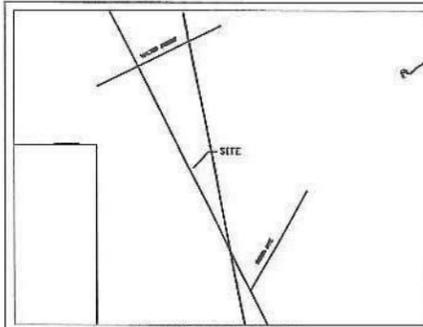




Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/10/15



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

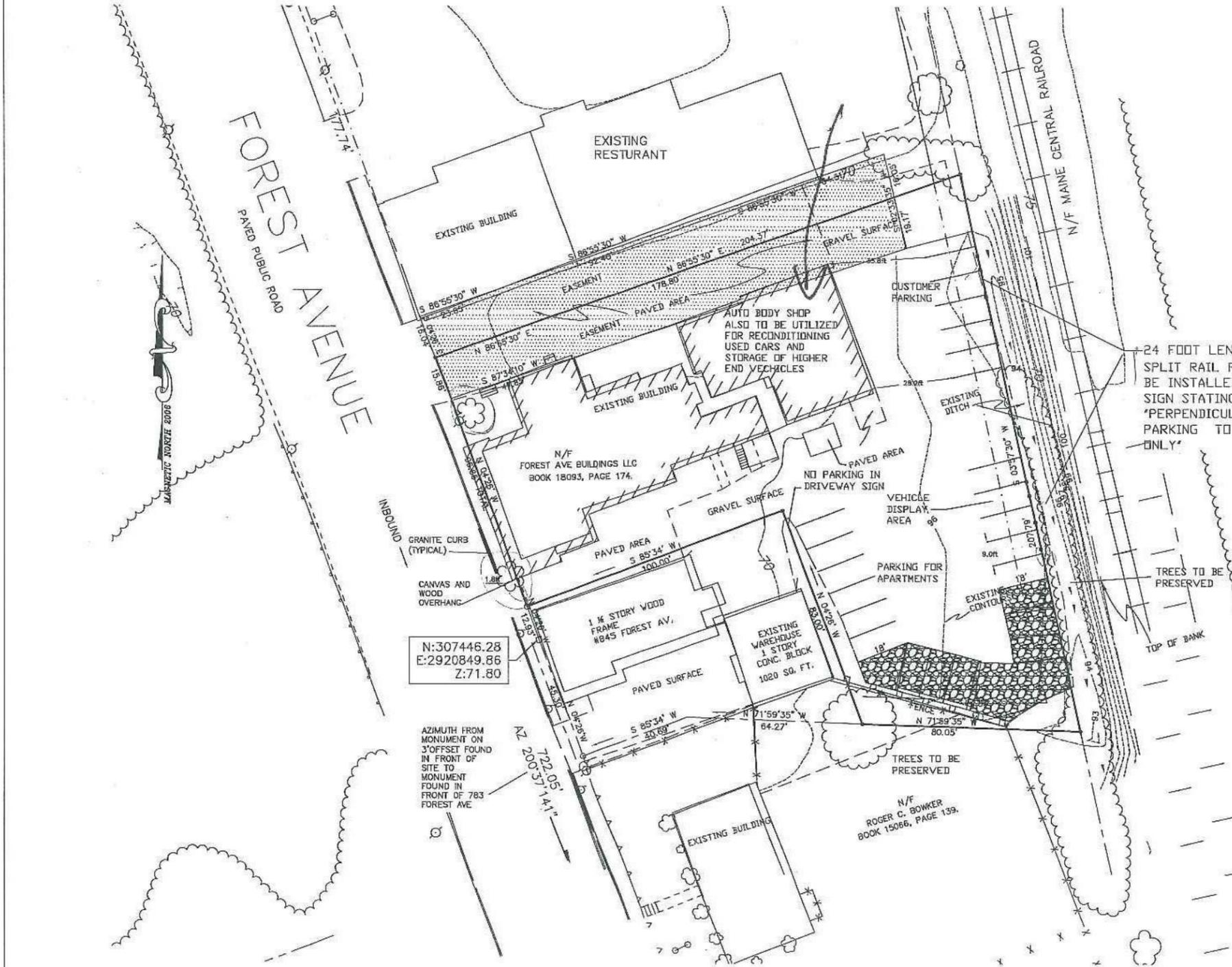
5. AREA OF SUBJECT PARCEL: 26890.0 SQ. FT., 0.62 ACRES

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)

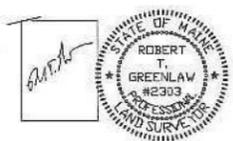
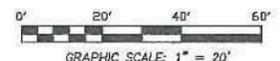


FLOOD NOTE:

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 07-17-1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

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



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
c) NO NEW CORNERS SET

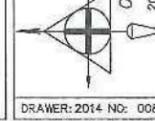
ROBERT T. GREENLAW P.L.S., #2303 DATE: November 14, 2014

REVISION 4:11-14-14 : REVISED IMPERVIOUS TAB
REVISION 3:11-4-14 : ADDED IMPERVIOUS TABLE B
REVISION 2:10-21-14 ADDED EASEMENT AREA AND
REVISION:10-21-14 CHANGED PARKING LOCATIONS.
LOCATION: 883 FOREST AVENUE PORTLAND,

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

DRAWN BY: P.M
CHECKED BY: RTG
SCALE: 1"=20'
DATE OF SURVEY: 05-28-14
JOB NUMBER: 2014008
SHEET: C1 SITE PLAN

PREPARED BY:
ROBERT T. GREENLAW PLS
PROFESSIONAL LAND SURVEYING
32 OLD ORCHARD ST
OLD ORCHARD BEACH MAINE 04064
207-269-2655
Bogreniewski64@gmail.com



DRAWER: 2014 NO: 008