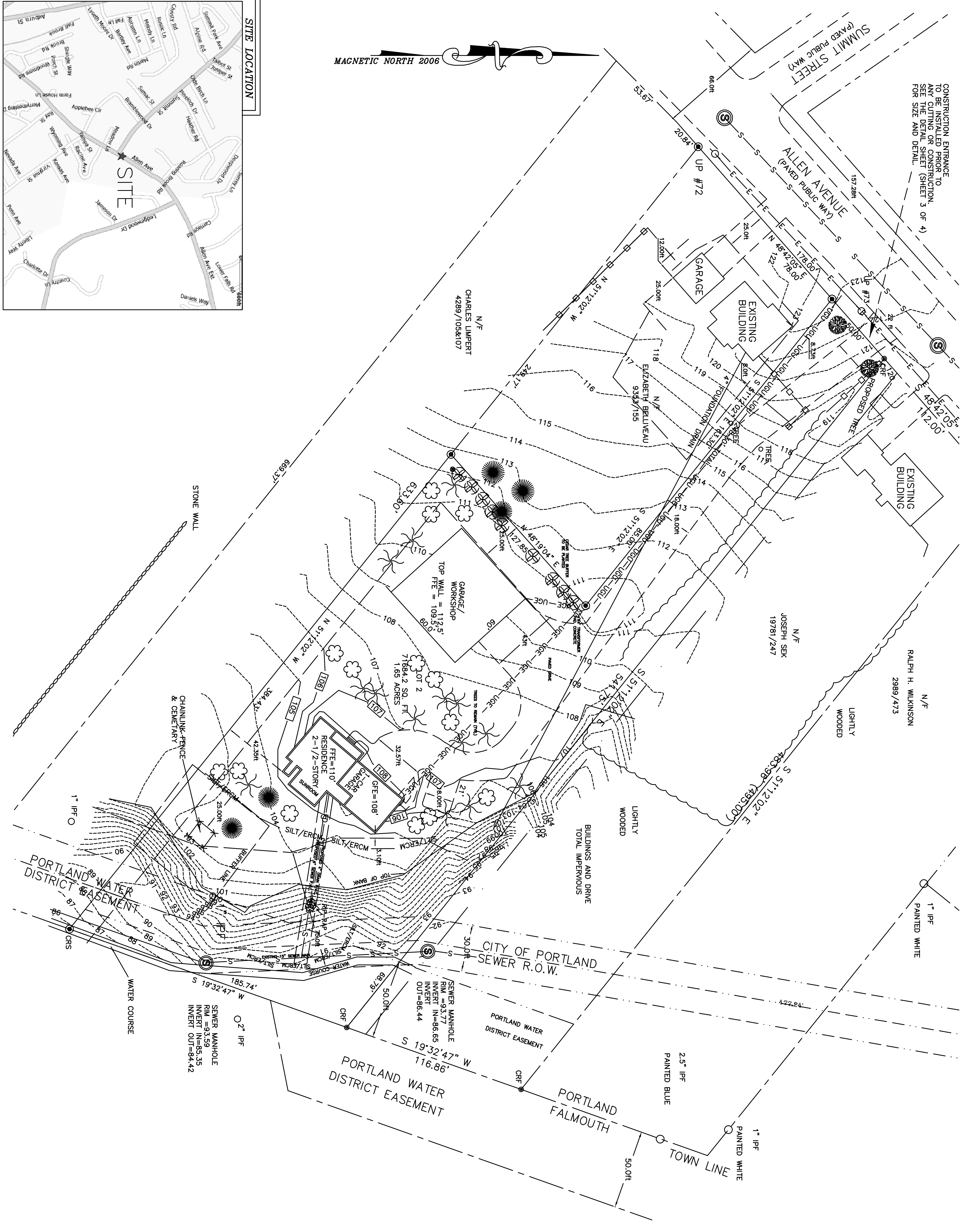
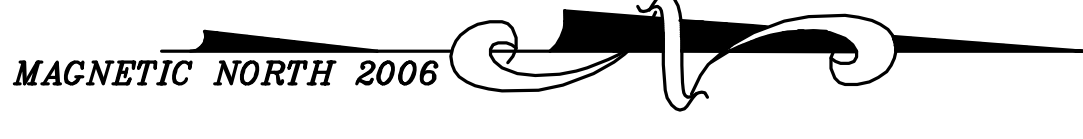


CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY CUTTING OR CONSTRUCTION. SEE THE DETAIL SHEET (SHEET 3 OF 4) FOR SIZE AND DETAIL.



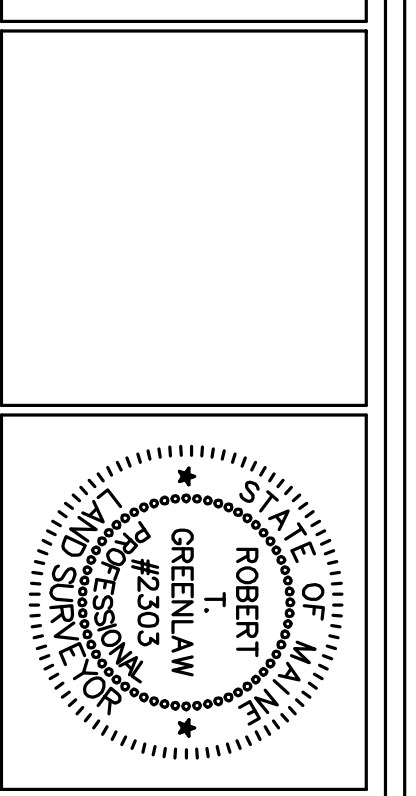
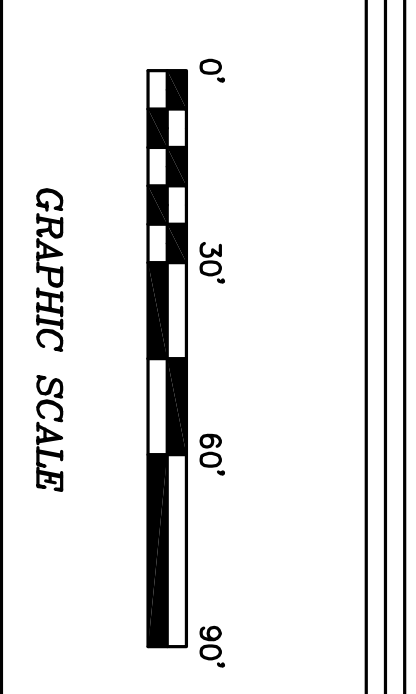
**REVISIONS:**

REVISION 1: 03/14/2007 - MINOR CHANGES TO BUILDING FOOTPRINT.

LOCATION: 661 ALLEN AVENUE PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS

RECEIVED AT : H . M. AND RECORDED IN PLAN BOOK 2007 PAGE



**CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT

ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: MARCH 14, 2007  
DATE: MARCH 13, 2007

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: JENNIFER FOWLER GRAVES AND STEVE FOWLER GRAVES. BOOK 24890 PAGE 184 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 71,684.2 SQ. FT., 1.65 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) PLAN OF THE GREATER PORTLAND DEVELOPMENT GROUP, INC. BY OWEN HASKELL INC DATED MARCH 5, 1986 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 155 PAGE 31  
b.) CITY OF PORTLAND, MAINE, STREETLINE SHEET OF ALLEN AVENUE  
c.) CITY OF PORTLAND, MAINE, A PORTION OF ASSESSORS PLAN #598 B LOT 6 & 7, #399 F 4 & 5  
d.) PORTLAND WATER DISTRICT PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS STUDY AREA I CITY RECORDS PLAN # 909/1  
e.) PROPOSED LOT SPLIT AT 659 ALLEN AVENUE PORTLAND MAINE FOR DEBRA BELLEVUE BY BACK BAY BOUNDARY, INC. RECORDED 02/27/2007 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 207 PAGE 112  
5. THIS PARCEL IS SUBJECT TO EASEMENTS AS SHOWN NAMELY THE PORTLAND WATER DISTRICT AND A CITY OF PORTLAND SEWER LINE EASEMENT. ALSO, THERE IS A 25-FOOT BUFFER AROUND THE CEMETERY PER STATE REGULATIONS.  
6. THE PROPOSED DRIVE WILL BE CONSTRUCTED TO UTILIZE THE NATURAL GRADE OF THE LOT. THE DRIVE WILL BE BUILT IN CONFORMANCE WITH THE GUIDELINES SHOWN ON THE DETAIL SHEET (SHEET 3 OF 4). THE ONLY CHANGES TO THE CONTOURS ARE PROPOSED TO TAKE PLACE AROUND THE NEW RESIDENCE AND ARE SHOWN HEREON.  
7. ANY NEW STREET TREES PLANTED OR TRANSPLANTED SHALL BE IN EXCESS OF 2-1/2 INCHES IN DIAMETER.

**ZONING:**

ZONING: R-3 RESIDENTIAL  
SETBACKS: FRONT - 25 FT. REAR - 25 FT.  
SIDE - 1-1/2 STORY, 8 FT. 2 STORES: 14 FT  
MINIMUM LOT FRONTAGE: 20 FT  
MINIMUM LOT DEPTH: 50 FT  
MINIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 35%

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 2C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

- CRF ● Capped 5/8" Rebar Found
- IPF ○ Iron Pipe Found
- SMH ● Sewer Manhole
- WG ● Catch Basin
- CB □ Catch Basin
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Contour Line
- Old Lot Line
- SILT/EROM
- Distance from reference Plan or deed.
- N/F Now Or Formerly
- 12345/99 Dead Back/Rope of Local Registry
- Edge of traveled way
- Overhead Utility
- Utility Pole
- Direction of Bearing
- Indicates Ownership
- Z In Common

**PROPOSED SINGLE FAMILY HOME SITE PLAN  
AT 661 ALLEN AVENUE PORTLAND, MAINE**

**STEPHEN FOWLER**

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

643 FOREST AVENUE  
PORTLAND, MAINE 04101  
207-774-2855 FAX 207-347-4346

DRAWN BY: DMJ  
CHECKED BY: RTS  
SCALE: 1" = 30'  
DATE OF SURVEY: 06/10/2006  
JOB NUMBER: 2007005  
SHEET: 2 OF 4  
DRAWER: 2007 NO.005