



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN MARDIGAN BOOK 21807 PAGE 186 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. (a) BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED. A GRANITE MONUMENT FOUND AT THE NORTHEAST STREETLINE CORNER OF FOREST AVENUE AND READ STREET NORTH: 310434.23, EAST: 2919690.54 AND A GRANITE MONUMENT FOUND AT THE SOUTHWEST CORNER OF WAVERLY STREET AND FOREST AVENUE NORTH: 309707.05, EAST: 2919911.62 US SURVEY FEET.
- (b) ELEVATIONS ARE BASED UPON CITY OF PORTLAND VERTICAL DATUM N.G.V.D. 1929 DERIVED FROM THE ELEVATION OF A BOLT FOUND IN 3'-FT OFFSET MONUMENT ON THE EAST SIDE OF FOREST AVE. AT THE FIRST ANGLE SOUTHERLY OF HOLLY STREET. ELEVATION REPORTED AS 83.16 FEET.
3. AREA OF SUBJECT PARCEL: 17993.5 SQ. FT. 0.41 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) CITY OF PORTLAND STREET LINE SHEETS, FOREST AVE. & POLAND STREET, ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.
 - b) CITY OF PORTLAND TAX ASSESSOR SHEET 146, BLOCK B, LOTS 14 & 15
- (c) SITE PLAN HOUSING FOR THE ELDERLY "PARK DANFORTH" PORTLAND, MAINE DATED 07-10-1982 PREPARED BY LARRY SLAUGHTER PLS #1133 BRUNSWICK, MAINE. ELEVATION NOTE STATES THAT THE ELEVATIONS ARE BASED UPON US&S&S DATUM. FINISHED FLOOR OF BRAKE SHOP(SITE'S EXISTING BUILDING FFE = 119'.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITTING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ZONING: B-2, BUSINESS ZONE
7. PARKING AS SHOWN: 21 SPACES (INCLUDES ONE HANDICAP) WITH PAVED AREAS COMPOSED OF "BITUMINOUS". THIS OPTION SHOWS 79.0% IMPERVIOUS AREA (14,211.1 SQ. FT. SQ. FT.), 80% IS ALLOWED. (PREVIOUS CONCRETE AREAS - NOT USED.)

LEGEND

CRF @ Capped 5/8" Rebar Found
 IPF ● Iron Pipe Found
 (50.00') Distance from reference plan or deed.
 N/F Now Or Formerly
 Z Indicates Ownership in Common

Hatched Area = Pervious Area.
 PSS - Proposed Storm Water Pipe
 Abutter Line
 Property Line
 Street Line
 Edge of traveled way
 Setback Line
 Contour Line
 S Sewer Line
 UGT - Underground Electric
 Zone Line

Maine State Grid Coordinates
 See Landscaping Plan Sheet 3 for description of plants.

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

REVISED: 07-29-2006
 DATE: 05-08-2006

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE
 PORTLAND, MAINE
 207-774-2855 FAX 207-347-3436

DRAWN BY: RTG / PJM
 CHECKED BY: RTC
 SCALE: 1"=10'
 DATE OF SURVEY: 09/03/2004

JOB NUMBER:
 2004121

SHEET: 2 OF 5

REVISION 9: 07-29-2006: ADDED CROSSWALK AND RAMP
 REVISION 8: 07-06-2006: ADDED REVISED LANDSCAPING
 REVISION 8: 07-05-2006: ROTATED BEARINGS TO STATE GRID, ADJUSTED ELEV., ADDED NOTES.
 REVISION 8: 06-09-2006: REVISED LANDSCAPE PLAN; ADDED DETAILS

SITE PLAN FOR NEW USE
 1080 FOREST AVE. PORTLAND, MAINE

FOR:
STEPHEN E. MARDIGAN