

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2005-0055

Application I. D. Number

3/16/2005

Application Date

Down East Appliance

Project Name/Description

David DiPietro

Applicant

221 Virginia Street, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 831-7914 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

845 - 845 Forest Ave, Portland, Maine

Address of Proposed Site

137 C009001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

B4

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 3/21/2005

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Marge Schmuckal
To: Kandi Talbot
Date: 4/8/2005 12:22:51 PM
Subject: 845 Forest Ave.

Kandi,

I've reviewed this project for zoning - It is located within a B-2 zone.

Only 3 parking spaces are required and they are showing 7 parking spaces.

The first 2,000 sq. ft. of retail does not require parking spaces.

The warehouse/industrial use requires 1 parking space for each 1000 sq. ft. of space or 1 parking space (1404 sq. ft. shown).

The new addition for a residential unit requires 2 parking spaces.

That totals up to 3 required parking spaces.

If the elevation drawings are to scale, the 45' maximum height limit is being met.

The submitted plans do not adequately show before and after green space. It is undefined what the pre-development surface of the left rear of the property is. If there is no increase of impervious surface, then there would be no zoning problem. The applicant should supply the size of the denoted green space in square footage.

There is one required setback of 10 feet to the rear property line. 10 feet is being shown.

Marge

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2005-0055
Application I. D. Number

03/16/2005
Application Date

David DiPietro
Applicant
221 Virginia Street, Portland, ME 04102
Applicant's Mailing Address

Down East Appliance
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 831-7914 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

845 - 845 Forest Ave, Portland, Maine
Address of Proposed Site
137 C009001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

Proposed Building square Feet or # of Units

Acreage of Site

B4
Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date 03/21/2005

DRC Comments

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | date | amount | |
| <input type="checkbox"/> Building Permit Issue | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | date | | |
| <input type="checkbox"/> Performance Guarantee Released | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2005-0055
Application I. D. Number

03/16/2005
Application Date

David DiPietro
Applicant
221 Virginia Street, Portland, ME 04102
Applicant's Mailing Address

Down East Appliance
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 831-7914 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

845 - 845 Forest Ave, Portland, Maine
Address of Proposed Site
137 C009001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

Proposed Building square Feet or # of Units

Acreage of Site

B4
Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

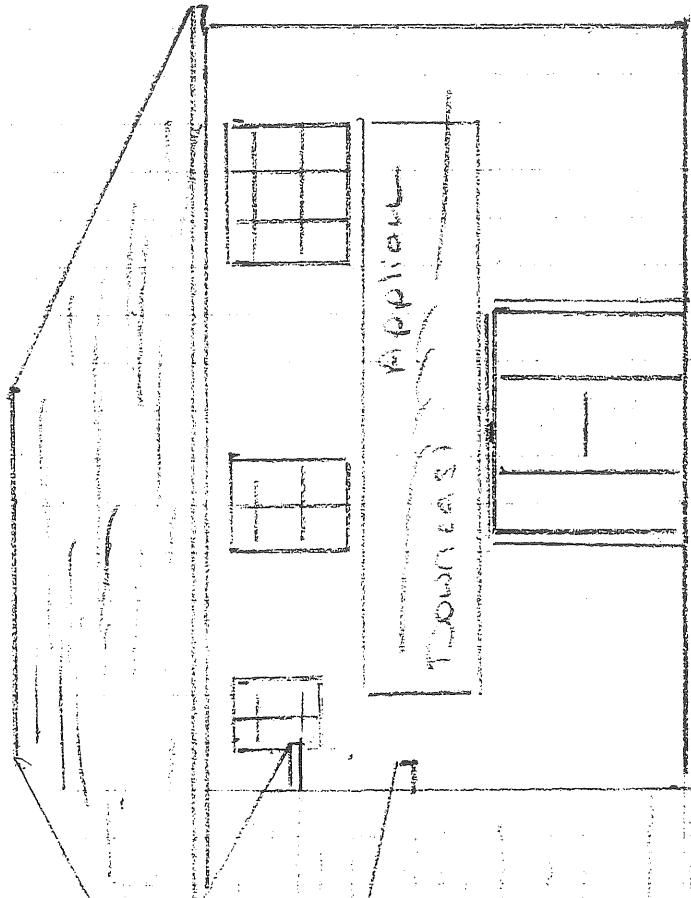
Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date 03/21/2005

Planning Comments

Performance Guarantee Required* Not Required

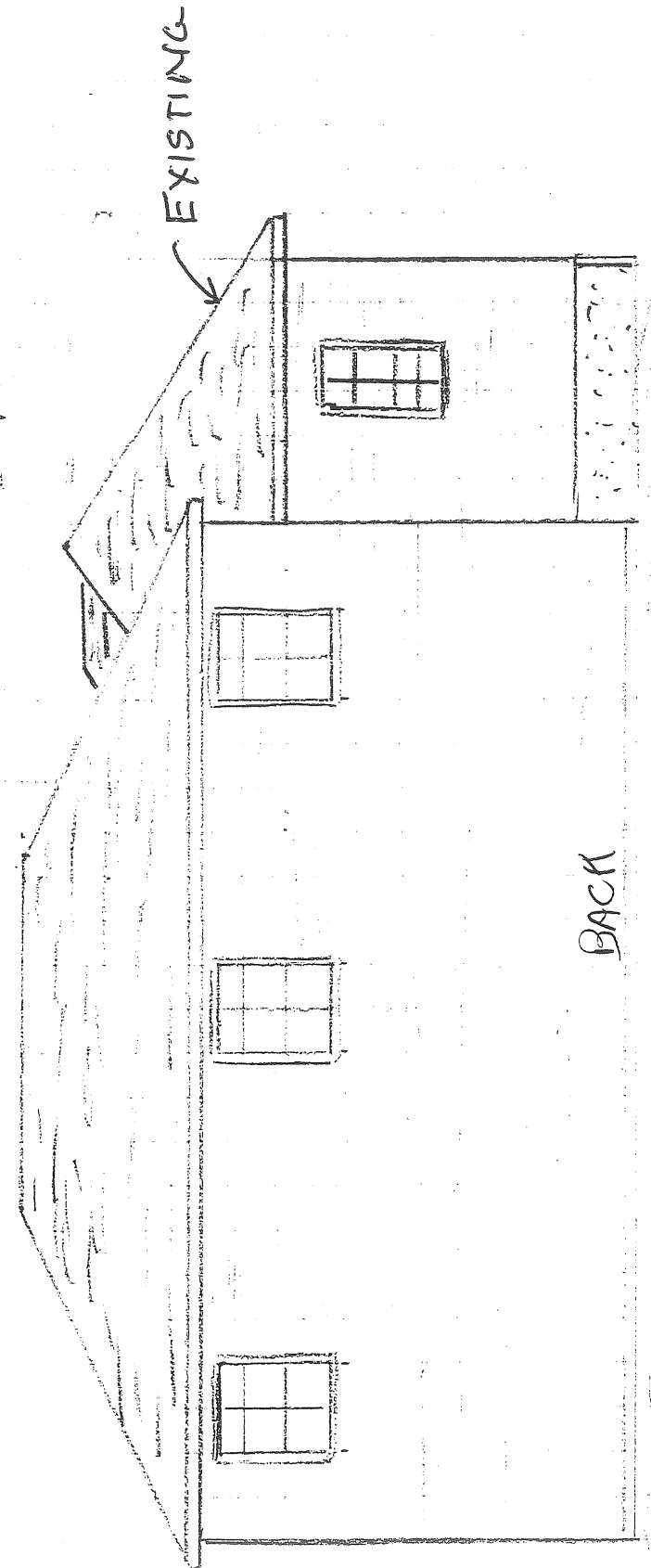
* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | date | amount | |
| <input type="checkbox"/> Building Permit Issue | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | date | | |
| <input type="checkbox"/> Performance Guarantee Released | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | date | signature | |



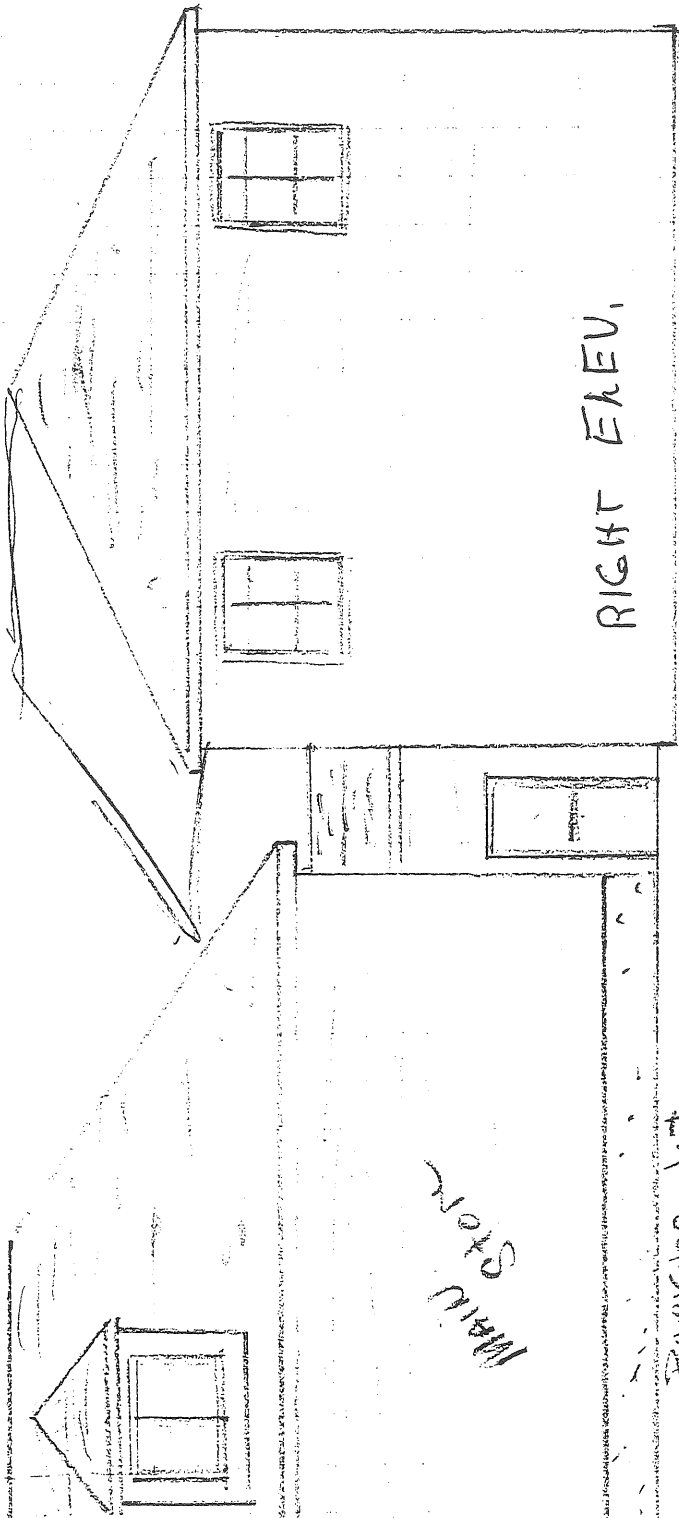
MAIN STORM

FRONT



EXISTING

BACK

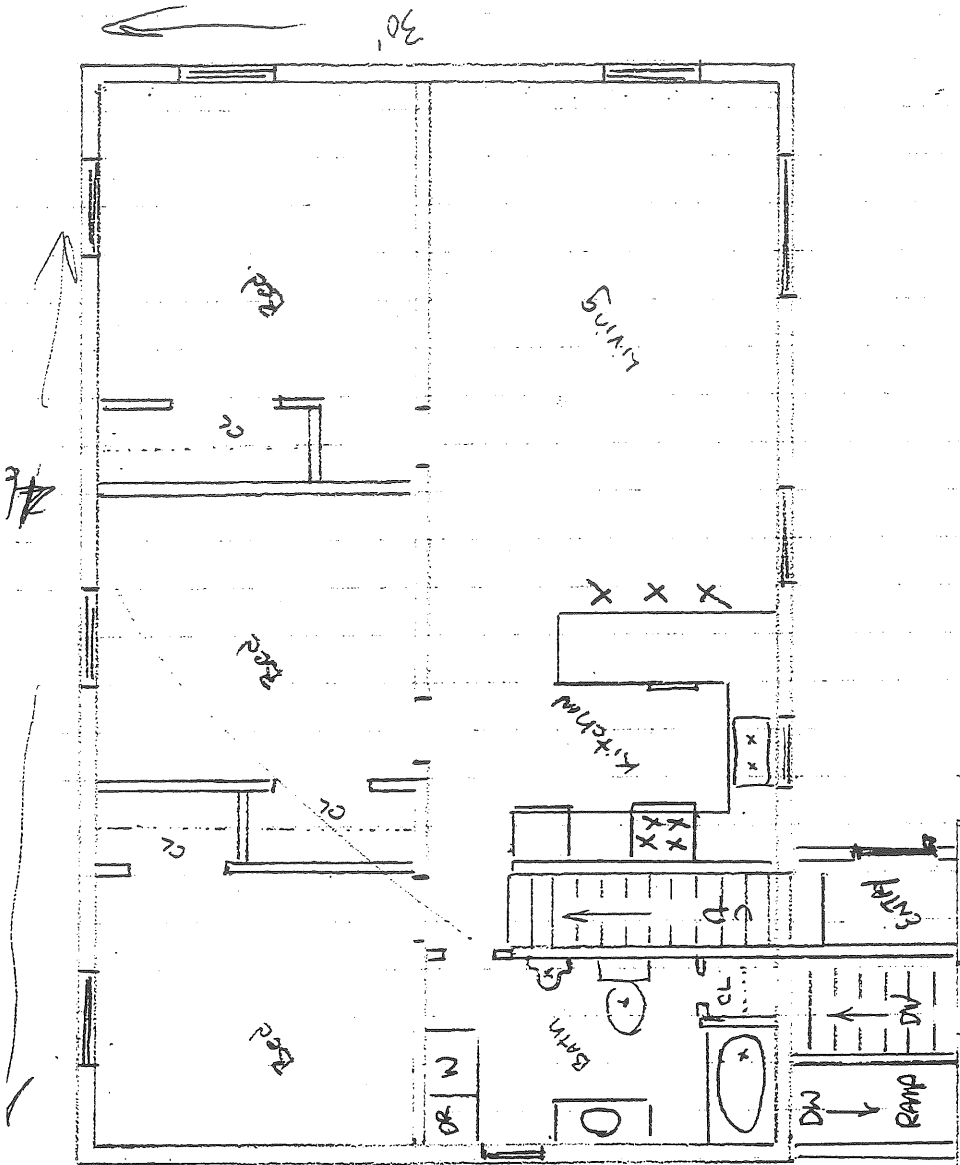


RIGHT ELEV.

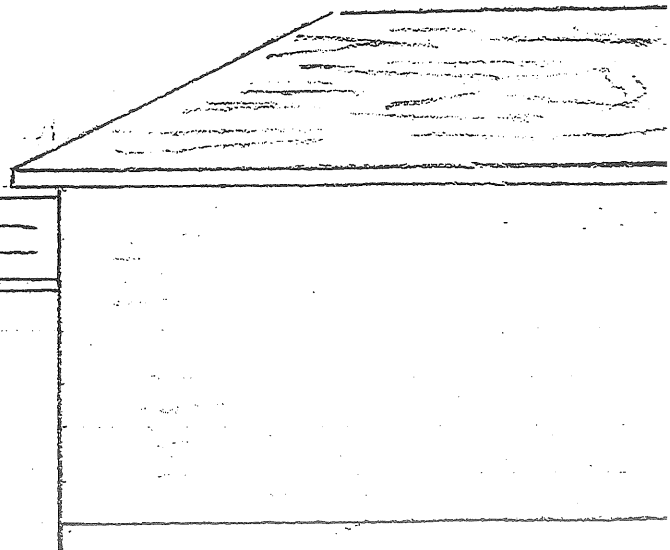
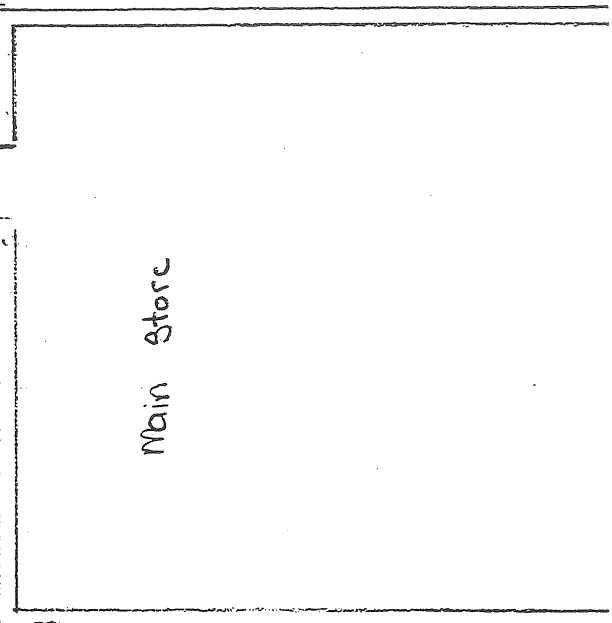
MAIN STONE

PARKING LOT

W



□ = 2' x 2'



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2005-0055

Application I. D. Number

3/16/2005

Application Date

Down East Appliance

Project Name/Description

David DiPietro

Applicant

221 Virginia Street, Portland, ME 04102

Applicant's Mailing Address

you have history

Consultant/Agent

Applicant Ph: (207) 831-7914 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

845 - 845 Forest Ave, Portland, Maine

Address of Proposed Site

137 C009001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **B4**

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 3/21/2005

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

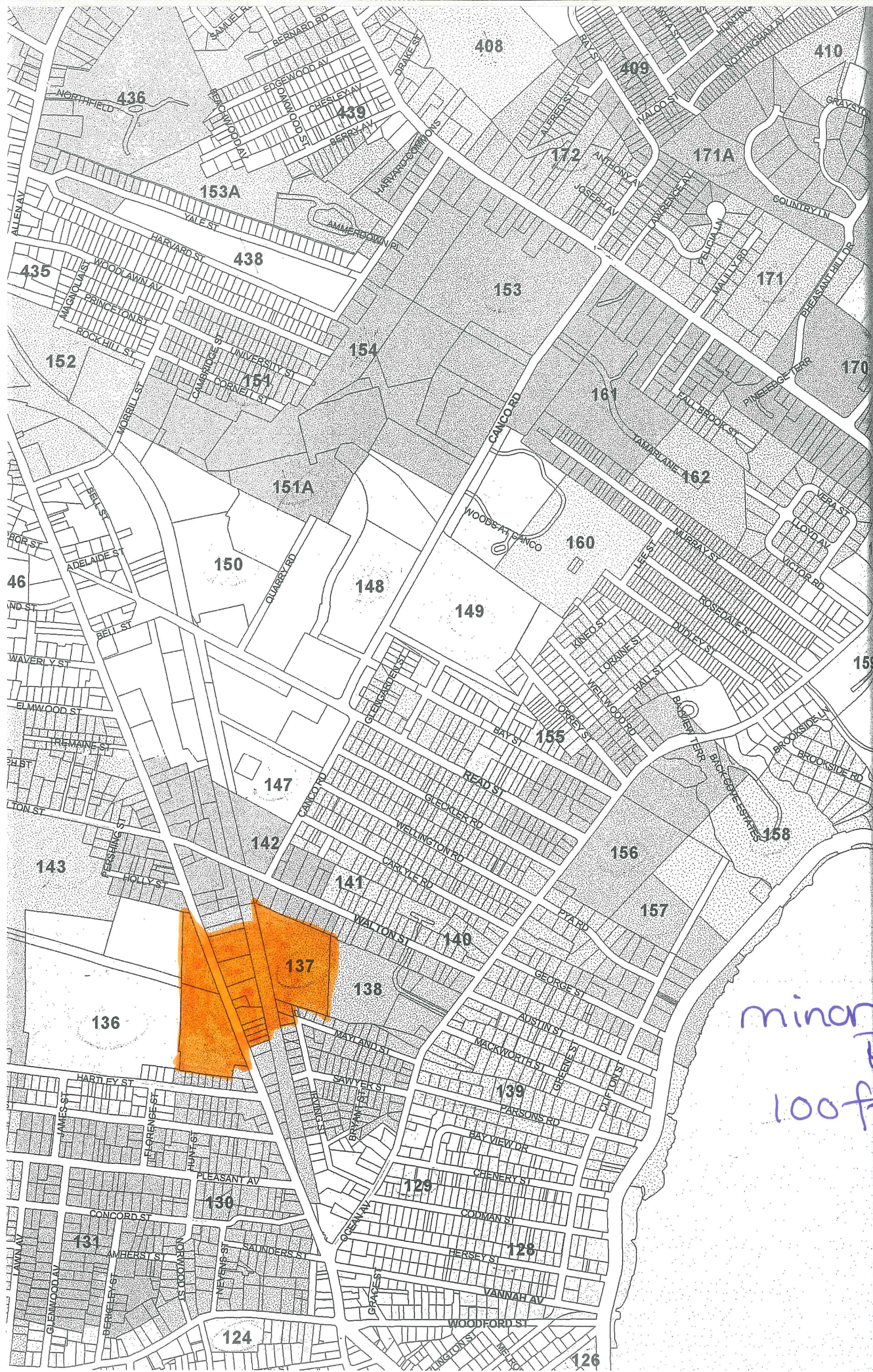
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ | |



minor site
plan
100ft.



CITY OF PORTLAND, MAINE

Department of Building Inspections

March 16 20

Received from Land Tech Development Inc

Location of Work 845 Forest Ave

Cost of Construction \$ _____

Permit Fee \$ 400.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other Minor Site Plan

CBL: 137 C 009

Check #: 1970

Total Collected \$ 400.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 845 FOREST AVE		Zone:
Total Square Footage of Proposed Structure: 3841 IN NEW ADDITION 1020 OVER EXISTING		Square Footage of Lot: 6557.1 S.F.
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# 137	Block# C	Lot# 9
Property owner's mailing address: SAME		Telephone #:
Consultant/Agent, mailing address, phone # & contact person: DAVID DIPIETRO 821 VIRGINIA ST PORTLAND ME 797 9531		Applicant's name, mailing address, telephone #/Fax#/Pager#: DAVID DIPIETRO 831 7914 797 9531 221 VIRGINIA ST CITY
Project name: DOWN EAST APPLICANCE		
<p>Proposed Development (check all that apply)</p> <p> <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____ </p> <p>Major Development (more than 10,000 sq. ft.)</p> <p> <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Minor Site Plan Review</p> <p> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Plan Amendments</p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) </p>		
- Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

DAVID DIPIETRO
221 VIRGINIA ST
PORTLAND ME 04103
7979531
8317914

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:



Date:

2-19-5

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

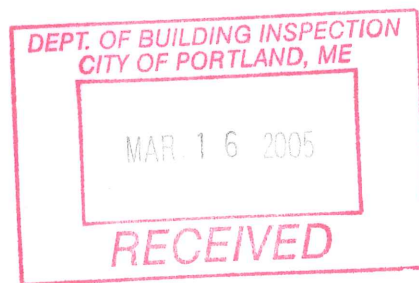
- (46) A letter of non jurisdiction
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.

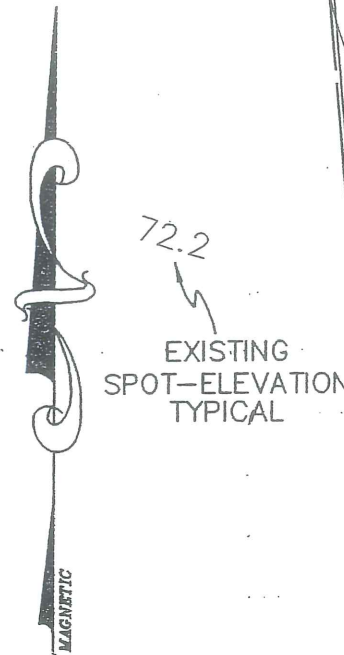
Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

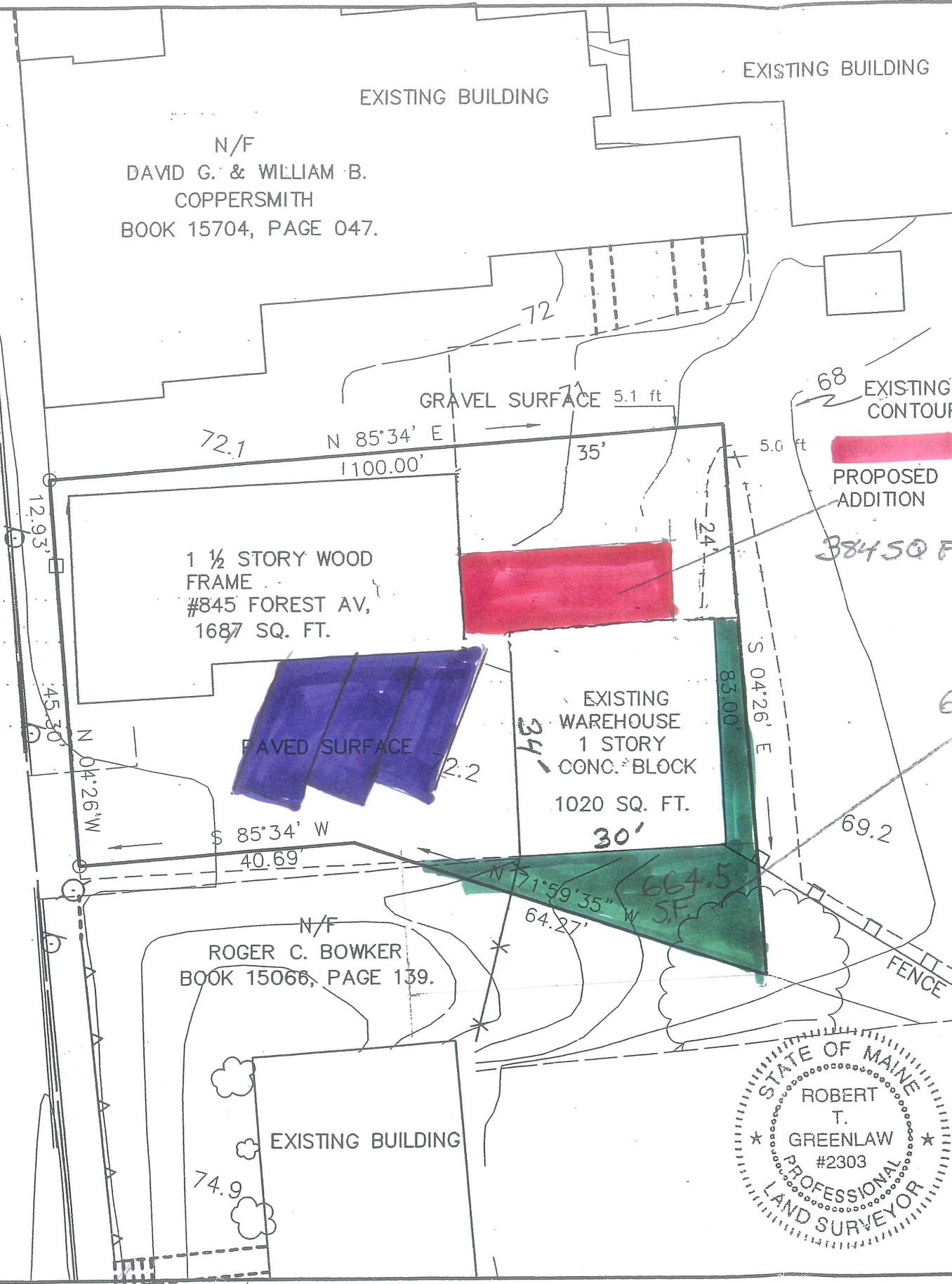
Other comments:

THIS IS AN ADDITION TO INCREASE THE STORAGE OF THE STORE AND TO CONSTRUCT AN APARTMENT TO BE ALSO USED AS A GUARD TO OVER LOOK THE STORE AND THE AREA. TO BE COMPLETED IN 120 DAYS





FOREST AV. INBOUND



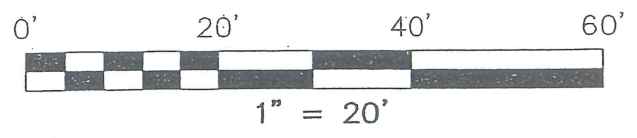
GENERAL NOTES:

- 1. RECORD OWNER OF PARCEL: DANIEL L. & KATHY G.M. WALKER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK '13179', PAGE 176.
2. BEARINGS ARE BASED UPON AN OBSERVATION DATED 1924 AS SHOWN ON PLAN REFERENCE #4a BELOW.
3. AREA OF SUBJECT PARCEL: 6557.1 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.

ZONING: The subject parcel falls in the City of Portland's B-2 zone.
Setbacks:
Front yard: None.
Rear yard: 10 feet.
Side yard: None.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- LEGEND
6" x 6" Granite monument found with drill hole.
5/8" Solid pin, no cap found
Survey Instrument Point
Abutter Line
Property Line
Street Line
(50.00') Distance from reference plan or deed.
N/F Now Or Formerly
A.G. Above Grade
B.G. Below Grade
Overhead Utility
Utility Pole
Edge of traveled way
Utility Pole



SURVEYORS STATEMENT:

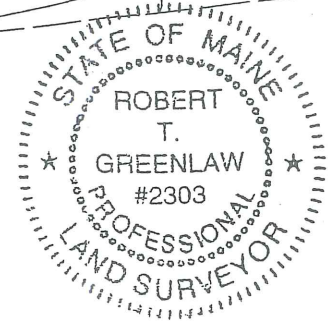
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

Signature of Robert T. Greenlaw

DATE: 01-04-2002

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



N/F MAINE CENTRAL RAILROAD

STANDARD BOUNDARY/SITE PLAN FOR A PROPOSED ADDITION TO 845 FOREST AVENUE PORTLAND, MAINE
FOR: Daniel L. & Kathy G.M. Walker

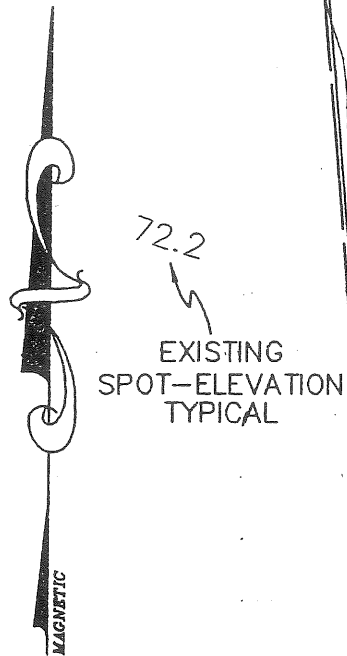
Table with surveying metadata: DRAWN BY: RTG, CHECKED BY: SBB, SCALE: 1"=20', DATE: December 26, 2001, JOB NUMBER: 200190-P, SHEET: 1 of 1.

PREPARED BY: BACK BAY BOUNDARY, INC. LAND SURVEYING
65 NEWBURY STREET PORTLAND, MAINE 200190-P
207-774-2855 FAX 207-761-2010
DRAWER: 2001 NO: 90

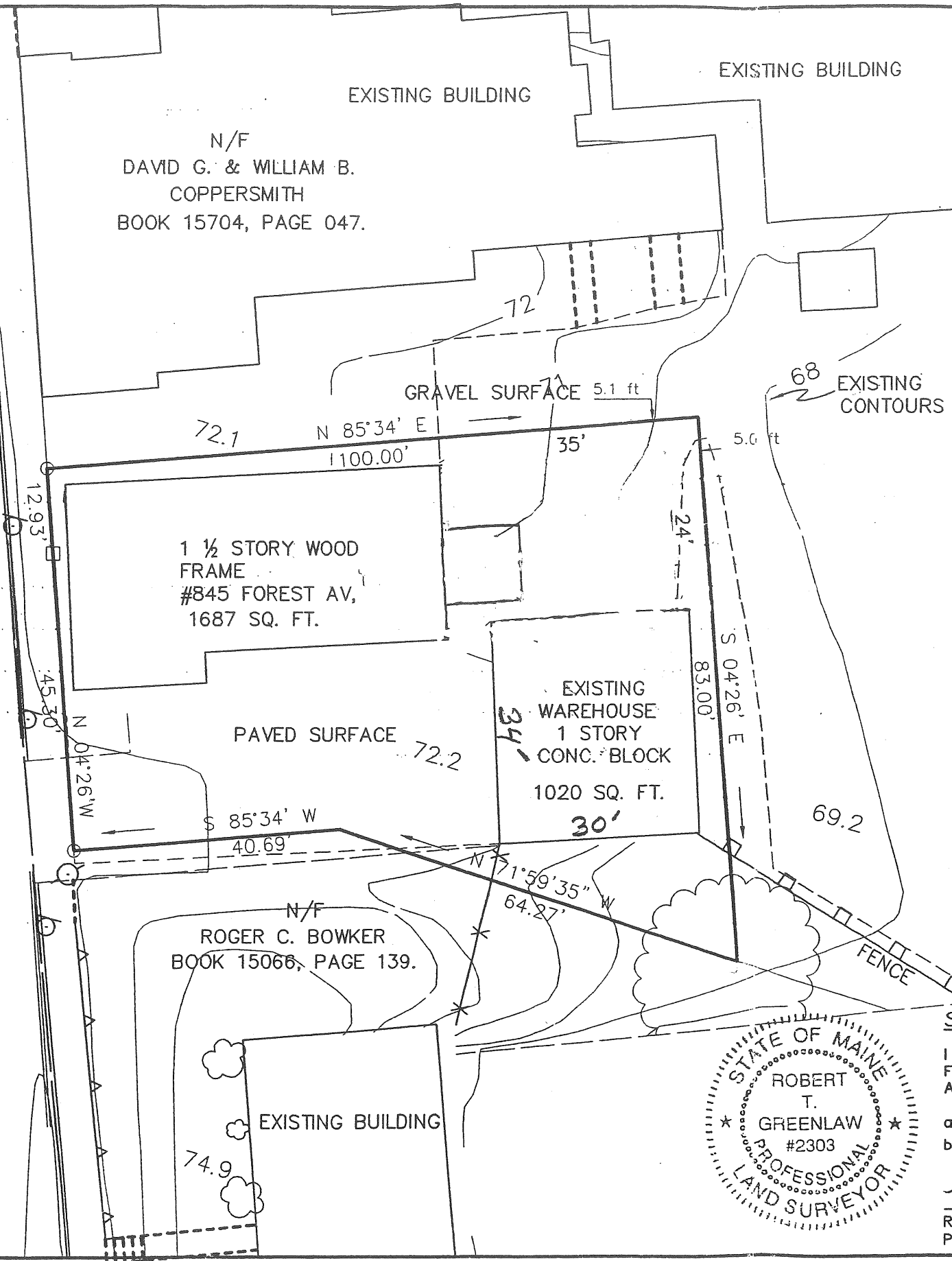
3 PARKING SPACES

GREEN SPACE 664.5 SQ. FT.

CITY OF PORTLAND
APPROVED PLAN
Subject to Dept. Conditions
Date of Approval: 4/19/05



FOREST AV. INBOUND



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DANIEL L. & KATHY G.M. WALKER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13179, PAGE 176.
2. BEARINGS ARE BASED UPON AN OBSERVATION DATED 1924 AS SHOWN ON PLAN REFERENCE #4a BELOW.
3. AREA OF SUBJECT PARCEL: 6557.1 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. Plan of Property in Portland, Maine made for Heywood A. Sawyer by HI & EC Jordan Co., Inc. dated April 12, 1976.
 - b. Streetline plans of Forest Av. by The City of Portland, Maine.
 - c. City of Portland Assessors plan #137, lot is shown on said map as lot # 9.
 - d. Right-of-Way and Track Map Portland Terminal, Station 2+80 to 106+0 on file with Maine Central Railroad.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.

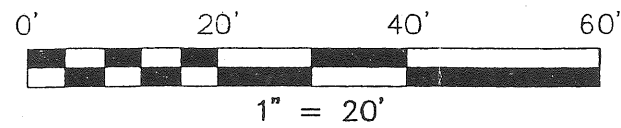
ZONING:

The subject parcel falls in the City of Portland's B-2 zone.
 Setbacks:
 Front yard: None.
 Rear yard: 10 feet.
 Side yard: None.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole



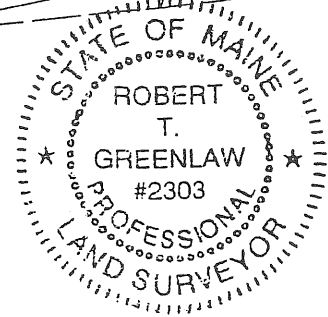
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 01-04-2002



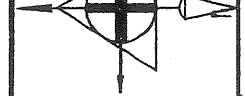
EXISTING

N/F MAINE CENTRAL RAILROAD

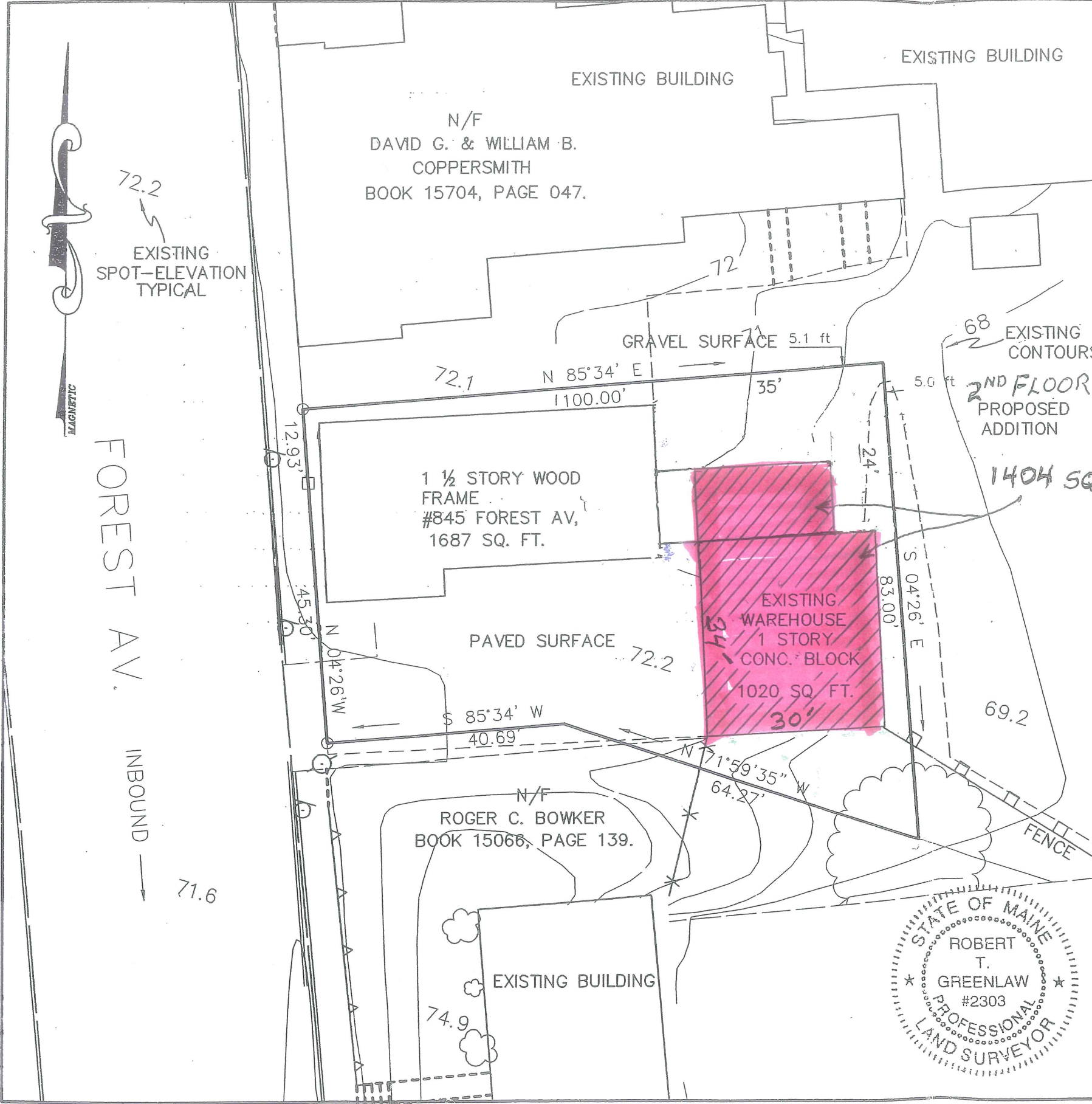
REVISED: 01-04-2002 - CHANGED DIMENSION OF PROPOSED ADDITION.
STANDARD BOUNDARY/SITE PLAN
 FOR A PROPOSED ADDITION TO
 845 FOREST AVENUE PORTLAND, MAINE
 FOR:
DOWNEAST APPLIANCE
 Daniel L. & Kathy G.M. Walker

DRAWN BY: RTG	CHECKED BY: SBB	SCALE: 1"=20'	DATE: December 26, 2001	JOB NUMBER: 200190-P	SHEET: 1 of 1
---------------	-----------------	---------------	-------------------------	----------------------	---------------

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010



DRAWER: 2001 NO: 90



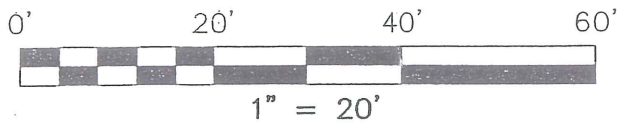
GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DANIEL L. & KATHY G.M. WALKER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK '13179', PAGE 176.
2. BEARINGS ARE BASED UPON AN OBSERVATION DATED 1924 AS SHOWN ON PLAN REFERENCE #4a BELOW.
3. AREA OF SUBJECT PARCEL: 6557.1 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. Plan of Property in Portland, Maine made for Heywood A. Sawyer by HI & EC Jordan Co., Inc. dated April 12, 1976.
 - b. Streetline plans of Forest Av. by The City of Portland, Maine.
 - c. City of Portland Assessors plan #137, lot is shown on said map as lot # 9.
 - d. Right-of-Way and Track Map Portland Terminal, Station 2+80 to 106+0 on file with Maine Central Railroad.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.

ZONING:
The subject parcel falls in the City of Portland's B-2 zone.
Setbacks:
Front yard: None.
Rear yard: 10 feet.
Side yard: None.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- LEGEND**
- 6" x 6" Granite monument found with drill hole.
 - 5/8" Solid pin, no cap found
 - △ Survey Instrument Point
 - Abutter Line
 - Property Line
 - Street Line
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Utility Pole



SURVEYORS STATEMENT:

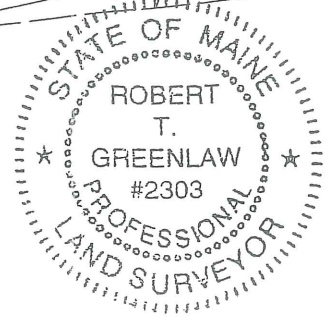
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

DATE: 01-04-2002

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.



N/F MAINE CENTRAL RAILROAD

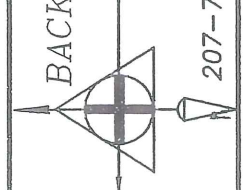
REVISED: 01-04-2002 - CHANGED DIMENSION OF PROPOSED ADDITION.

STANDARD BOUNDARY/SITE PLAN
FOR A PROPOSED ADDITION TO
845 FOREST AVENUE PORTLAND, MAINE

FOR:
DOWNEAST APPLIANCE
Daniel L. & Kathy G.M. Walker

DRAWN BY: RTG
CHECKED BY: SBB
SCALE: 1"=20'
DATE: December 26, 2001
JOB NUMBER: 200190-P
SHEET: 1 of 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010



DRAWER: 2001 NO: 90

2ND FLOOR ADDITION