

**ZONING**

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCEPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

SPACE AND BULK REQUIREMENTS R-3 ZONE

MINIMUM LOT SIZE	6,500 S.F.
MINIMUM FRONTAGE	50 FT
MINIMUM SETBACKS:	
FRONT YARD *	25 FT
REAR YARD *	25 FT
SIDE YARD *	8 FT
1 1/2 STORES	8 FT
2 STORES	16 FT
3 STORES	16 FT
SIDE YARD * ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	N/A
MULTI-USE	65 FT
OTHER USES	N/A

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAN.

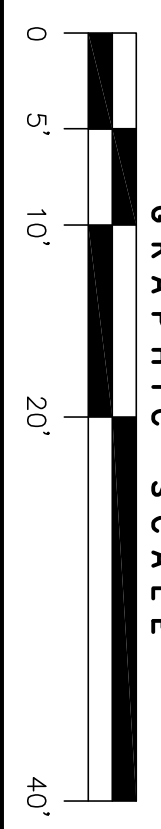
PAVED DRIVE

**GERTRUDE AVENUE**  
PAVED - PUBLIC 50' WIDE

TO WASHINGTON AVE.

**LEGEND**

- IRON ROD FOUND
- ⊗ WATER VALVE
- UTILITY POLE
- MANHOLE
- ⊕ CATCH BASIN
- GRANITE CURB
- OVERHEAD WIRES
- STORM DRAIN



**PLAN REFERENCES**

1. FINAL SUBDIVISION PLAN AMENDMENT 4, STANDARD BOUNDARY SURVEY ON WASHINGTON AVENUE, PORTLAND, MAINE, MADE FOR THE CITY OF PORTLAND'S TAX MAP 402, RECORDED IN PLAN BOOK 205 PAGE 801.
2. PLAN OF WOODO PARK, WASHINGTON AVENUE, PORTLAND, MAINE FOR DERRAH & WESCOTT DATED 1905 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 17.
3. AMENDED SUBDIVISION PLAN ON GERTRUDE AVENUE, PORTLAND, MAINE MADE FOR DIVERSIFIED PROPERTIES, INC. BY OWEN HASKELL, INC DATED APRIL 13, 2010 REVISED THROUGH AUGUST 31, 2010, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 211 PAGE 373.

**NOTES**

1. OWNER OF RECORD: WADD, LLC C.C.R.D. BOOK 29225 PAGE 62
2. SURVEY PREMISES IS LOT D-4 AS SHOWN ON THE CITY OF PORTLAND'S TAX MAP 402.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1942.
4. THE EXISTING IMPROVEMENTS IN GERTRUDE AVENUE ARE NOT SHOWN ON THIS SURVEY PLAN.

**SKETCH PLAN**

AT  
64 GERTRUDE AVENUE, PORTLAND, MAINE

MADE FOR  
**DAN ANDERSON**

1326 WASHINGTON AVE., PORTLAND, MAINE 04103  
**OWEN HASKELL, INC.**

390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Dwnn By	RL	Date	Job No.
Trace By	JLW	SETEMBER 14, 2012	2012-149 P
Check By	JWS	Scale	Dwg. No.
Book No.	1090	1" = 10'	1