



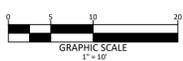
- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS SANDRA J. MICHAUD, TRUSTEE OF THE SJ MICHAUD FAMILY TRUST BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 35584 PAGE 139.
  - TOTAL AREA OF THE PARCELS ARE APPROXIMATELY  
499 & 501 BRIGHTON AVENUE: 5,287 SF  
503 BRIGHTON AVENUE: 5,000 SF
  - PARCEL TAX MAP REFERENCE: CITY OF PORTLAND ASSESSORS MAP 177, BLOCK A016 LOTS 1 & 2.
  - PLAN REFERENCES:  
A) PLAN OF ROSEMONT MADE FOR MERRIAM HORNE REALTY CO. BY E.C. JORDAN & CO. DATED FEBRUARY 1908 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 11 PAGE 123.
  - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  - BOUNDARY SHOWN HEREON IS BASED ON A COMBINATION OF PLAN REFERENCE 4A AND AERIAL IMAGERY. NO FORMAL BOUNDARY OR TOPOGRAPHIC SURVEY WAS PERFORMED IN THE PREPARATION OF THIS PLAN.
  - THE PROPERTY IS LOCATED IN THE RESIDENTIAL NEIGHBORHOOD ZONE 3 DISTRICT.
  - SPACE AND BULK REQUIREMENTS: RN-3 DISTRICT
 

|                              |          |
|------------------------------|----------|
| MIN LOT SIZE:                | 5,000 SF |
| MIN STREET FRONTAGE:         | 40 FT    |
| MIN FRONT YARD:              | 5 FT*    |
| MIN REAR YARD:               | 20 FT    |
| MIN SIDE YARD:               | 7 FT**   |
| MAX BUILDING HEIGHT:         | 35 FT    |
| MAX LOT COVERAGE:            | 60%      |
| LANDSCAPED OPEN SPACE RATIO: | 30%      |

 \*AVERAGE FRONT YARD OF ABUTTING PROPERTIES APPROX. 10 FT. ZONE INDICATES THE FRONT YARD SHALL BE 5 FOOT LESS THAN THE AVERAGE.  
 \*\*A SIDE SETBACK CAN BE REDUCED TO NOT LESS THAN 4 FT PROVIDED THAT THE CUMULATIVE SIDE YARDS ARE NOT LESS THAN 14 FT.

**LEGEND**

| EXISTING | PROPOSED |
|----------|----------|
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |
| ---      | ---      |



PRELIMINARY PLAN

NOT FOR CONSTRUCTION

**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

| REV. | DATE | BY | DESCRIPTION |
|------|------|----|-------------|
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |
|      |      |    |             |

**SKETCH PLAN**  
499, 501 & 503 BRIGHTON AVENUE  
BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR: ANDREA PAGE-KELLER WILLIAMS REALTY  
9575 SMALL STREET  
PORTLAND, MAINE 04103

25076  
JOB NUMBER:  
1" = 10'  
SCALE:  
12-8-2025  
DATE:  
SHEET 1 OF 1  
SK-1