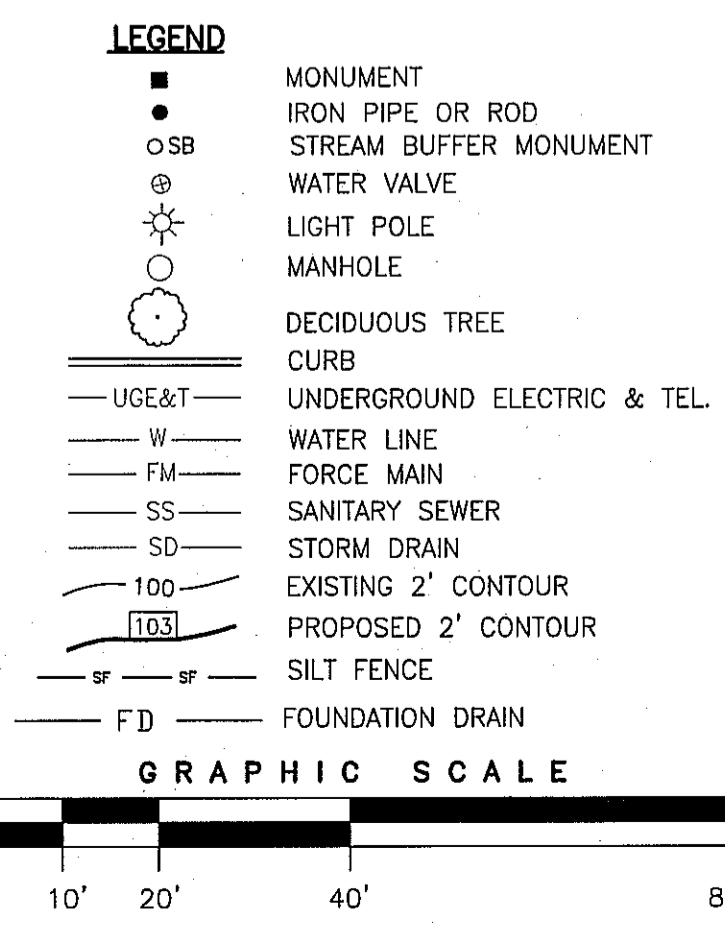
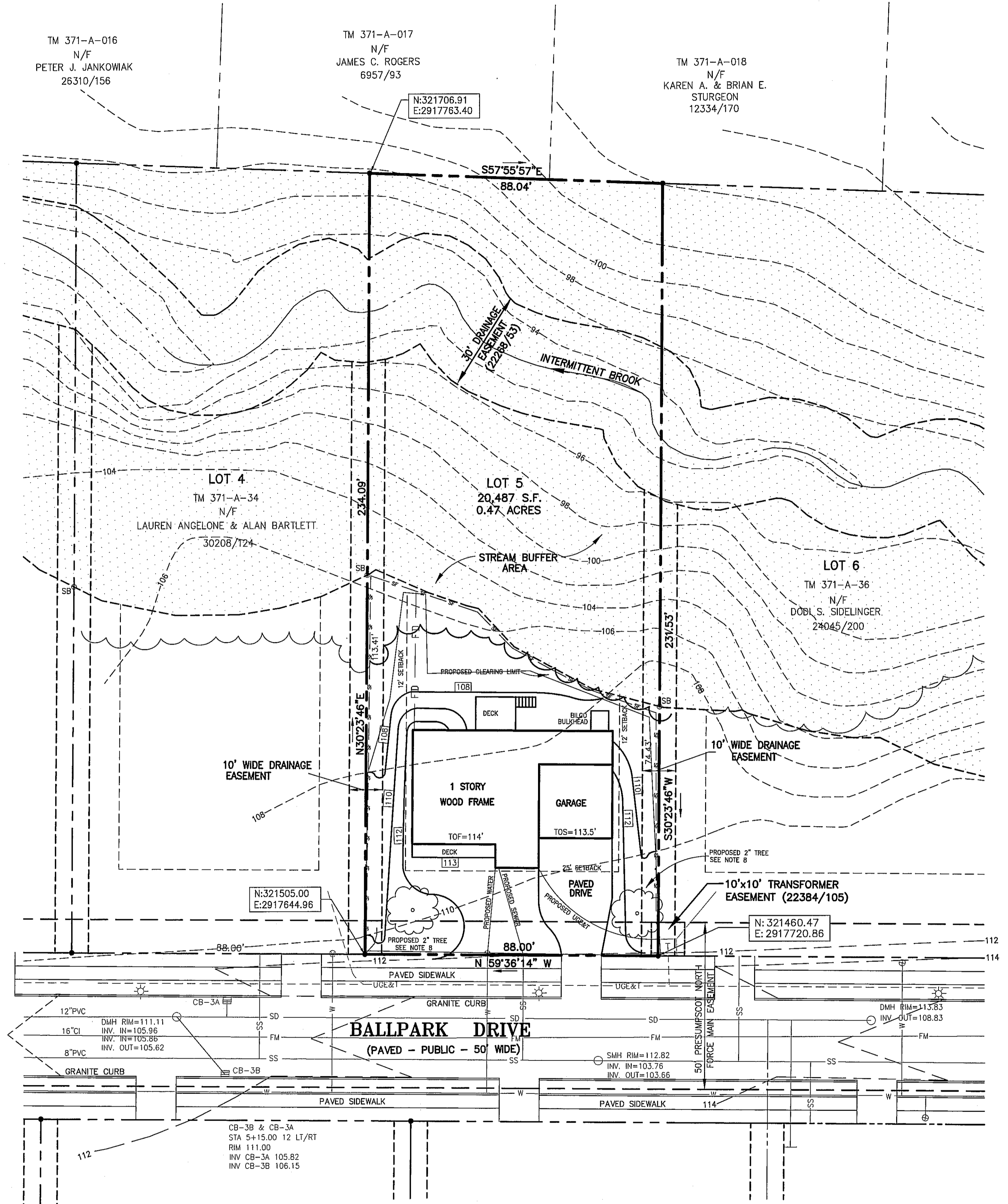


PLAN REFERENCE:

- "PLAN OF DIVISION OF LAND, THE HAVERY ESTATE PROPERTY", BALLPARK DRIVE SUBDIVISION MADE FOR MARGARET HAVERY BY URS CORPORATION DATED 2-23-04 REVISED 11-17-04 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204 PAGE 855.

NOTES:

- OWNER OF RECORD: BALLPARK DEVELOPMENT LLC
C.C.R.D. BOOK 22100 PAGE 73.
- PROPERTY IS SHOWN AS LOT 35 BLOCK A ON MAP 371 OF THE CITY OF PORTLAND ASSESSORS MAPS.
- COORDINATES LISTED ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83.
- ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 230051 0002 C, REVISED DECEMBER 8, 1998, THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- TOPOGRAPHY AND UTILITIES ARE FROM DESIGN PLANS PROVIDED BY URS. NO CURRENT FIELD SURVEY HAS BEEN COMPLETED BY OWEN HASKELL, INC. EXISTING LOT GRADING SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- A MINIMUM OF TWO TREES PER LOT SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT 10 FEET BACK FROM SIDEWALK, MEETING THE CITY'S ARBORICULTURAL SPECIFICATIONS AND STANDARDS. LOT OWNERS SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.
- PER USDA, NRCS WEB SOIL SURVEY THE SITE SOILS ARE LIMERIC SAGO SILT LOAM.



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY 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 CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE 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
MINIMUM LOT SIZE: 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 = 3,049 S.F.
% OF SITE COVERED = 14.9 %
TOTAL DISTURBED AREA = 7,065 S.F.
% OF SITE DISTURBED = 34.5 %
GROUND FLOOR AREA OF BUILDING = 2,087 S.F.

SITE PLAN

OF
LOT 5 - 50 BALLPARK DRIVE, PORTLAND, MAINE
MADE FOR
VESTA CORPORATION
PO BOX 1464, PORTLAND, MAINE 04104

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	OHI	Date	SEPTEMBER 24, 2013	Job No.	2012-048P
Trace By	JLW	Scale	1" = 20'	Drwg. No.	2
Check By	JWS				
Book No.	1010				

