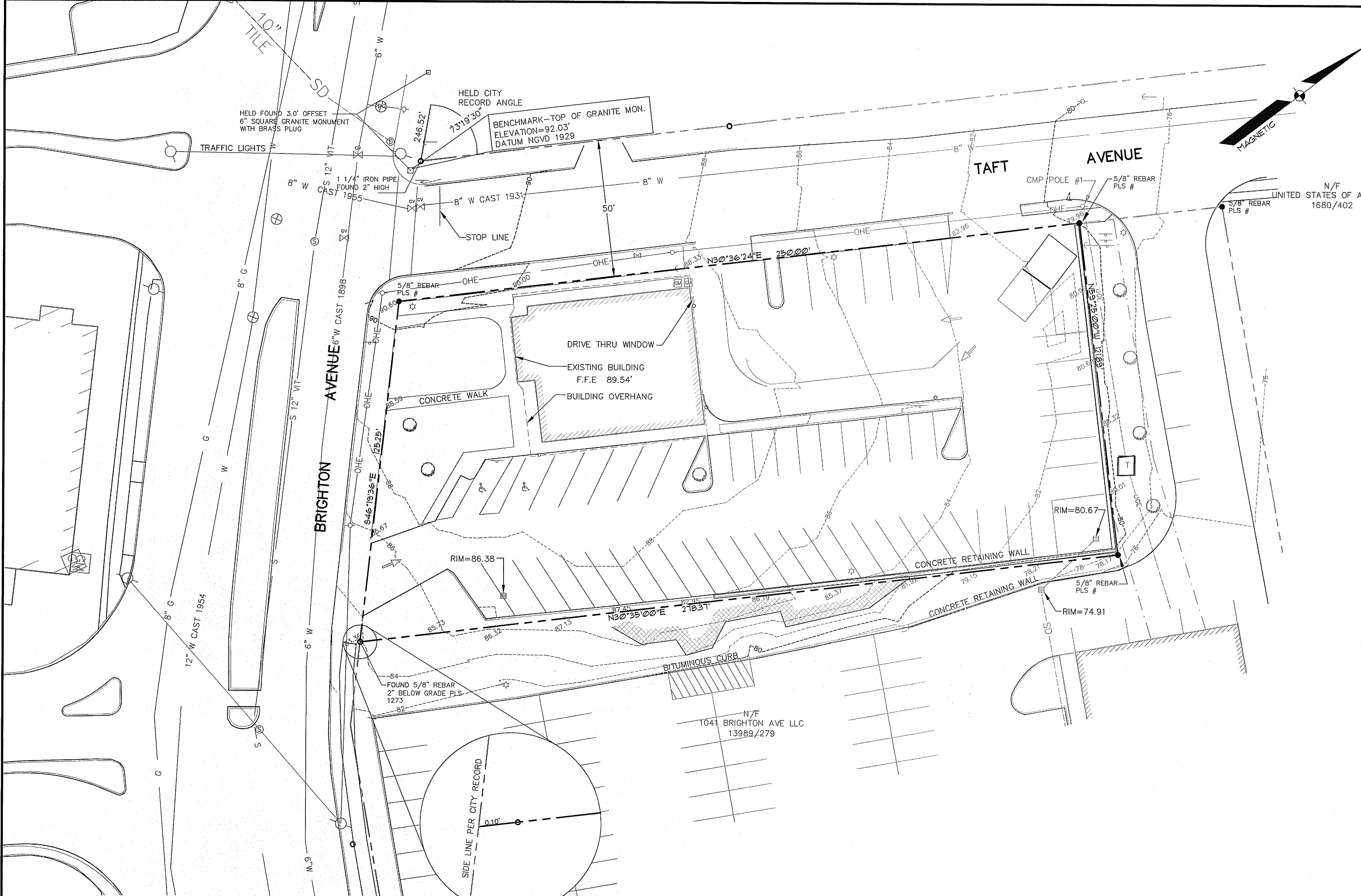


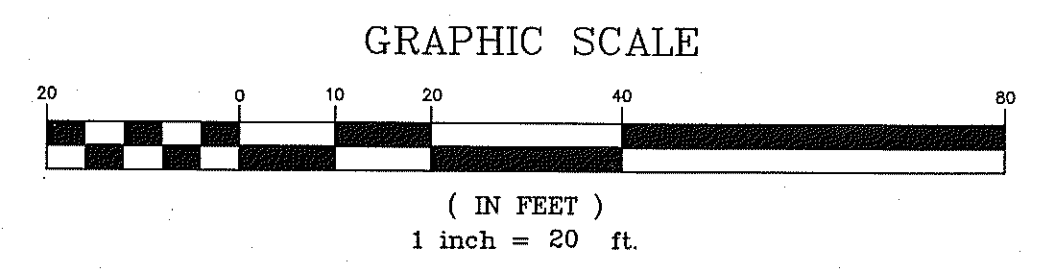
GENERAL NOTES

- RECORD OWNER OF THE PROPERTY IS UNIVERSITY CREDIT UNION BY DEED DATED SEPTEMBER 14, 2005 AND RECORDED IN DEED BOOK 23169, PAGE 7 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND ASSESSORS MAP 214 AS BLOCK D, LOT 16.
- THE PROPERTY IS LOCATED WITHIN THE B2 ZONE, THE CURRENT SPACE AND BULK REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
 MINIMUM STREET FRONTAGE 50 FEET
 MINIMUM LOT SIZE 10,000 SQUARE FEET
 MAXIMUM BUILDING HEIGHT 45 FEET BUILDING
 SETBACKS:
 FRONT EVEN WITH OTHER EXISTING STRUCTURES
 SIDE NONE (EXCEPT ADJOINING A RESIDENTIAL ZONE, THEN 10 FEET)
 REAR 10 FEET (EXCEPT ADJOINING A RESIDENTIAL ZONE, THEN 20 FEET)
 NOTE: SEE CITY ZONING ORDINANCE FOR MORE INFORMATION.
- THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE FEMA COMMUNITY PANEL 230051-6B DATED JULY 17, 1986.
- THIS PLAN IS BASED UPON AN ON THE GROUND BOUNDARY SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER OF 2005.
- SOURCE OF BEARINGS FOR THIS SURVEY IS FROM PLAN REFERENCE B.
- TOTAL AREA OF THE PARCEL IS APPROXIMATELY 0.14 ACRES.
- PLAN REFERENCES:
 A. "PORTLAND GARDENS IN CITY OF PORTLAND, MAINE OWNED BY J.W. WILBUR" DATED JULY 1, 1912 RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 23.
 B. "PLAN OF PROPERTY BRIGHTON AVENUE PORTLAND, MAINE MADE FOR KENNETH C.W. NG" DATED MARCH 19, 1985 BY R.P. TITCOMB ASSOCIATES, INC.
 C. "SAGAMORE VILLAGE OWNER - UNITED STATES OF AMERICA CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE" DATED SEPTEMBER 28, 1948 AND RECORDED IN PLAN BOOK 34, PAGES 34 & 38.
 D. "PLAN - PROFILE OF PROPOSED ROAD'S SAGAMORE VILLAGE" DATED MARCH 30, 1964 BY H.I. & E.C. JORDAN ON FILE AT THE CITY OF PORTLAND ENGINEER'S OFFICE 691/5.
 E. "PORTLAND WATER DISTRICT AND PORTLAND SEWER SYSTEM" DATED 1981 BY HUNTER-BALLEW ASSOCIATES, FALMOUTH, MAINE ON FILE CITY OF PORTLAND ENGINEER'S OFFICE.
 F. "SITE PLAN OF PROPOSED RETAIL BUILDING 1041 BRIGHTON AVENUE PORTLAND", MAINE DATED MAY 13, 1981 BY SEBAGO TECHNICS INC. (PROJECT ID 86418).
 G. LAND TITLE SURVEY OF 1041 SHOPPING PLAZA FOR THOMAS TOYE, DATED JULY 13, 1998, BY SEBAGO TECHNICS INC. (PROJECT ID 86418).
- UNDERGROUND UTILITIES SHOWN HEREON WERE NOT FIELD VERIFIED AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, OR EXCAVATING ACTIVITIES ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY NOTIFYING DIG SAFE AND THE LOCAL UTILITY COMPANIES.
- THE BOUNDARIES FOR THIS SURVEY WERE RETRACED USING THE PLAN REFERENCES A, B, C AND RIGHT-OF-WAY MONUMENTS SET BY THE CITY OF PORTLAND AND REFERENCED IN THE CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE SHEETS FOR BRIGHTON AVENUE.
- NUMBER OF PARKING SPACES: 50 REGULAR
2 HANDICAP



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---○---	MONUMENT	---
---○---	IRON PIPE/ROD	---
▭	BUILDING	▭
+	SIGN	+
---	EDGE PAVEMENT	---
---	CURBLINE	---
---G---	GAS	---
---W---	WATER	---
---S---	SEWER	---
---SD---	STORM DRAIN	---
---OHE&T---	OVERHEAD ELEC. 4 TEL.	---
---UO&T---	UNDERGROUND ELEC. 4 TEL.	---
⊠	GATE VALVE	⊠
☆	LIGHT POLE	☆
○	UTILITY POLE	○
⊕	HYDRANT	⊕
⊕	CATCH BASIN	⊕
⊕	MANHOLE	⊕
---○---	CHAIN LINK FENCE	---
●	SPOT GRADE	●



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 Westbrook, ME 04098-1339
 Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
05439	ELEC			MWE

EXISTING CONDITIONS PLAN
 OF:
UNIVERSITY CREDIT UNION PROPERTY
 1071 BRIGHTON AVENUE
 PORTLAND, MAINE
 FOR:
UNIVERSITY CREDIT UNION
 RANGELY ROAD, UNIVERSITY OF MAINE
 ORONO, MAINE 04469-5779

DATE	SCALE
1/5/06	1"=30'

SHEET 2 OF 8