

PLAN REFERENCE:

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

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.

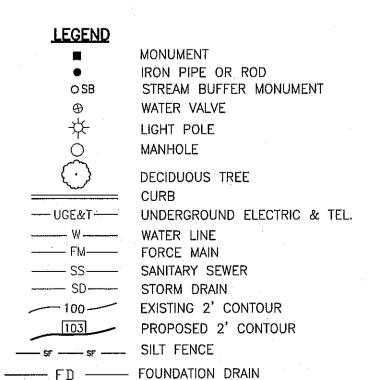
5. BENCH MARK IS A BOLT IN A 3 FOOT OFFSET MONUMENT UNDER A MANHOLE AT THE SOUTHEAST CORNER OF JACKSON AND AUBURN STREET. ELEVATION IS 140.443 FEET.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBÉR 230051 0002 C, REVISED DECEMBER 8, 1998, THE SUBJECT PROPERTY LIES IN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOR PLAIN.

7. 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.

8. 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 ABORCULTURAL SPECIFICATIONS AND STANDARDS. LOT OWNERS SHALL CONSULT WITH THE CITY ARBORIST FOR RECOMMENDED TREE SPECIES.

9. PER. USDA, NRCS WEB SOIL SURVEY THE SITE SOILS ARE LIMERIC SACO SILT LOAM.



GRAPHIC SCALE

0 10' 20'

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 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.

N/F KAREN A. & BRIAN E. 6957/93 26310/156 STURGEON 12334/170 E:2917763.40 S57'55'57"E TM 371-A-34 20,487 S.F. 0.47 ACRES LAUREN ANGELONE & ALAN BARTLETT. TM 371-A-36 DODL S. SIDELINGER. BILCO BULKHEAD 10' WIDE DRAINAGE EASEMENT 1 STORY WOOD FRAME GARAGE TOS = 113.5'TOF=114' 10' WIDE DRAINAGE DECK EASEMENT _ _ _ _ _ _ _ _ _ _ PROPOSED WATER --- \ —10'x10' TRANSFORMER PROPOSED SEWER N:321505.00 EASEMENT (22384/105) E:2917644.96 PROPOSED 2" DECIDUOUS TREE --- | N:-321460.47 ----E: 2917720.86 SEE NOTE 8 88.00' PAVED SIDEWALK — UGE&T — — — 9 [\$ DMH RIM=113.83 INV OUT=108.83 / 12"PVC DMH RIM=111.11 **BALLPARK DRIVE** INV. OUT=105.62 (PAVED - PUBLIC - 50 WIDE) SMH RIM=112.82 INV. IN=103.76 GRANITE CURB INV. OUT=103.66 PAVED SIDEWALK PAVED SIDEWALK CB-3B & CB-3A STA 5+15.00 12 LT/RT RIM 111.00 INV CB-3A 105.82 INV CB-38 106.15

TM 371-A-017

JAMES C. ROGERS

TM 371-A-016

PETER J. JANKOWIAK

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:

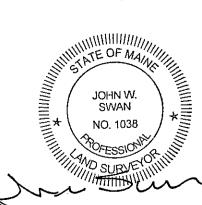
TM 371-A-018

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 = 7,030 S.F. % OF SITE DISTURBED = 34.3 % 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,] 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

PROFESSIONAL LAND SURVEYORS			
Drwn By	ОНI	Date	Job No.
Trace By	JLW	AUGUST 21, 2013	2012-048P
Check By	JWS	Scale	Drwg. No.
Book No.	1010	1" = 20'	2

