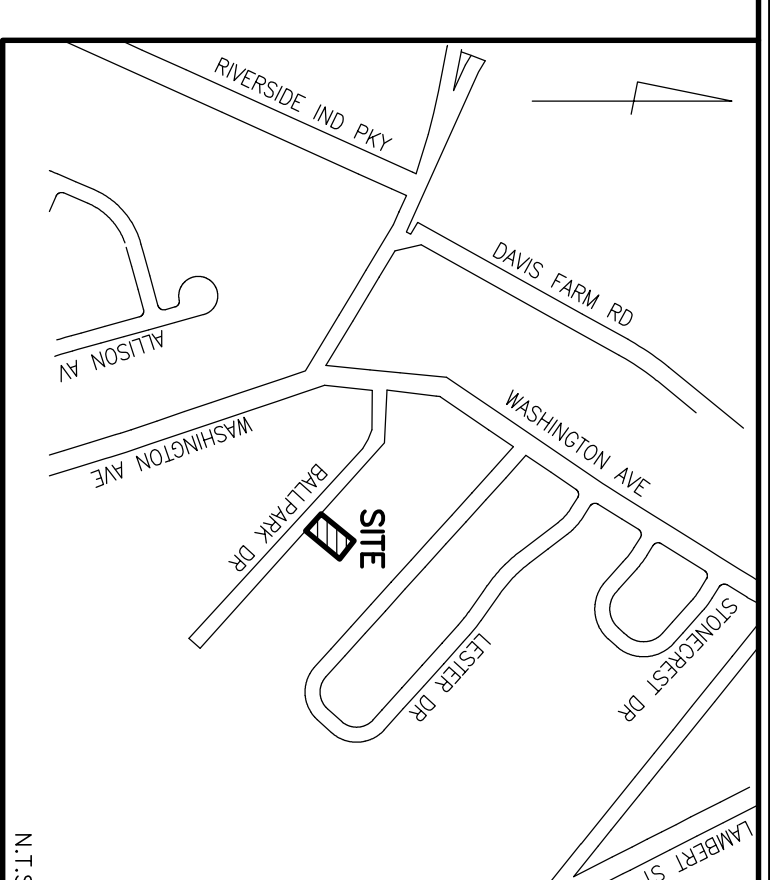
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATELY LOCATED AND DEPTHS AS SHOWN. THE SURVEYOR DOES NOT WARRANT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA VERIFIED PRIOR TO ANY CONSTRUCTION.

**ZONING:**

THE SUBJECT PROPERTY IS A PORTION OF LAND SHOWN ON PLAN REFERENCE 1, LIES IN THE CITY OF PORTLAND'S R-2 RESIDENTIAL ZONE, AND IS SUBJECT TO THE FOLLOWING:

MINIMUM LOT FRONTAGE: 50 FEET  
 WETLANDS: 10,000 S.F.  
 SETBACKS:  
 FRONT: 25 FEET  
 REAR: 25 FEET  
 SIDE: 12 FEET, 1 OR 1-1/2 STORY RESIDENCE  
 14 FEET, 2 STORY RESIDENCE  
 16 FEET, 2-1/2 STORY RESIDENCE

LOT SIZE = 20,487 S.F.  
 LOT COVERAGE = 2,911 S.F. %  
 % OF SITE COVERED = 14.2 %  
 TOTAL DISTURBED AREA = 6,890 S.F.  
 % OF SITE DISTURBED = 33.6 %  
 GROUND FLOOR AREA OF BUILDING = 2,087 S.F.



**SITE PLAN**

LOT 5 - 50 BALLPARK DRIVE, PORTLAND, MAINE

MADE FOR VESTA CORPORATION

PO BOX 1464, PORTLAND, MAINE 04104

**OWEN HASKELL, I**  
 PROFESSIONAL LAND SURVEYORS

390 U.S. ROUTE ONE, RUMORTH, ME 04105 (207) 774-0424

Drawn By	OH	Date	AUGUST 21, 2013	Job No.	2012-048P
Trace By	JLW	Scale	1" = 20'	Dwg. No.	2
Check By	JWS				
Book No.	1010				