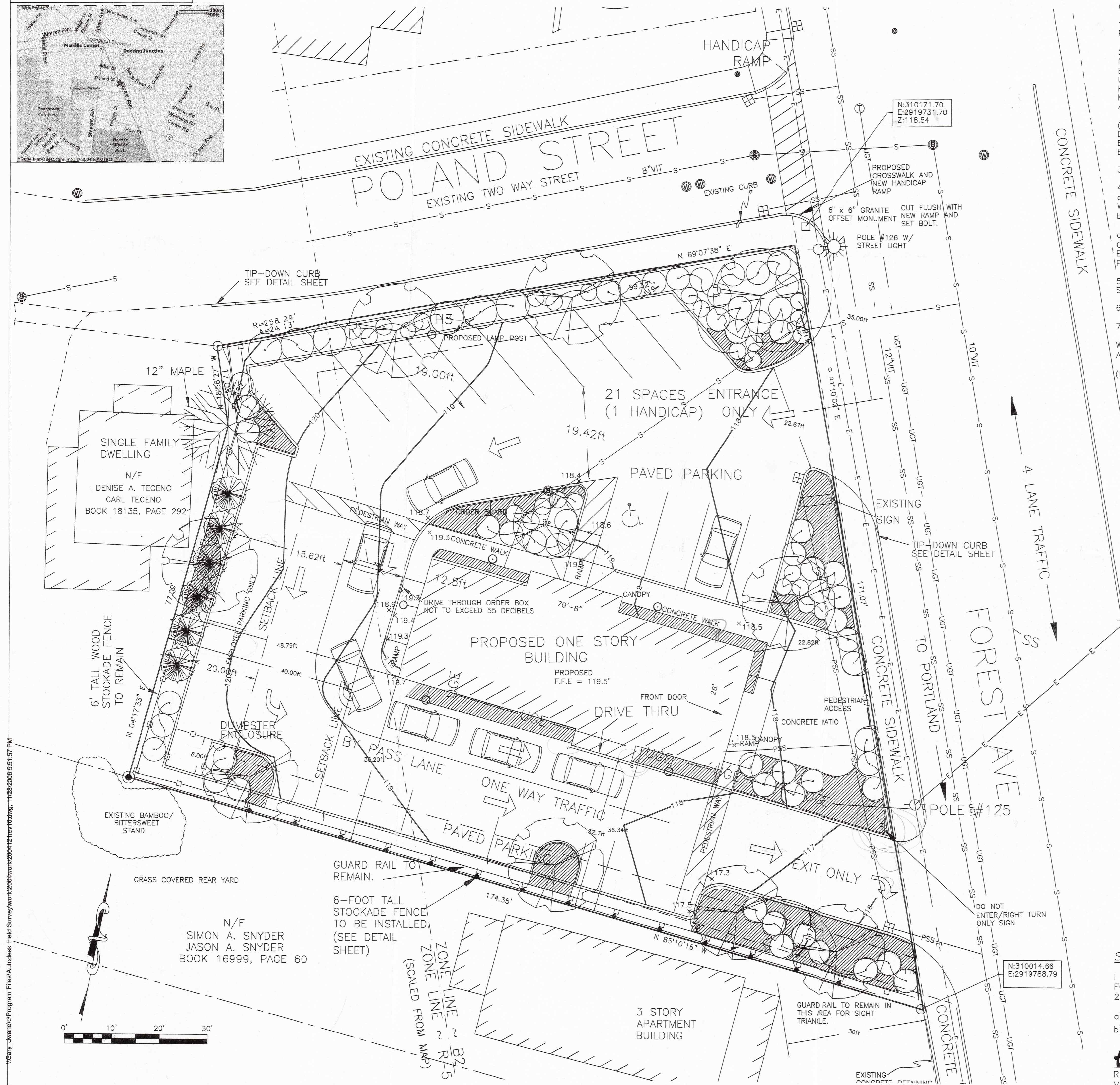
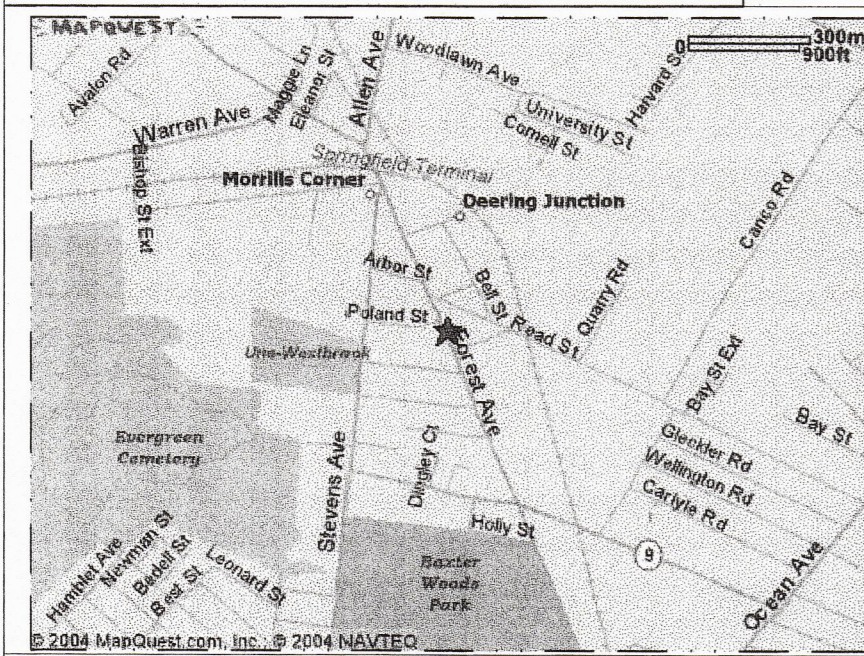


SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: STEPHEN MARDIGAN BOOK 21807 PAGE 186 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (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 SOUTH-WEST 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.
- AREA OF SUBJECT PARCEL: 7993.5 SQ. FT. 0.41 ACRES
- 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 USC&GS DATUM. FINISHED FLOOR OF BRAKE SHOP'S EXISTING BUILDING FFE = 119'.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- ZONING: B-2, BUSINESS ZONE
- 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.
(PERVIOUS CONCRETE AREAS - NOT USED.)

ZONE: B-2 BUSINESS ZONE
SETBACKS: FRONT - 5 FEET BUT NOT TO EXCEED AVERAGE OF ABUTTING LOTS
 REAR - 20 FEET WHERE IT ABUTS A RESIDENTIAL USE.
 SIDE - 10 FEET WHERE USE ABUTS A RESIDENTIAL USE.
MINIMUM LOT SIZE: 10,000 SQUARE FEET
MINIMUM LOT WIDTH: 10 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET
MAXIMUM LOT COVERAGE: 80% IMPERVIOUS

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
- Abuttr 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.

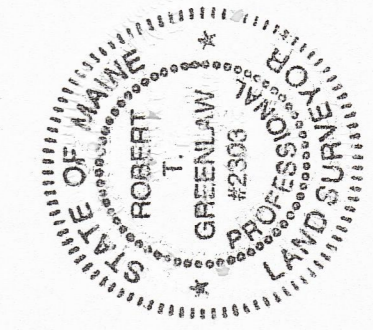
SURVEYORS STATEMENT:

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: 11-20-2006
 DATE: 05-08-2006
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISION 11: 11-20-2006: ADDED OFFSETS TO PROPERTY LINE.
 REVISION 10: 10-30-2006: ADJUSTED SIZE OF BUILDING TO MATCH APPROVED BUILDING PLANS.
 REVISION 9: 07-29-2006: ADDED CROSSWALK AND RAMP
 REVISION 8: 07-06-2006: ADDED REVISED LANDSCAPING

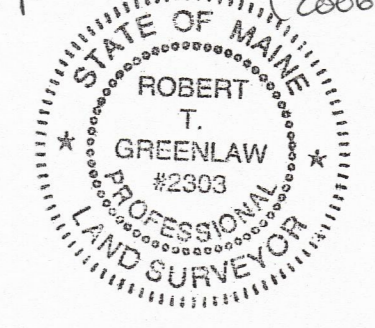
SITE PLAN FOR NEW USE
 1080 FOREST AVE. PORTLAND, MAINE

FOR: **STEPHEN E. MARDIGAN**



DRAWN BY: RTG / PJM
CHECKED BY: RTC
SCALE: 1" = 10'
DATE OF SURVEY: 09/03/2004
JOB NUMBER: 2004121
SHEET: 2 OF 5

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11-27-2006
 as an amendment to approved site plans stamped 7.11.2006 (2006-08-23)

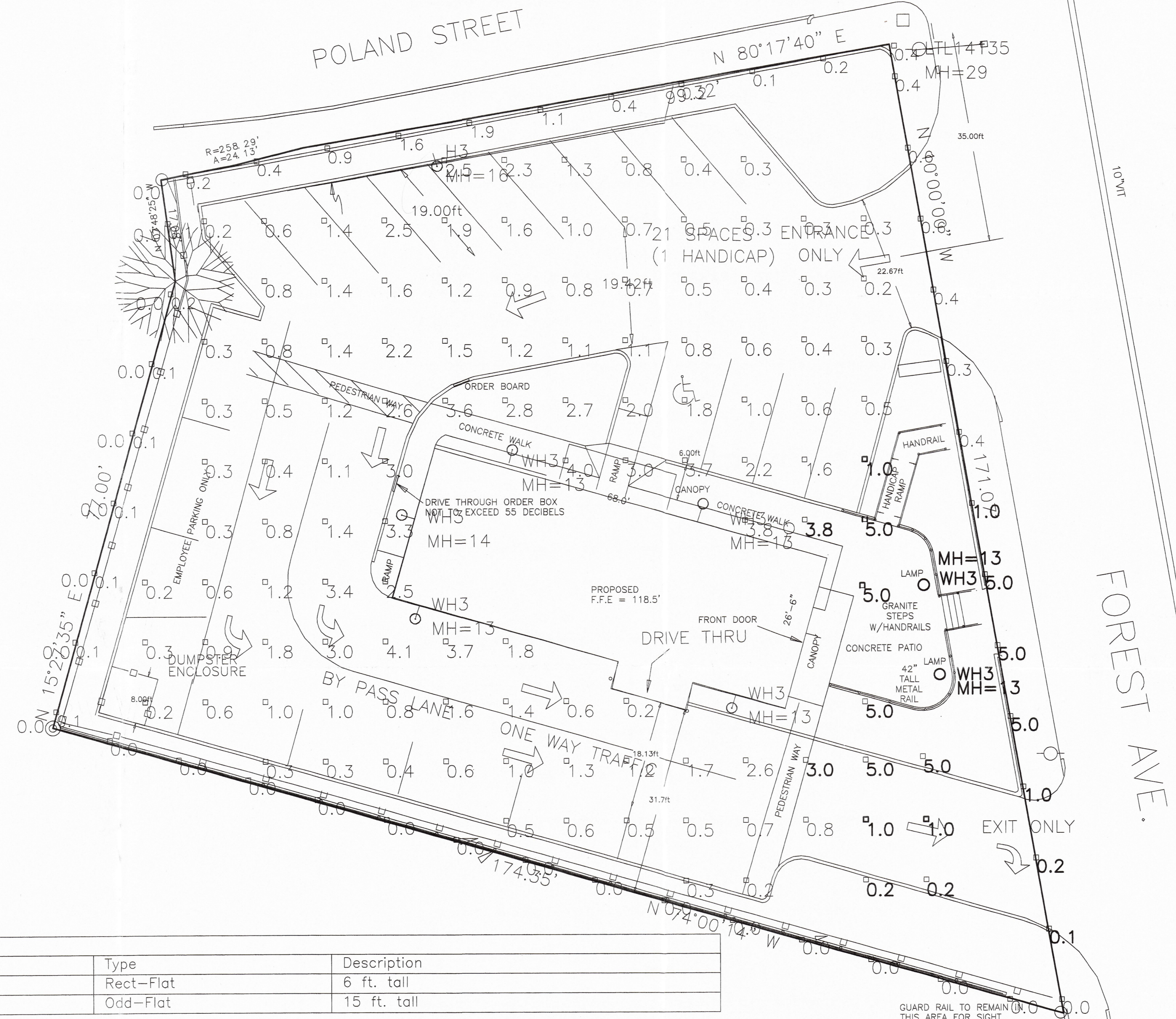


PREPARED BY: **BACK BAY BOUNDARY, INC.**
 PROFESSIONAL LAND SURVEYING

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

DRAWER: 2004 NO: 121

\\Gany_d\wame\c\Program Files\Autodesk\Field Surveys\work\2004\work\2004\12\rev13.dwg, 5/29/2007 8:51:19 AM



THIS PLAN PROVIDED TO
 BACK BAY BOUNDARY, INC.
 BY SWANEY LIGHTING
 COMPANY 06-15-2006 AND
 REVISED
 07-29-2006. REVISED
 05-29-2007.

LEGEND:
 0.4 = Fc Foot Candle
0.4 = Fc Foot Candle
 VALUES IN BOLD FONT
 ARE UPDATED VALUES.

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-14-2007

REVISION 9: 07-29-2006: ADDED NEW FOOT CANDLE VALUES AROUND LAMPS ON PATIO.
 REVISION 9: 07-29-2006: ADDED FENCE NOTE TO DENOTE 0.0 READING ON OTHER SID OF FENCE.
 REVISION 8: 06-09-2006: REVISED LANDSCAPE PLAN; ADDED DETAILS

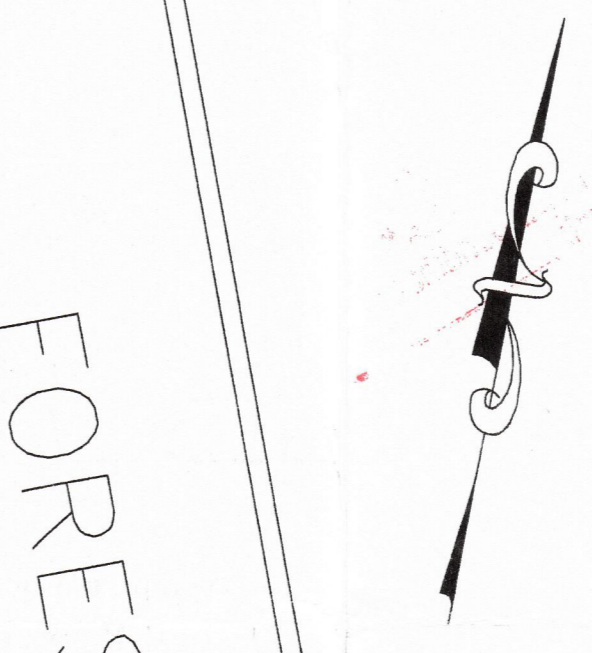
PHOTOMETRIC LIGHTING GRID
 1080 FOREST AVE. PORTLAND, MAINE
 STEPHEN E. MARDIGAN

FOR:

Object Summary	Type	Description
fence	Rect-Flat	6 ft. tall
BLDG	Odd-Flat	15 ft. tall

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
☉	7	WH3	SINGLE	9300	0.720	UCM-WND-FLR-H3-FTG-100MH-WMA12
☉	1	H3	SINGLE	9300	0.720	UCM-WND-FLR-H3-FTG-100MH-SLA4
⊠	1	LTL14135	SINGLE	9500	0.720	115 15S R2 DA

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
PROPERTY LINE	Illuminance	Fc	0.24	1.9	0.0	N.A.	N.A.	47	readings taken at grade
PARKING LOT	Illuminance	Fc	1.24	4.1	0.2	6.20	20.50	114	readings taken at grade



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-14-2007

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE
 207-774-2855 FAX 207-347-3436

