

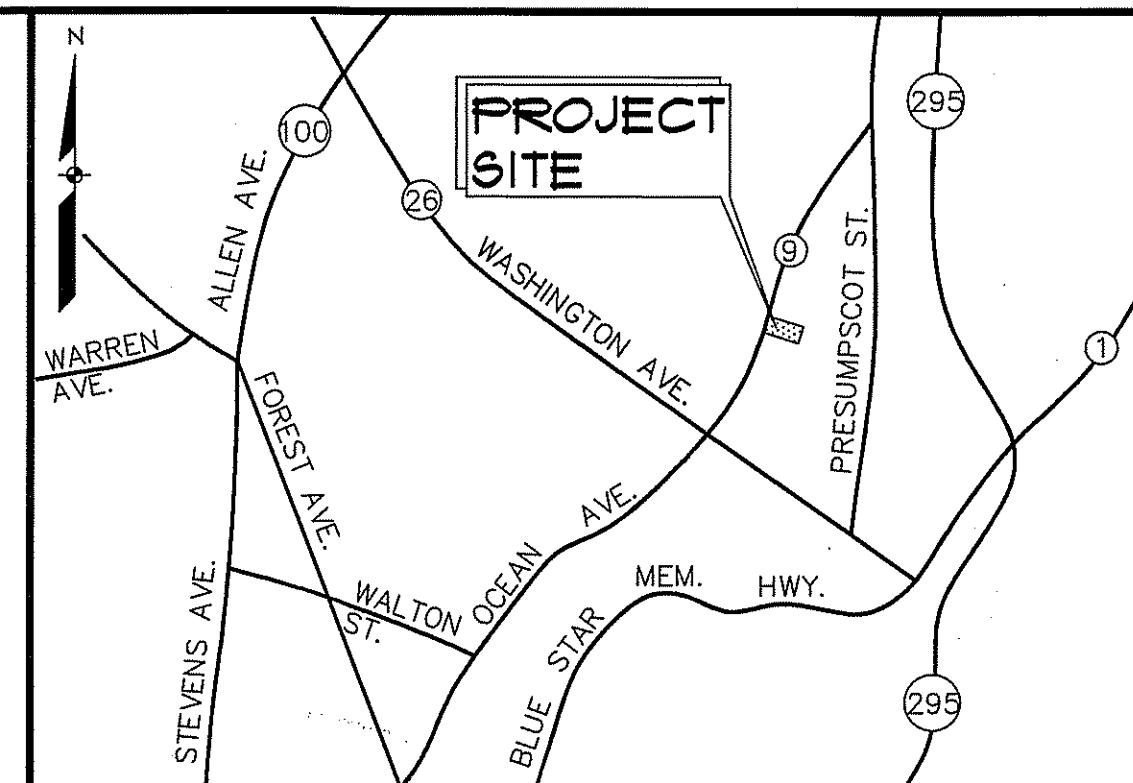
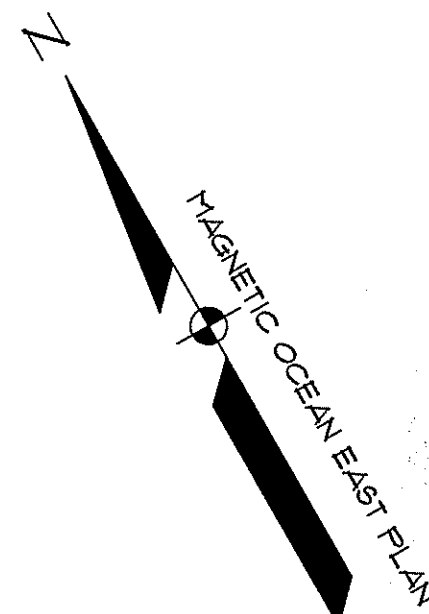
PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	N4°23'03"W	13.52
L2	S15°54'58"W	14.74
L3	N61°33'01"W	30.02
L4	S32°34'21"W	30.02
L5	S61°33'01"E	31.11
L6	N28°26'59"E	30.02

EASEMENT LINE DATA

LINE	BEARING	LENGTH
L7	S28°53'42"W	15.00
L8	S28°26'59"W	15.00
L9	N61°33'01"W	43.10

ELEVATION FROM NORTHEAST FLANGE OF HYDRANT OCEAN AVE. IN FRONT OF WELLSTONE CONDO 83.74'



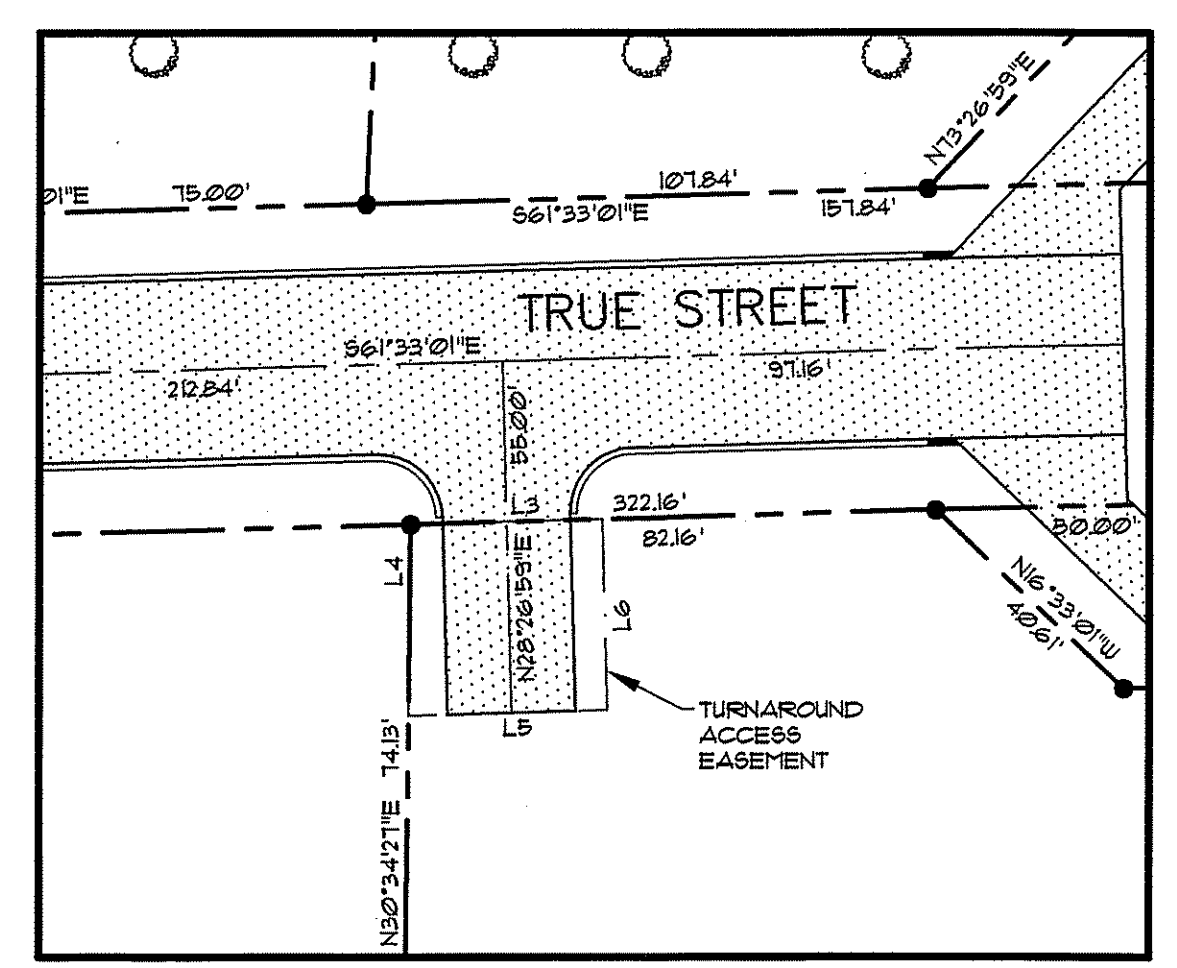
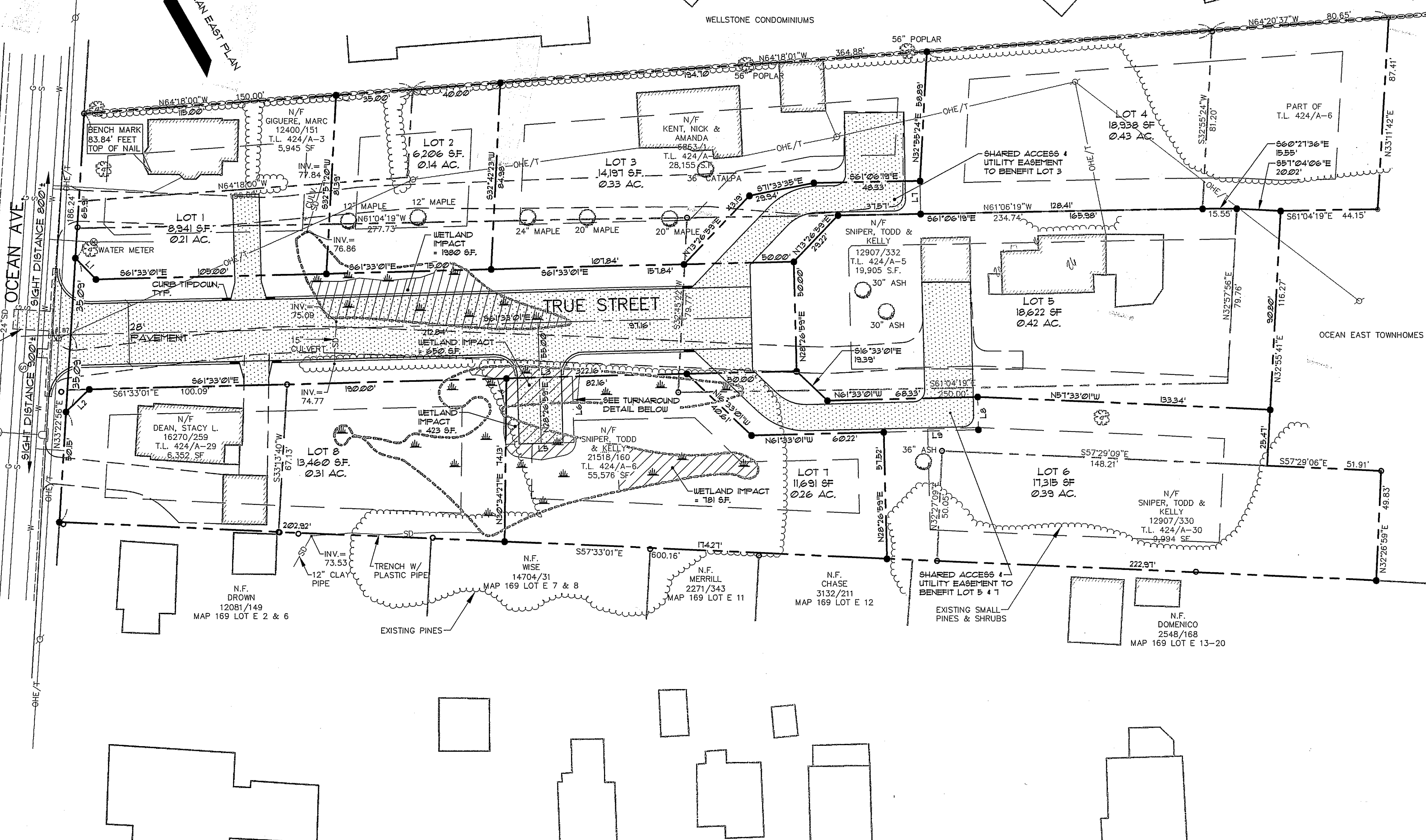
LOCATION MAP

GENERAL NOTES:

- APPLICANT AND RECORD OWNERS:
 - TRUE STREET NEIGHBORHOOD:
 - A. TODD AND KELLY SNIFER, 41 TRUE STREET
 - B. MARC GIGIERE, 633 OCEAN AVENUE
 - C. NICK AND AMANDA KENT, 691 OCEAN AVENUE
 - D. STACEY DEAN AND ROYCE GOULD, 691 OCEAN AVENUE
 - DEED REFERENCES: 1240/151 (GIGIERE), 16210/259 (DEAN), 0863/1 (KENT), 21518/160, 12907/330, 12907/332 (SNIFER).
 - TAX ASSESSORS REFERENCE: M424 L A-3 (GIGIERE), M424 L A-29 (DEAN), M424 L A-4 (KENT), M424 L A-5, M424 L A-6, M424 L A-30 (SNIFER).
 - PLAN REFERENCES:
 - A. TRUE STREET, EXISTING CONDITIONS PLAN, REVISED SEPTEMBER 23, 2005 BY RUI EATON ASSOCIATES, 59 PLEASANT STREET, WESTBROOK, MAINE 04092.
 - B. TRUE STREET, SUBDIVISION PLAN, REVISED SEPTEMBER 23, 2005 BY RUI EATON ASSOCIATES, 59 PLEASANT STREET, WESTBROOK, MAINE 04092.
 - WETLANDS SHOWN AS DELINEATED BY MARK CENCI IN APRIL 2005.
 - TOTAL LOT AREA: 2.89 ACRES (ALL SUBJECT PARCELS)
 - ZONING DISTRICT: R-5 RESIDENTIAL ZONE
 - SPACE AND BULK CRITERIA (FOR RESIDENTIAL, NON-FRUD):

MIN. LOT SIZE	5,000 SF.
MIN. LOT AREA PER DW.	3,000 SF.
MIN. STREET FRONTAGE	50 FT.
MIN. FRONT YARD:	
1. PRINCIPAL OR ACCESSORY	20 FT.
2. NO GREATER THAN AVG. DEPTH OF FRONT YARDS ON EITHER SIDE OF LOT	
3. FOR LOTS OF RECORD AS OF 6/8/91 THAT ARE LESS THAN 100 FEET DEEP	20% OF DEPTH
MIN. REAR YARD:	
1. PRINCIPAL OR ATTACHED ACCESSORY WITH GROUND COVERAGE (G.C.) GREATER THAN 100 SF.	20 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.	5 FT.
MIN. SIDE YARD:	
1. PRINCIPAL OR ACCESSORY WITH G.C. GREATER THAN 100 SF:	
HEIGHT OF STRUCTURE	SETBACK
A. 1 STORY	5 FT.
B. 1-1/2 STORY	5 FT.
C. 2 STORY	10 FT.
D. 2-1/2 STORY	14 FT.
2. ACCESSORY DETACHED, G.C. LESS OR = 100 SF.	5 FT.
MIN. SIDE YARD ON SIDE STREET	
PRINCIPAL OR ACCESSORY	15 FT.
MAX. LOT COVERAGE	40%
MAX. STRUCTURE HEIGHT:	
1. PRINCIPAL OR ATTACHED ACCESSORY	35 FT.
2. ACCESSORY DETACHED	18 FT.
 - WAIVERS:
 - A. THE APPLICANTS REQUEST A WAIVER OF THE LAND USE CODE, CHAPTER 14, ARTICLE 4, SEC. 14-45B, SUBSECTION 8, PARAGRAPH A REQUIRING THE CONSTRUCTION OF SIDEWALKS IN A SUBDIVISION.
 - B. THE APPLICANTS REQUEST A WAIVER OF THE MINIMUM SPACE REQUIREMENTS AND SETBACKS FOR RESIDENTIAL ZONE R-5, FOR EXISTING STRUCTURES ONLY AS THEY RELATE TO THE EXISTING PROPERTY LINE, AS DESCRIBED IN THE LAND USE CODE, CHAPTER 14, ARTICLE 3, DIVISION 6, SECTION 14-120.
 - PROJECT IMPACTS:
 - A. TOTAL DISTURBED AREA: 0.459 ACRES
 - B. TOTAL IMPACTED WETLAND AREA: 3934 SQ. FT.
 - THIS PLAN IS BASED SOLELY UPON A BOUNDARY SURVEY PERFORMED BY RUI EATON ASSOCIATES FOR PREPARATION OF PLANS REFERENCED IN NOTE 3 ABOVE.
- THE INTERIOR LOT COMPUTATIONS WERE COMPLETED BY SEBAGO TECHNICS, INC. UNDER THE SUPERVISION OF THE SIGNING PROFESSIONAL. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED, NO NEW LEGAL DESCRIPTION HAS BEEN PREPARED AND THAT THE PROPOSED MONUMENTATION SHOWN HEREON MAY OR MAY NOT BE SET BY THE SIGNING PROFESSIONAL OR SEBAGO TECHNICS.

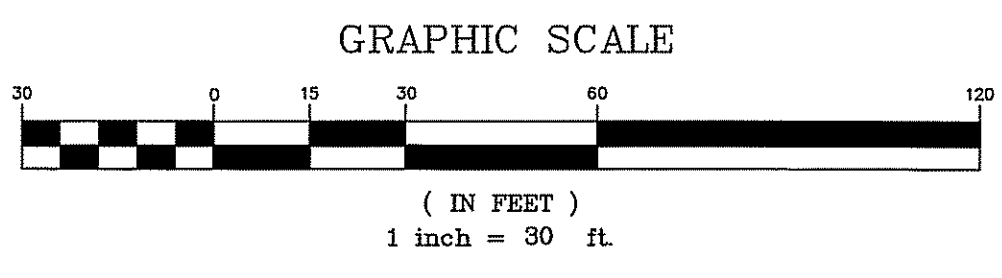
SAUCUT EXISTING PAVEMENT FOR PAVEMENT JOINT



TURNAROUND DETAIL

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
○	DRILLHOLE	○
▭	BUILDING	▭
▨	WETLANDS	▨
▨	EDGE WETLAND	▨
▨	EDGE PAVEMENT	▨
▨	GRAVEL ROAD	▨
○	CONIFEROUS TREE	○
~	TREELINE	~



STATE OF MAINE

RECEIVED _____ COUNTY SS REGISTRY OF DEEDS AT _____ h _____ m _____ AND RECORDED IN PLAN BOOK _____ PAGE _____ ATTEST _____ REGISTRAR

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____ SCALE 1"=30' CHAIRPERSON _____

Sebago Technics
 Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, ME 04092-3339
 Tel: (207) 666-0277

PROJECT NO: FIELD BOOK DESIGN CHKD DRAWN
 05207 RAM RAM BOM

PRELIMINARY
 Subject to Revision

SUBDIVISION PLAN
 OF: TRUE STREET SUBDIVISION
 TRUE STREET
 PORTLAND, MAINE
 FOR: TRUE STREET NEIGHBORHOOD
 41 TRUE STREET
 PORTLAND, ME 04101

DATE 04-04-06 SCALE 1"=30'
 SHEET 3 OF 9