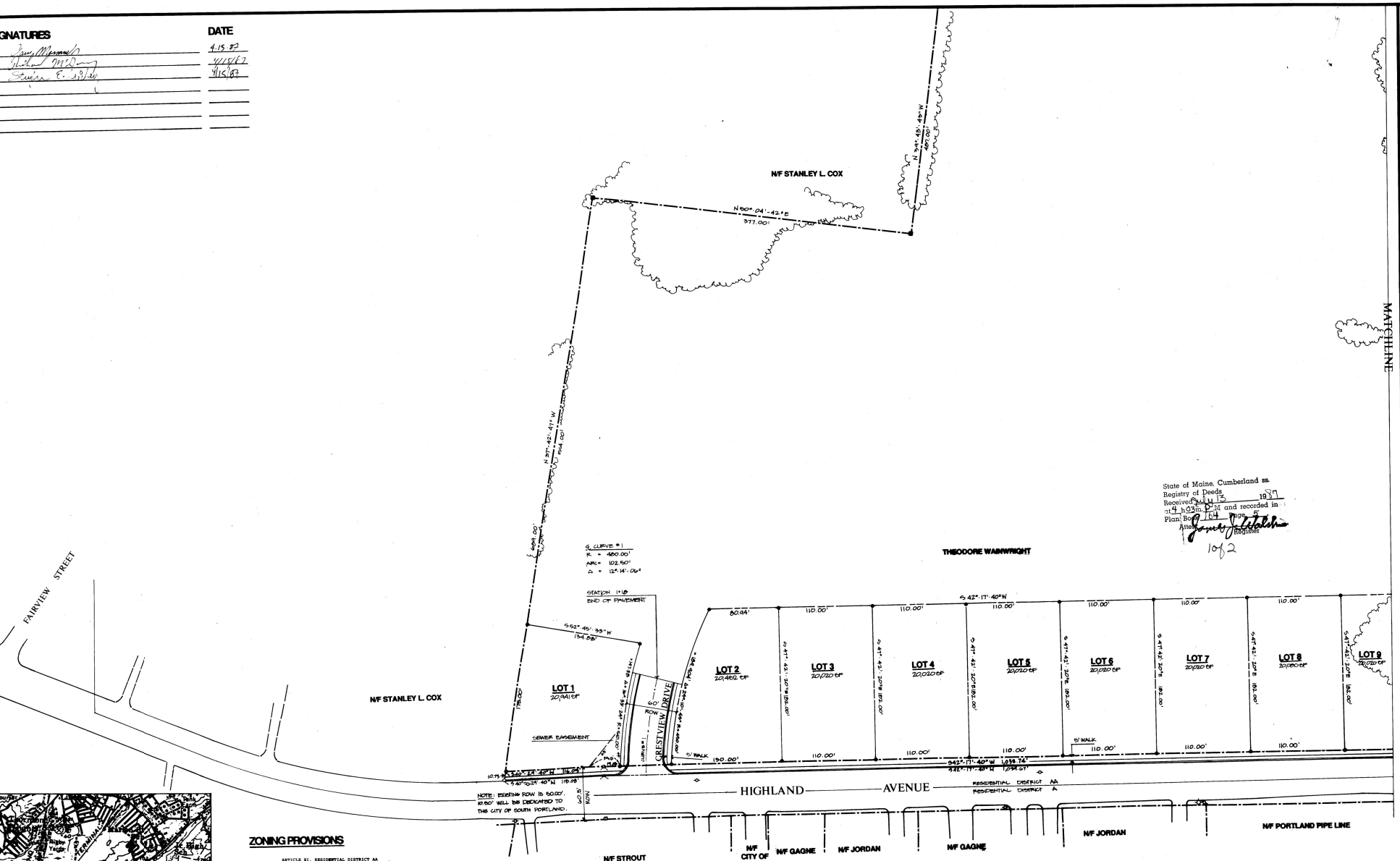
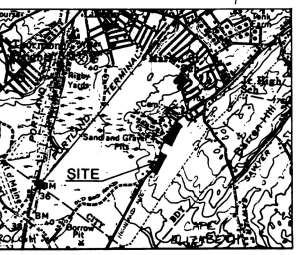
SIGNATURES	DATE
Gary Morrison	4.15.87
Michael McDonald	4/15/87
Steven E. Bushey	4/15/87



State of Maine, Cumberland ss.
Registry of Deeds
Received July 15 1987
at 4 h 03 m. P.M. and recorded in
Plan Book 184 Page 5
Attest James J. Walsh
Register
1 of 2



SITE LOCATION MAP SCALE 1" = 2640'

ZONING PROVISIONS

ARTICLE XI. RESIDENTIAL DISTRICT AA

Sec. 27-82. Space and bulk regulations.

Maximum net residential density when public sewers are not present: Two (2) dwelling units per net residential acre.
Minimum lot area: Twenty thousand (20,000) square feet.
Minimum area per family: Twenty thousand (20,000) square feet.
Minimum street frontage: One hundred (100) feet.
Minimum front yard, all buildings: Twenty (20) feet.
Minimum side yard, principal building: Ten (10) feet.
Minimum rear yard, principal building: Twenty-five (25) feet.
Minimum side yard, accessory building: Six (6) feet.
Minimum rear yard, accessory building: Six (6) feet.
Buildings higher than thirty (30) feet shall have side and rear yards not less than fifty (50) percent of building height.
Maximum building height: None
Maximum building coverage: Twenty-five (25) per cent.
Minimum distance between principal buildings on same lot: The height equivalent of the taller building. (Ord. No. 19-74, 3-17-75; Ord. No. 22-78, 11-6-78)

LEGEND

PROPERTY LINE
EASEMENT LINE
EX./PROP. MONUMENT
EX./PROP. IRON PIN
EXISTING HYDRANT
TANGENT POINT
EX./PROP. UTILITY POLE

NOTES

1. Lots 1, 2, 16 and 17 shall access from Crestview Drive.
2. Electricity, telephone and cable service will be provided via underground service to each individual home.
3. Sewage disposal systems shall be in accordance with all applicable laws, codes and regulations of the State of Maine and City of South Portland.
4. Sewer easement in Lot #1 will be to the City of South Portland.
5. Crestview Drive to be dedicated to the City of South Portland.
6. The knoll on the easterly side of Highland Avenue across the front of lots 9 and 10 shall be reshaped to insure 400 feet of sight distance.
7. Surveyor's stamp is for lot and property dimensions only.

true north

25 50 100 150 200 feet

Owner/Developers:
THEODORE WAINWRIGHT
1668 Highland Avenue
South Portland, Maine

CIVIL TECHNICS INC.
13 Westbrook Common
Westbrook, Maine

Landscape Architects:
MITCHELL-DEWAN ASSOCIATES
368 Fore Street
Portland, Maine

SURVEYOR:
JOHN W. HOOMS ASSOCIATES
80 Grey Road
Falmouth, Maine

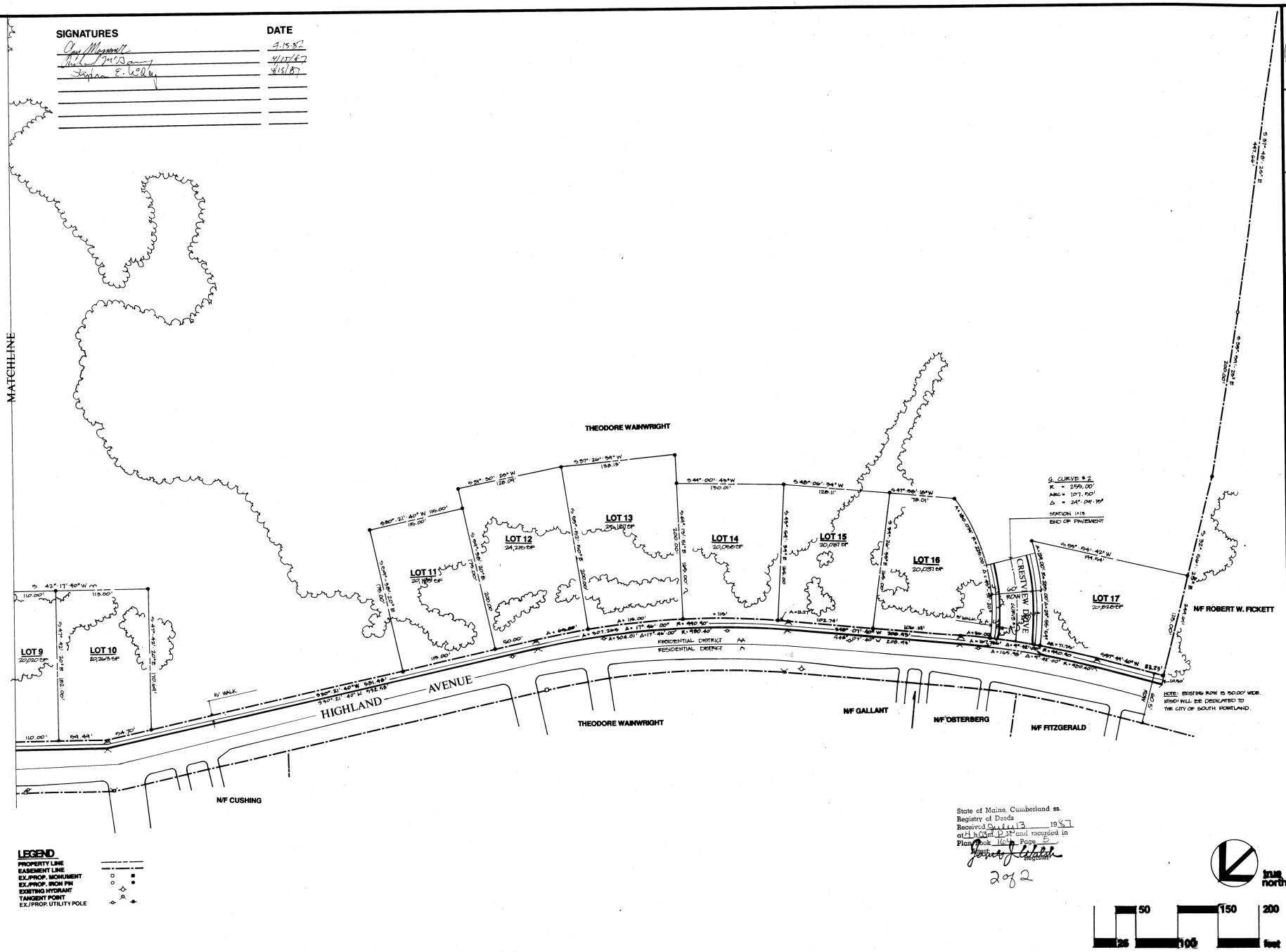
GRANDVIEW

1001 Highland Avenue South Portland, Maine

REVISIONS:
JAN 23, 1987
MARCH 9, 1987
APRIL 6, 1987

DATE: DEC. 16, 1986
SCALE: 1"=50'
TITLE: PLAT PLAN
SHEET NO.:

SIGNATURES	DATE
[signature]	9.15.87
[signature]	4/15/87
[signature]	4/15/87



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EX./PROP. MONUMENT
- EX./PROP. IRON PIN
- EXISTING HYDRANT
- TANGENT POINT
- EX./PROP. UTILITY POLE

State of Maine, Cumberland ss.
Registry of Deeds
Received July 13 1987
at 4h03m P.M. and recorded in
Plan Book 164 Page 5
Attest: [signature] Register

2 of 2

true north

50 150 200
25 100 feet

STATE OF MAINE LAND SURVEYOR

LANDSCAPE ARCHITECT

Owner/Developer:
THEODORE WAINWRIGHT
1035 Highland Avenue
South Portland, Maine

Civil Engineers:
SEBAGO TECHNICS INC.
12 Westbrook Common
Westbrook, Maine

Landscape Architects:
MITCHELL-DEWAN ASSOCIATES
395 Fore Street
Portland, Maine

Surveyor:
R.P. TITCOMB ASSOCIATES
80 Gray Road
Falmouth, Maine

GRANDVIEW

1001 Highland Avenue South Portland, Maine

REVISIONS:
JAN 23, 1987
MARCH 3, 1987
APRIL 2, 1987

DATE: DEC 16, 1986
SCALE: 1" = 50'
TITLE:
PLAT PLAN
SHEET NO.:

Pg 2 Sheets

164
5