

SITE MAP: NOT TO SCALE

*Note:*  
 Exits  
 Windows  
 Bay doors  
 Fire extinguishers

IMPERVIOUS AREA CALCULATION TABLE	
26,890 SQ. FT. AREA OF LOT	
24043.0 SQ. FT. EXISTING, BUILDINGS, PAVEMENT & PARKING	
IMPERVIOUS RATIO=89%	
TOTAL EXISTING PERVIOUS AREA= 2,847 sq ft	
TOTAL PROPOSED PERVIOUS AREA= 1960.9 sq ft	
PROPOSED IMPERVIOUS RATIO= 82%	

1. RECORD OWNER OF PARCEL: FOREST AVENUE BUILDINGS LLC, DESCRIBED IN BOOK 18093, PAGE 174 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). PARCEL IDENTIFIED AS TAX MAP 137 BLOCK C LOT 10. OWNERS ADDRESS=849 FOREST AVE. PORTLAND ME 0103

2. BEARINGS ARE BASED UPON GRID NORTH NORTH AMERICAN DATUM MAINE WEST ZONE OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THIS SURVEY INFORMATION OBTAINED UTILIZING THE FOLLOWING EQUIPMENT:  
 LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.

3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE MONUMENT LISTED IN NOTE 6 AS 783 FOREST AVENUE. VERTICAL DATUM: CITY OF PORTLAND.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) CITY OF PORTLAND ASSESSORS PLAN NO. 137, BLOCK C, LOT 10, REVISED 9/76.

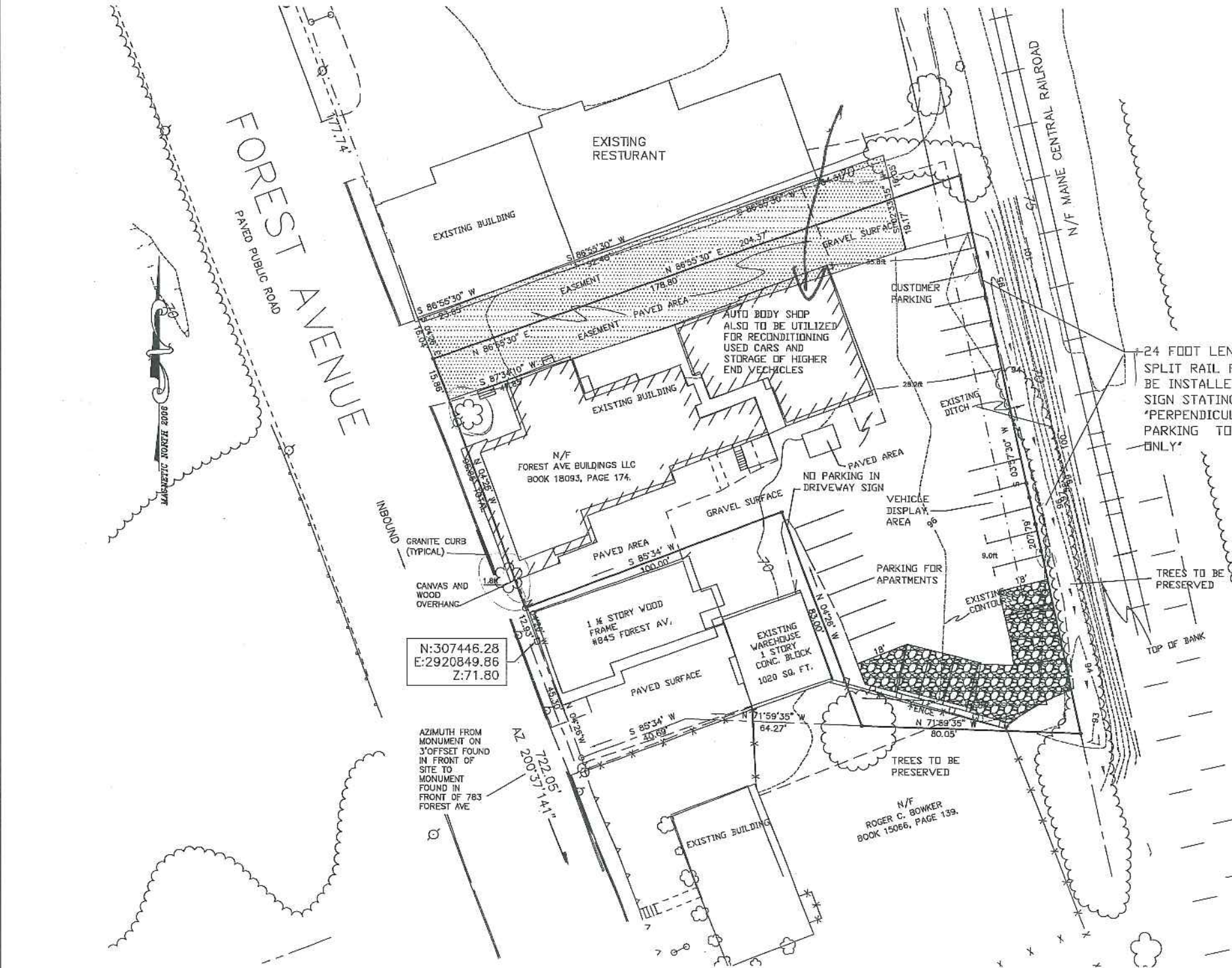
b.) CITY OF PORTLAND STREET LINE SHEETS FOR FOREST AVENUE

5. AREA OF SUBJECT PARCEL: 26890.0 SQ. FT., 0.62 ACRES

6. HORIZONTAL ALIGNMENT IS BASED ON TWO GRANITE OFF-SET MONUMENTS FOUND ON THE EASTERLY SIDE OF FOREST AVENUE. THE FIRST 3 FOOT OFFSET MONUMENT WAS FOUND FLUSH WITH THE CONCRETE SIDEWALK IN FRONT OF 783 FOREST AVENUE, THE SECOND MONUMENT WAS FOUND IN FRONT OF 883 FOREST AVENUE (HELD). THE COORDINATES FOR THE MONUMENTS ARE 783 FOREST: NORTH 306771.95, EAST 2921107.07 ELEVATION=71.07  
 883 FOREST: NORTH 307446.28, EAST 2920849.86

7. THERE WERE EASEMENTS OR RESTRICTIONS BURDENING AND BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. THE EASEMENT FOR THE SHARED DRIVEWAY IS SHOWN HEREON.

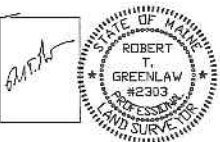
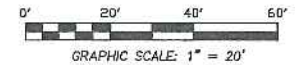
ZONE:	B-2b COMMUNITY BUSINESS	
SETBACKS:	FRONT:	NONE (NGT AVG OF ABUTTERS)
	REAR:	10 FT. (20 FT. IF ABUTTER IS RES.)
	SIDE:	NONE (10 FT. IF ABUTTER IS RES.)
	MINIMUM LOT SIZE:	NONE
	MINIMUM STREET FRONTAGE:	50 FT.
	MAXIMUM BUILDING HEIGHT:	45 FT.
	MAXIMUM LOT COVERAGE:	80% (IMPERVIOUS)



**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051 14C WHICH BEARS AN EFFECTIVE DATE OF 07-17-1996 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

● Capped 5/8" Rebar Found. With Registration Number as Noted	CE Common Element
● Sewer Manhole	LCE Limited Common Element
● Manhole	N/F Now Or Formerly
— Unit Delimiter Line	TYP Typical
— Abutter Line	U Utility Pole
— Property Line	Z Denotes Common Ownership
— Street Line	⊗ PROPOSED 2-3" DIAMETER STREET TREE, SPECIES TO BE AGREED WITH THE CITY ARBORIST
— Edge of traveled way	⊗ PROPOSED 1/2 INCH CRUSHED ROCK PERVIOUS SURFACE
⊗ Existing Easement Area	



**SURVEYORS STATEMENT:**  
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO WRITTEN REPORT  
 b) NO NEW DESCRIPTION  
 c) NO NEW CORNERS SET

DATE: November 14, 2014  
 ROBERT T. GREENLAW P.L.S., #2303

REVISION 4:11-14-14 : REVISED IMPERVIOUS TABLE & NEW PERVIOUS AREAS  
 REVISION 3:11-4-14 : ADDED IMPERVIOUS TABLE & NEW PERVIOUS AREAS  
 REVISION 2:10-21-14 : ADDED EASEMENT AREA AND NO PARKING IN DRIVEWAY SIGN  
 REVISION:10-21-14 : CHANGED PARKING LOCATIONS, ADDED NOTES AND DIMENSIONS  
 LOCATION: 883 FOREST AVENUE, PORTLAND, MAINE

**PROPOSED SITE PLAN**  
 AT: 849 FOREST AVE, PORTLAND, MAINE  
 FOR: FOREST AVENUE BUILDINGS LLC

DRAWN BY: FJM  
 CHECKED BY: RTG  
 SCALE: 1"=20'  
 DATE OF SURVEY: 05-28-14  
 JOB NUMBER: 2014008  
 SHEET: CT SITE PLAN

PREPARED BY:  
**ROBERT T. GREENLAW PLS**  
 PROFESSIONAL LAND SURVEYING  
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 OLD ORCHARD BEACH MAINE 04064  
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DATE: November 14, 2014  
 DRAWER: 2014 NO: 008