



Civil Engineer:
WALSH
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Surveyor:
 James D. Nadeau, LLC
 918 Brighton Avenue
 Portland, Maine 04102
 phone: 207-878-7870

PLAN REFERENCES:
 1. SURVEY INFORMATION SHOWN HEREON PROVIDED BY JAMES D. NADEAU, LLC, BY WORKSHEET TITLED "WORKSHEET FOR ABDULKADIR ABUKAR, 710 FOREST AVENUE, PORTLAND, MAINE", DATED JANUARY 12, 2012. FIELD WORK PERFORMED BY JAMES D. NADEAU, LLC IN DECEMBER, 2011.
 2. APPROXIMATE BOUNDARY LINES BASED "STANDARD BOUNDARY FOR 710 FOREST AVENUE" PROVIDED BY JAMES D NADEAU, LLC, 918 BRIGHTON AVENUE, PORTLAND, MAINE, DATED JANUARY 30, 2012.
 3. ELEVATIONS ARE BASED ON NAVD29. BENCHMARK ESTABLISHED WITH GPS STATIC OBSERVATIONS TAKEN DECEMBER 12, 2011.

SITE DATA
 1. OWNER: BOULETTE REALTY, LLC
 2. TAX MAP 130, BLOCK G, LOTS 7,8,12 AND 13
 3. LOT SIZE: 27,235 S.F. OR 0.625 ACRES
 4. ZONE: B2-C -- COMMUNITY BUSINESS ZONE

B2-C SPACE AND BULK STANDARDS

	REQUIRED	EXISTING
MINIMUM LOT SIZE:	10,000 S.F.	27,235 S.F.
MINIMUM STREET FRONTAGE:	50 FEET	93 FEET
FRONT YARD:	NONE	57 FEET
REAR YARD:	10 FEET	4 FEET
SIDE YARD:	10 FEET	10 FEET
MINIMUM LOT WIDTH:	NONE	213 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET	25 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	86.6%

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
 3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.
 4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRAIDING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
 6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

LEGEND

CONTOURS	
PROPERTY LINE	
BUILDING	
GAS LINE	
SETBACK LINE	
EDGE OF PAVEMENT	
UTILITY POLE	
WATER VALVE	
WATER MAIN	
SANITARY SEWER	
OVERHEAD ELECTRIC	

STATE OF MAINE
 WILLIAM R. WALSH, III
 No. 8204
 LICENSED PROFESSIONAL ENGINEER
 1/30/12

NORTH

GRAPHIC SCALE
 0 5' 10' 20'

Rev.	Date	Description	Drawn	Check

Sheet Title:
Existing Conditions Plan

Job No.: 161 Sheet No.:
 Date: Jan. 30, 2011
 Scale: 1" = 10'
 Drawn: MK
 Checked: WW

L1.0

A Plan for
Jabbar's Auto Sales
 for
 Jabbar Essa, 710 Forest Avenue, Portland, Maine 04103