

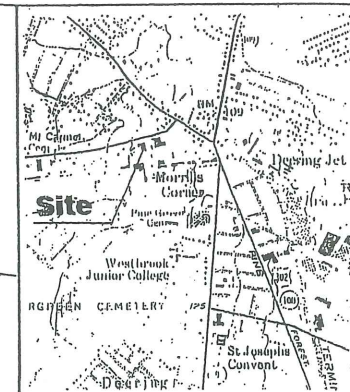
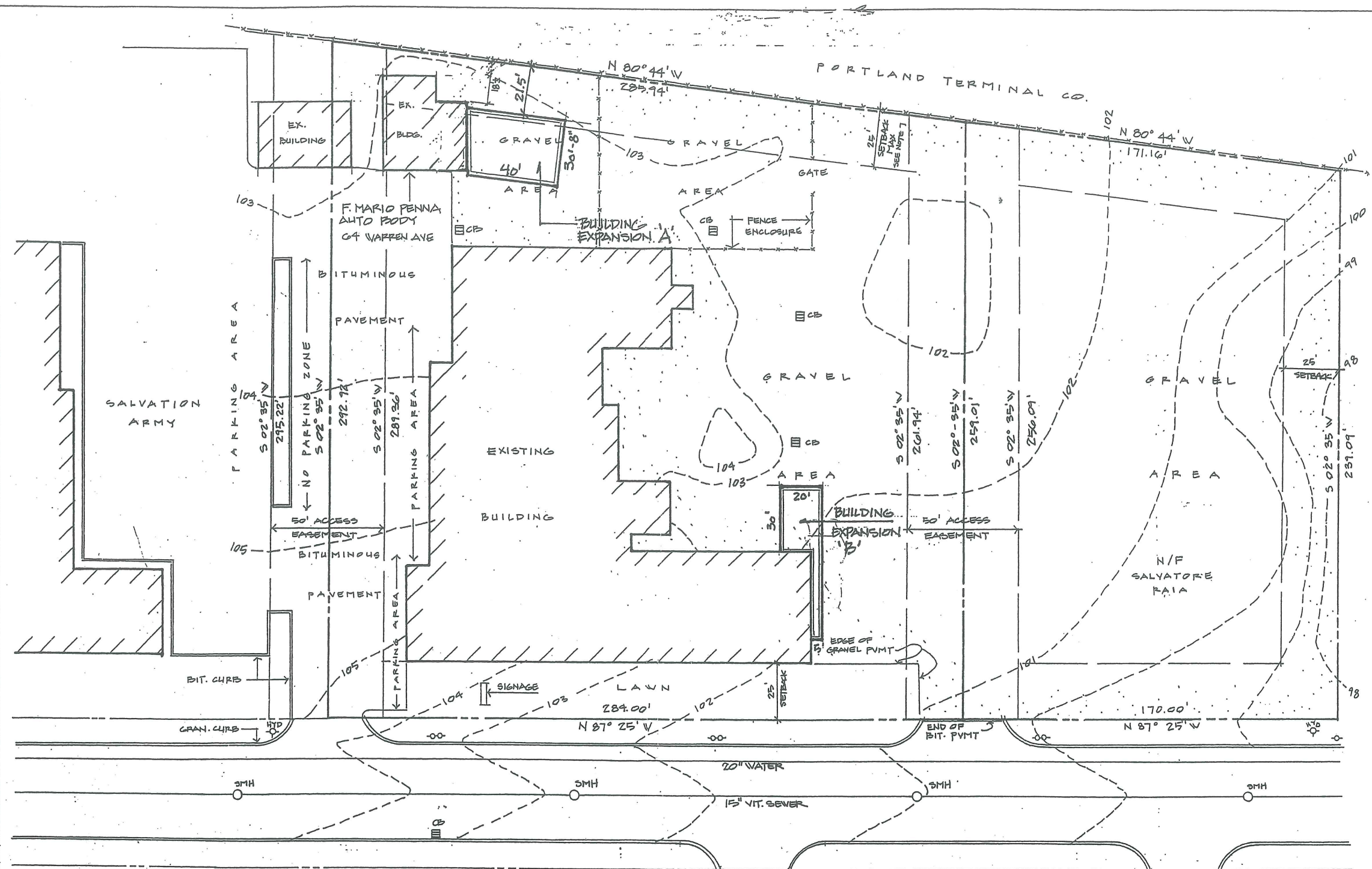
293-A-17

54 Warren Ave

Expansion

Salvatore +

Pina Raia



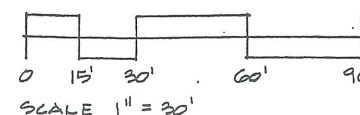
Location Map:

PORTLAND
WATER
DISTRICT

General Notes:

1. OWNER/APPLICANT: SALVATORE & PINA RAIA JTS
101 DENNETT ST.
PORTLAND, MAINE 04102
2. CO-APPLICANT: F. MARIO PENNA AUTO BODY
64 WARREN AVE
PORTLAND, MAINE 04103
3. DEED REFERENCE: CUMBERLAND COUNTY
REGISTRY OF DEEDS
BOOK 7773 PAGE 237
4. ASSESSOR'S REFERENCE: MAP NO. 293 LOT A-17
5. PLAN REFERENCE: FINAL PLAN OF SOUTHWORTH
SUBDIVISION FOR SOUTHWORTH
INC. BY SEBAGO TECHNICS
INC. DATED JUNE 16, 1980

6. ZONING DISTRICT: INDUSTRIAL 2. (I-2)
7. SPACE & BULK REQUIREMENTS:
MIN SIDE YARD: 1 FT FOR EA. FOOT OF
BLDG HGT TO MAX 25 FT.
MIN REAR YARD: 1 FT FOR EA FOOT OF
BLDG HGT TO MAX 25 FT.
MIN FRONT YARD: 25 FT.
MAX BLDG HGT: 4 STORIES NOT TO EXCEED 45 FT.
8. TOTAL LOT AREA: 78,284 SQ. FT.
9. PROJECT IS SERVICED BY CITY SEWER AND WATER.
ELECTRIC & TELEPHONE IS UNDERGROUND.

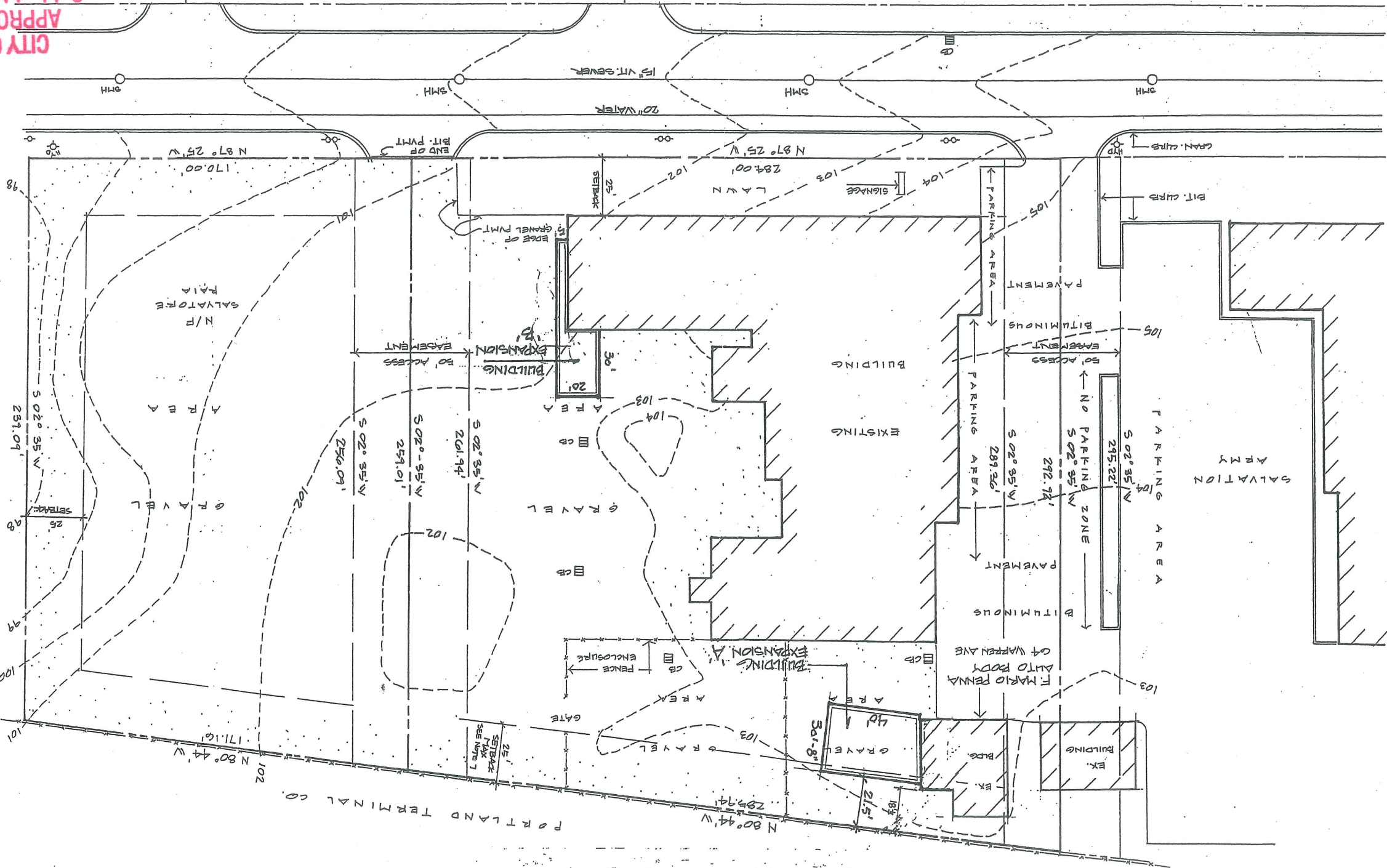
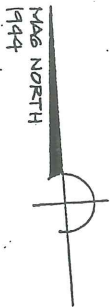
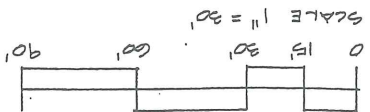


REV: A	BY: SSD	DATE: 7-8-03	STATUS: ADD BUILDING EXPANSIONS A & B
SITE PLAN OF: Raia Business Complex 54 - 70 Warren Avenue, Portland, Maine Owner: Salvatore Raia Date of Approval: _____			
Sebago Technics Engineering & Planning for the Future 12 WESTBROOK COMMON WESTBROOK, ME 04098-1339		DESIGN BY: SSD DRAWN BY: SSD CHECKED BY: DATE: 10-27-92 SCALE: 1" = 30' FIELD BK: PROJ. NO: 85291	
SHEET 1 OF 1			

General Notes:

1. OWNER/APPLICANT: SALVATORE & PINA RAJA JTS
2. CO-APPLICANT: F. MARIO PENNA AUTO BODY
PORTLAND, MAINE 04102
3. DEED REFERENCE: CUMBERLAND COUNTY
PORTLAND, MAINE 04103
BOOK 7173 PAGE 237
4. ASSESSOR'S REFERENCE: MAP NO. 293 LOT A-17
5. PLAN REFERENCE: FINAL PLAN OF SOUTHWORTH
SUBDIVISION FOR SOUTHWORTH
INC. BY SEBAGO TECHNICS
INC. DATED JUNE 16, 1980

6. ZONING DISTRICT: INDUSTRIAL 2. (I-2)
7. SPACE & BULK REQUIREMENTS:
MIN SIDE YARD: 1 FT FOR EA. FOOT OF
BLDG HGT TO MAX 25 FT.
MIN REAR YARD: 1 FT FOR EA. FOOT OF
BLDG HGT TO MAX 25 FT.
MIN FRONT YARD: 25 FT.
MAX BLDG HGT: 4 STORIES NOT TO EXCEED 45 FT.
8. TOTAL LOT AREA: 78,284 SQ. FT.
9. PROJECT IS SERVICED BY CITY SEWER AND WATER.
ELECTRIC & TELEPHONE IS UNDERGROUND.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7/16/03

SITE PLAN

OF:
Raja Business Complex
54 - 70 Warren Avenue
Portland, Maine
Owner
Salvatore Raja

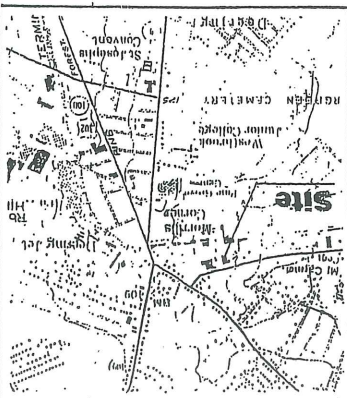
Sebago Technics
Engineering & Planning for the Future

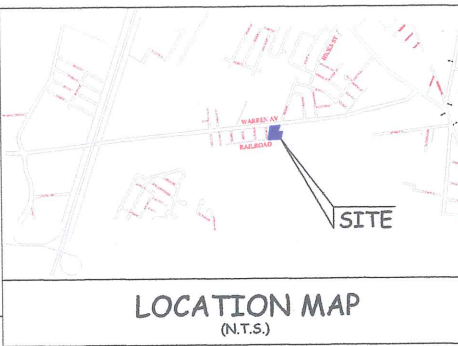
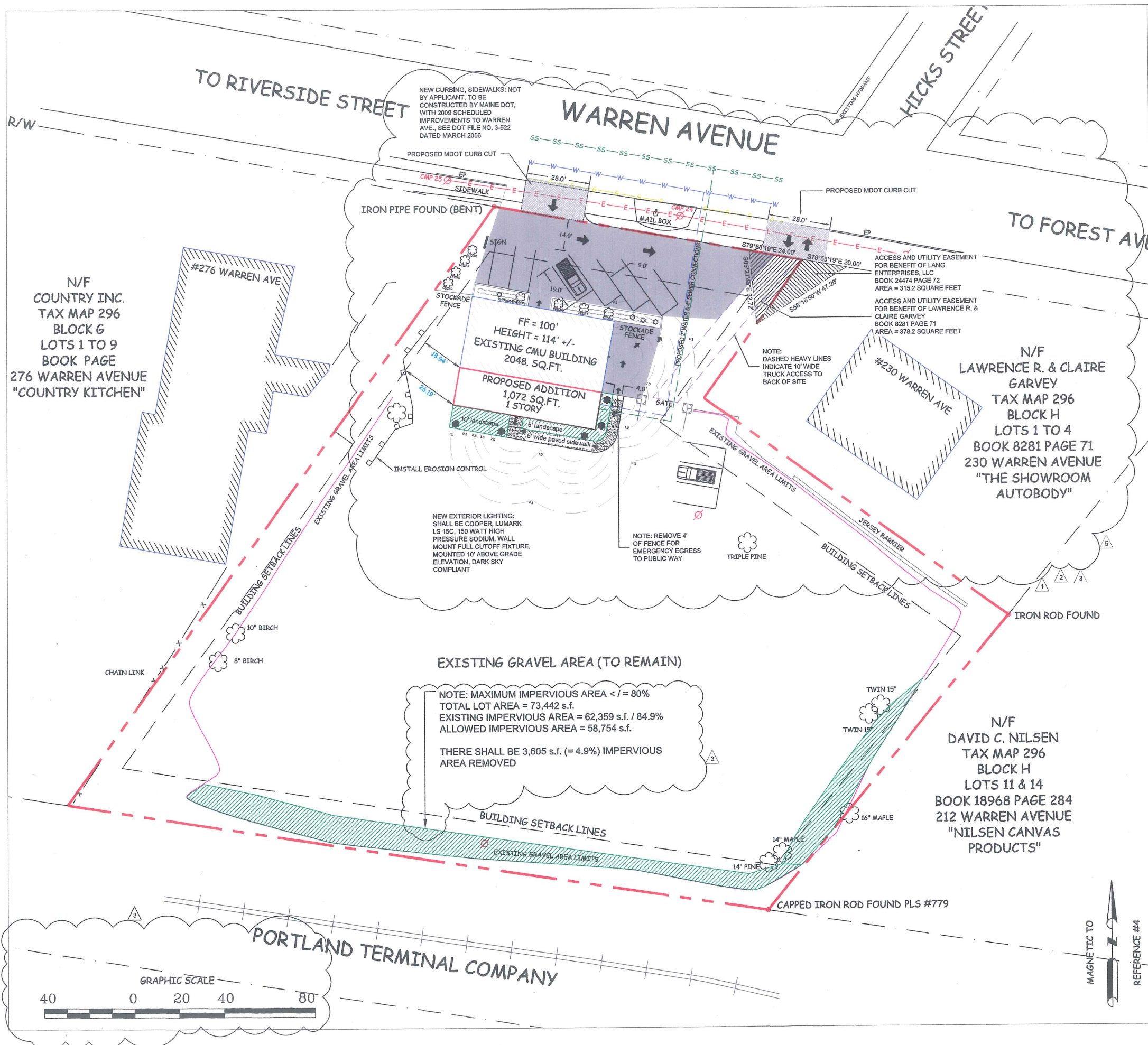
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 858-0277

DESIGN BY:	SSD
DRAWN BY:	SSD
CHECKED BY:	SSD
DATE:	10-27-92
SCALE:	1" = 30'
FIELD BK:	85291
PROJ. NO:	85291

SHEET 1 OF 1

Location Map:





- REFERENCES:**
- (1) CITY OF PORTLAND
COUNTY OF CUMBERLAND
STATE OF MAINE
 - (2) TAX MAP 296 BLOCK G LOTS 10 TO 19 &
TAX MAP 296 BLOCK H LOTS 5 TO 10
 - (3) FROST VILLA SITES
PREPARED FOR: EVERETT C. WELLS
PREPARED BY: ERNEST W. BRANCH, CE
DATED: AUGUST 15, 1919
RECORDED IN CCRD PB 14 PG 25
 - (4) COMMERCIAL SITE PLAN
PREPARED FOR: LANGFORD & LOW
PREPARED BY: SEBAGO TECHNIQS
DATED: JUNE 18, 1992
REVISED: NOVEMBER 12, 1993
 - (5) STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
D.O.T. FILE NO. 3-522
DATED: MARCH 2006
- NOTES:**
- (1) SOURCE DEED: BOOK 24447 PAGE 72
OCTOBER 17, 2006
 - (2) OWNER OF RECORD: LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
 - (3) AREA OF SURVEYED PARCEL: 73,442 SQ.FT.
1.69 ACRES
 - (4) BEARINGS ARE MAGNETIC TO REFERENCE #4
 - (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
 - (6) ZONING: B4 - COMMERCIAL CORRIDOR ZONE
LOT SIZE - 10,000 SQ.FT.
STREET FRONTAGE - 60'
FRONT YARD - 20'
REAR YARD - 20'
REAR YARD (ACCESSORY) - 7'
(LESS THAN 100 SQ.FT.)
SIDE YARD (1 OR 2 STORIES) - 10'
(3 OR MORE STORIES) - 12'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ.FT.)
SIDE YARD (CORNER LOT) - 10'
 - (7) LOT CONFIGURATION BASED ON REFERENCE #4
 - (8) BENCHMARK: EXISTING FINISH FLOOR, ASSUMED
ELEVATION = 100'

LEGEND:

○ SURVEY MARKER FOUND	ROD REGISTRY OF DEEDS
● NO. 5 REBAR SET, PLS #2246	R/W APPARENT RIGHT OF WAY
○ UTILITY POLE	IPF IRON PIPE FOUND
N/F NOW OR FORMERLY	— EXISTING STOCKADE FENCE
█ EXISTING STRUCTURE	█ IMPERVIOUS AREA-REMOVE
BK REGISTRY BOOK#	█ NEW WALKWAY BY L-L
PG REGISTRY PAGE #	○ EXISTING LANDSCAPING
PB REGISTRY PLAN BOOK #	● NEW LANDSCAPING
CCRD CUMBERLAND COUNTY	█ GARVEY EASEMENT
EP EDGE OF PAVEMENT	█ LANG ENT. LLC EASEMENT
█ EXISTING PAVEMENT	█ NEW CURB-CUT BY MDOT

TKM LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04092-2546
TEL (207) 854-4205

TKM Land Surveyors, Inc. hereby certifies THAT
this SURVEY conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.

REVISIONS:

REVISION #:	1	DATE:	JANUARY 8, 2008
DESCRIPTION:	RE-WORK PARKING AND REMOVE IMPERVIOUS		
REVISION #:	2	DATE:	JANUARY 16, 2008
DESCRIPTION:	REVISIONS BASED ON MEETING W/ CITY OF PORT.		
REVISION #:	3	DATE:	2/4/08
DESCRIPTION:	LEGEND, EASEMENT AREA, TRUCK ACCESS		
REVISION #:	4	DATE:	6/3/08
DESCRIPTION:	EASEMENT REVISION, FINAL SUBMISSION		
REVISION #:	5	DATE:	8/12/08
DESCRIPTION:	FINAL SUBMISSION - ADD 128 SF TO ADDITION		

SCALE:
1" = 20'

SHEET NUMBER:
C1.1

LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
DPW

JOB NUMBER
0727

DESIGN, DRAWINGS, ELECTRONIC FILES, PHOTOS AND RELATED INFORMATION
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OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

☐ OFFICE REVIEW
☐ CLIENT REVIEW
☒ PERMIT SET
☐ BID / ESTIMATING SET
☐ CONTRACT DRAWINGS
☐ CONSTRUCTION SET

CONSULTANTS

SEWER CALCULATIONS: PROVIDED BY AARON VILSON, PE
ASSOCIATED DESIGN PARTNERS

EASEMENT: EASEMENT DESCRIPTION + MARKING
BY ARTHUR COLVIN, PE / PLS.
ASSOCIATED DESIGN PARTNERS

SURVEYOR: BOUNDARY SURVEY + CONTOURS
PROVIDED BY TKM
OVERLAY BY LANGFORD AND LOW

TKM LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04092-2546
TEL (207) 854-4205

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION

LANGFORD + LOW BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DRAWING TITLE

PROPOSED SITE IMPROVEMENTS

DATE

June 12, 2008

REVISIONS

REVISION #:

1

DATE:

JANUARY 8, 2008

DESCRIPTION:

RE-WORK PARKING AND REMOVE IMPERVIOUS

REVISION #:

2

DATE:

JANUARY 16, 2008

DESCRIPTION:

REVISIONS BASED ON MEETING W/ CITY OF PORT.

REVISION #:

3

DATE:

2/4/08

DESCRIPTION:

LEGEND, EASEMENT AREA, TRUCK ACCESS

REVISION #:

4

DATE:

6/3/08

DESCRIPTION:

EASEMENT REVISION, FINAL SUBMISSION

REVISION #:

5

DATE:

8/12/08

DESCRIPTION:

FINAL SUBMISSION - ADD 128 SF TO ADDITION

SCALE

1" = 20'

SHEET NUMBER

C1.1

LANGFORD LOW

GENERAL CONTRACTOR

DRAWN BY:

GABRIELLE RUSSELL

PROJECT DESIGNER / PROJECT COORDINATOR

LANGFORD AND LOW

REVIEWED BY

DW, AW

JOB NUMBER

0727

DESIGN, DRAWINGS, ELECTRONIC FILES, PHOTOS AND RELATED INFORMATION ARE PROPERTY OF LANGFORD AND LOW, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

☐ OFFICE REVIEW

☐ CLIENT REVIEW

☒ PERMIT SET

☐ BID / ESTIMATING SET

☐ CONTRACT DRAWINGS

☐ CONSTRUCTION SET

ASSOCIATED DESIGN PARTNERS INC.

80 Ludlow Road
Farmington, Maine 04105
Tel: (207) 878-1751
Fax: (207) 878-1752
E-Mail: info@adpartnersinc.com

CONSULTANTS

STRUCTURAL/CODE / DESIGN: Associated Design Partners Farmington, Maine
MECHANICAL: DESIGN BUILD - TBD
ELECTRICAL: DESIGN BUILD - TBD

REGISTERED PROFESSIONAL'S SEAL

SEAL OF MAINE

AARON S. WILSON
No. 10429
Professional Engineer

PROJECT NAME & LOCATION

LANGFORD AND LOW
248 WARREN AVE.
PORTLAND, ME 04104

DRAWING TITLE

PLAN / EXTERIOR
ELEVATIONS FOR
SITE PLAN REVIEW

DATE

AUGUST 22, 2008

REVISIONS

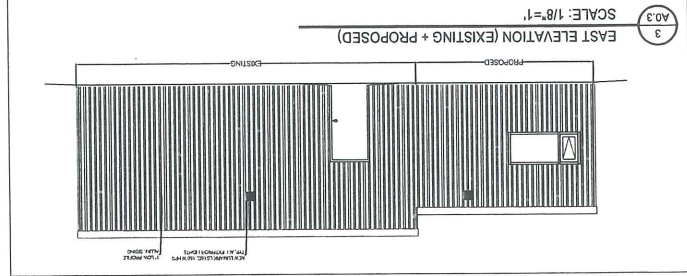
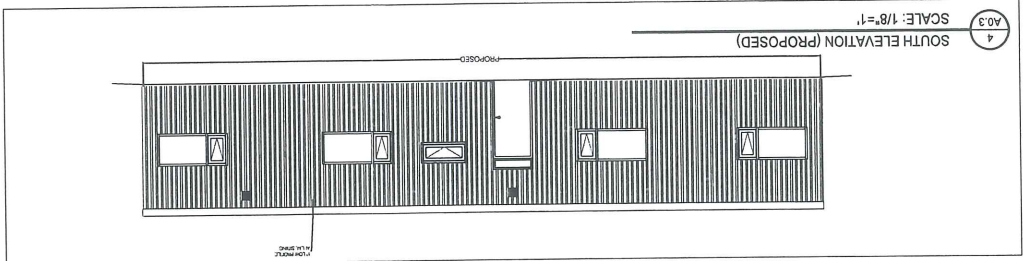
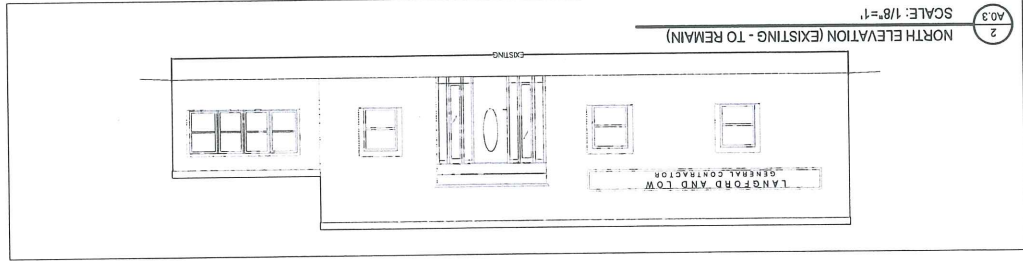
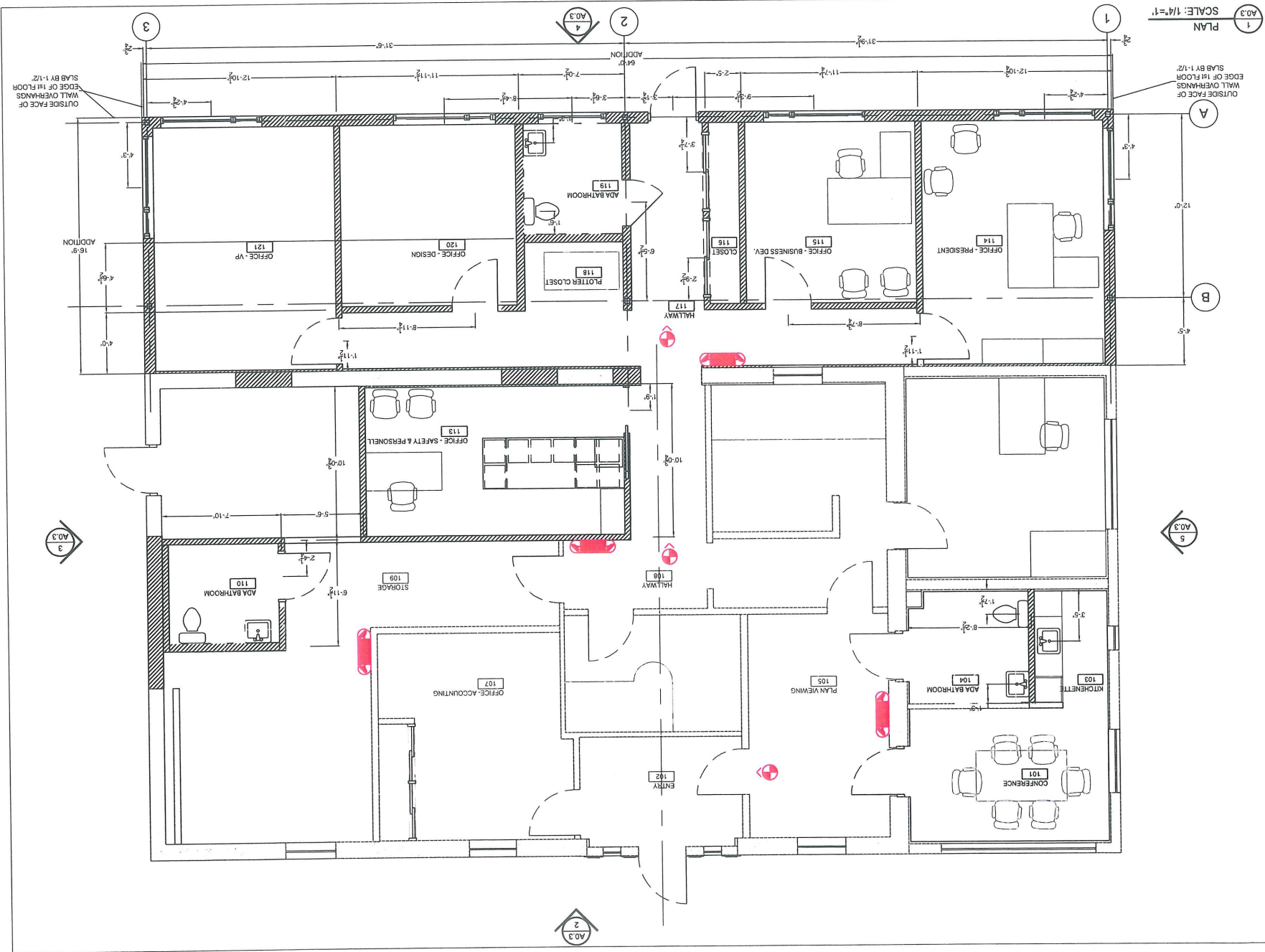
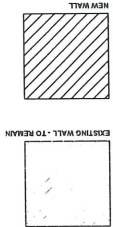
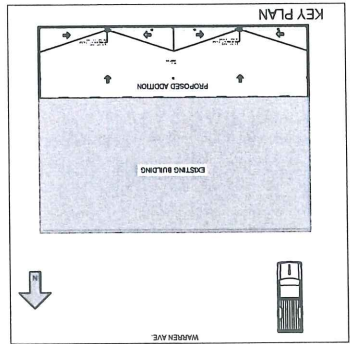
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2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

SCALE

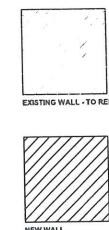
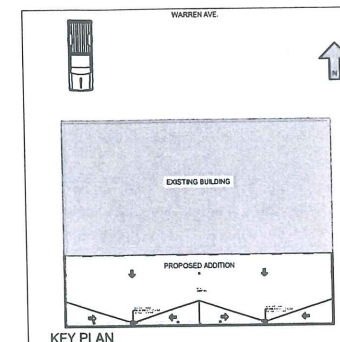
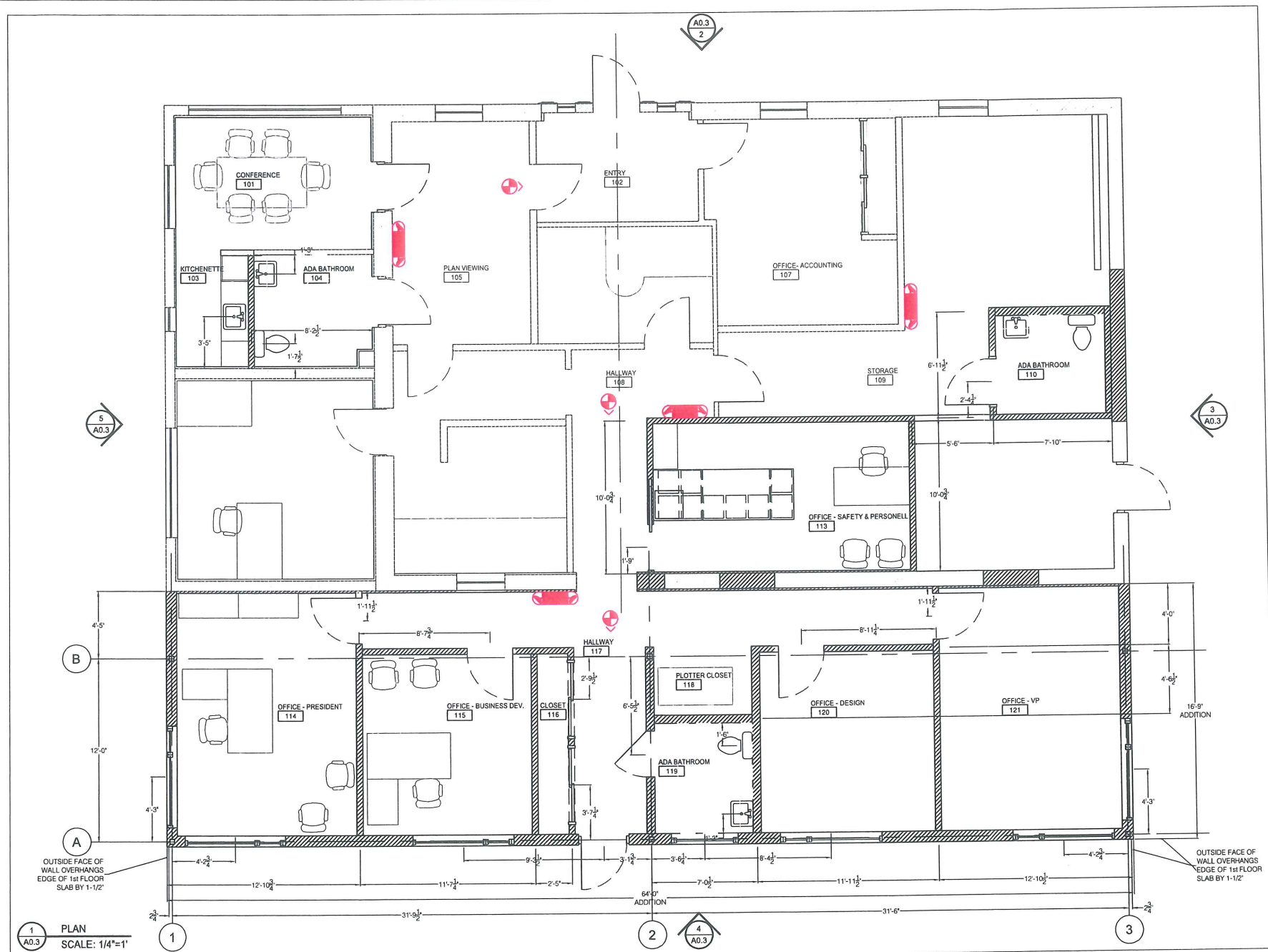
AS NOTED

SHEET NUMBER

A0.3



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7-7-08
Approved Amendment
to elevation



LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:

GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW

REVIEWED BY
DW, AW

JOB NUMBER
0727

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DRAWING STATUS

- ☐ OFFICE REVIEW
- ☐ CLIENT REVIEW
- ☒ PERMIT SET
- ☐ BID / ESTIMATING SET
- ☐ CONTRACT DRAWINGS
- ☐ CONSTRUCTION SET

ASSOCIATED DESIGN
PARTNERS INC.
80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

CONSULTANTS

STRUCTURAL CODE / DESIGN: Associated Design Partners Falmouth, Maine
MECHANICAL: DESIGN BUILD - TBD
ELECTRICAL: DESIGN BUILD - TBD

REGISTERED PROFESSIONAL'S SEAL



PROJECT NAME & LOCATION

LANGFORD AND LOW
248 WARREN AVE.
PORTLAND, ME 04104

DRAWING TITLE
**PLAN / EXTERIOR
ELEVATIONS FOR
SITE PLAN REVIEW**

DATE

AUGUST 22, 2008

REVISIONS

REVISION #:
DATE:
DESCRIPTION:

REVISION #:
DATE:
DESCRIPTION:

REVISION #:
DATE:
DESCRIPTION:

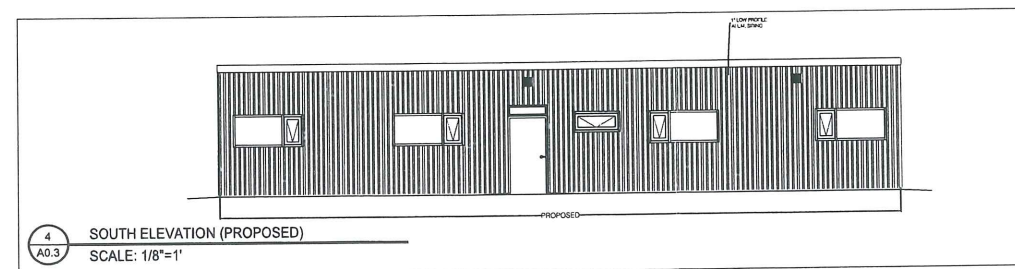
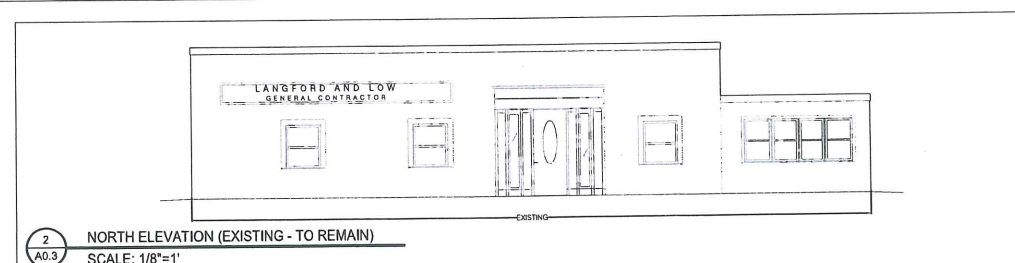
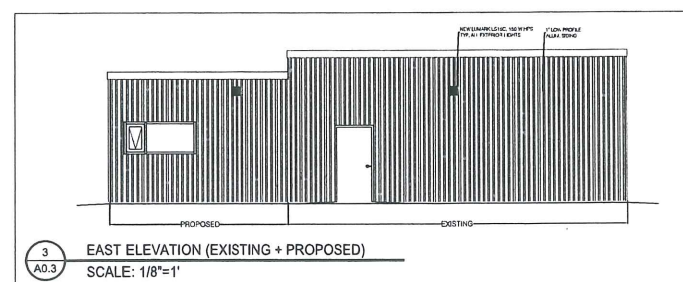
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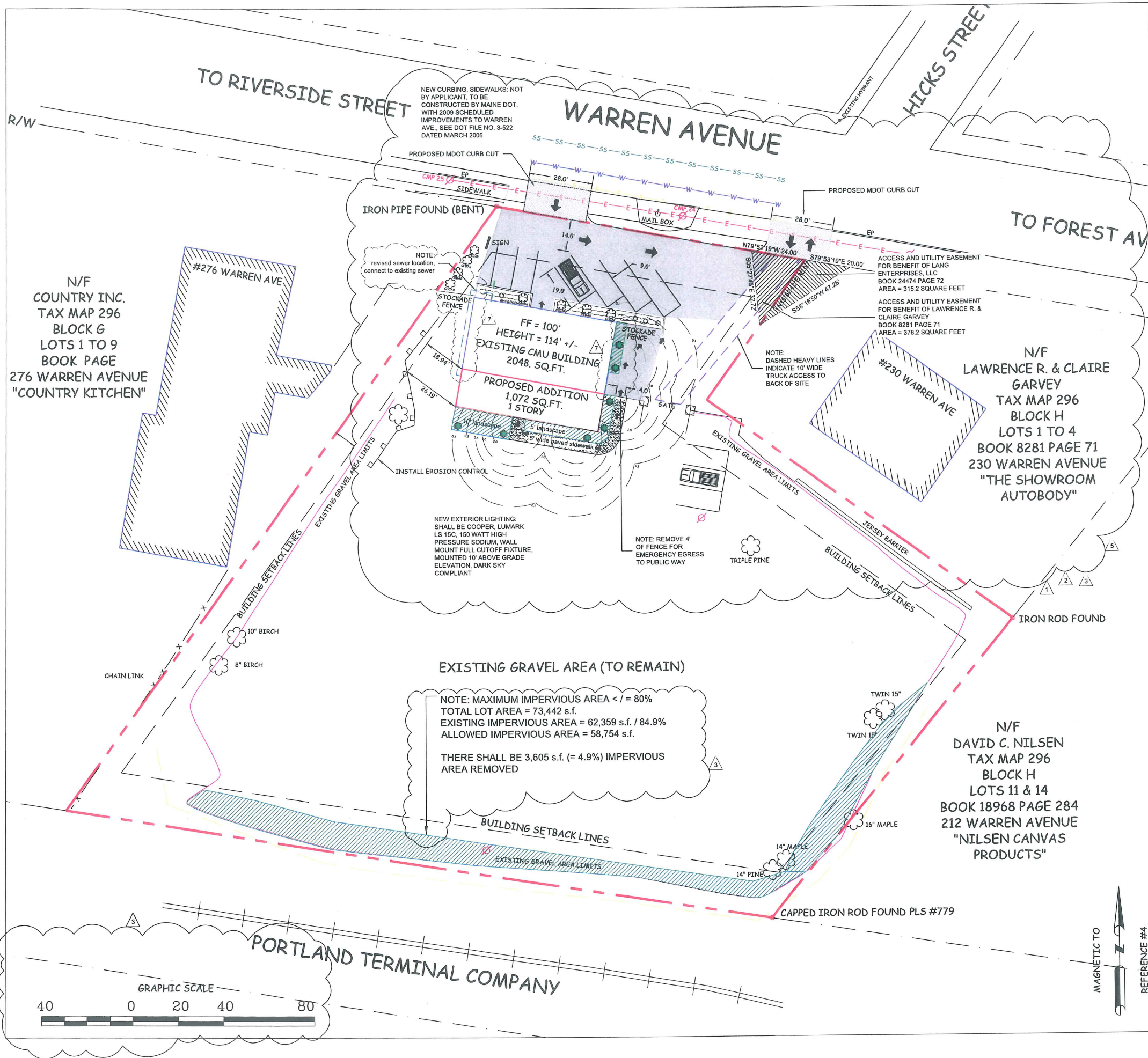
AS NOTED

SHEET NUMBER

A0.3

**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 7-7-08
*approved amendments to
elevs 9-16-08*





LOCATION MAP
(N.T.S.)

REFERENCES:

- CITY OF PORTLAND
COUNTY OF CUMBERLAND
STATE OF MAINE
- TAX MAP 296 BLOCK G LOTS 10 TO 19 &
TAX MAP 296 BLOCK H LOTS 5 TO 10
- FROST VILLA SITES
PREPARED FOR: EVERETT C. WELLS
PREPARED BY: ERNEST W. BRANCH, CE
DATED: AUGUST 15, 1919
RECORDED IN CCRD PB 14 PG 25
- COMMERCIAL SITE PLAN
PREPARED FOR: LANGFORD & LOW
PREPARED BY: SEBAGO TECHINCS
DATED: JUNE 18, 1992
REVISED: NOVEMBER 12, 1993
- STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
D.O.T. FILE NO. 3-522
DATED: MARCH 2006

NOTES:

- SOURCE DEED: BOOK 24447 PAGE 72
OCTOBER 17, 2006
- OWNER OF RECORD: LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
- AREA OF SURVEYED PARCEL: 73,442 SQ.FT.
1.69 ACRES
- BEARINGS ARE MAGNETIC TO REFERENCE #4
- ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
- ZONING: B4 - COMMERCIAL CORRIDOR ZONE
LOT SIZE - 10,000 SQ.FT.
STREET FRONTAGE - 60'
FRONT YARD - 20'
REAR YARD - 20'
REAR YARD (ACCESSORY) - 7'
(LESS THAN 100 SQ.FT.)
SIDE YARD (1 OR 2 STORIES) - 10'
(3 OR MORE STORIES) - 12'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ.FT.)
SIDE YARD (CORNER LOT) - 10'
- LOT CONFIGURATION BASED ON REFERENCE #4
- BENCHMARK: EXISTING FINISH FLOOR, ASSUMED
ELEVATION = 100'

TKM
LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04093-2546
TEL (207) 654-4205

TKM Land Surveyors, Inc. hereby certifies THAT
this SURVEY conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.

LEGEND:

○ SURVEY MARKER FOUND	ROD REGISTRY OF DEEDS
● NO. 5 REBAR SET, PLS #2246	R/W APPARENT RIGHT OF WAY
⊕ UTILITY POLE	IPF IRON PIPE FOUND
N/F NOW OR FORMERLY	— EXISTING STOCKADE FENCE
▣ EXISTING STRUCTURE	▨ IMPERVIOUS AREA-REMOVE
BK REGISTRY BOOK#	▤ NEW WALKWAY BY L-L
PG REGISTRY PAGE #	⊗ EXISTING LANDSCAPING
PB REGISTRY PLAN BOOK #	⊙ NEW LANDSCAPING
CCRD CUMBERLAND COUNTY	▨ GARVEY EASEMENT
EP EDGE OF PAVEMENT	▨ LANG ENT. LLC EASEMENT
▣ EXISTING PAVEMENT	▨ NEW CURB-CUT BY MDOT

LANGFORD & LOW
GENERAL CONTRACTOR

DRAWN BY:
GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
DPW

JOB NUMBER
0727

DESIGN, DRAWINGS, ELECTRONIC FILES, PHOTOS AND RELATED INFORMATION
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OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

<input type="checkbox"/> OFFICE REVIEW
<input type="checkbox"/> CLIENT REVIEW
<input checked="" type="checkbox"/> PERMIT SET
<input type="checkbox"/> BID / ESTIMATING SET
<input type="checkbox"/> CONTRACT DRAWINGS
<input type="checkbox"/> CONSTRUCTION SET

CONSULTANTS

SEWER CALCULATIONS:	PROVIDED BY AARON WILSON, PE ASSOCIATED DESIGN PARTNERS
EASEMENT:	EASEMENT DESCRIPTION + MARKING BY ARTHUR COLVIN, PE / PLS. ASSOCIATED DESIGN PARTNERS

REGISTERED PROFESSIONAL'S SEAL
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7-7-2008
approved amendments
re sewer + landscape
9-16-08
JH

PROJECT NAME & LOCATION
LANGFORD + LOW
BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DRAWING TITLE
**PROPOSED SITE
IMPROVEMENTS**

DATE
SEPTEMBER 15, 2008

REVISIONS

REVISION #:	1	DATE:	JANUARY 8, 2008	DESCRIPTION:	RE-ANALYZE PARKING AND REMOVE IMPERVIOUS
REVISION #:	2	DATE:	JANUARY 10, 2008	DESCRIPTION:	REVISIONS BASED ON MEETING W/ CITY OF PORT.
REVISION #:	3	DATE:	3/4/08	DESCRIPTION:	LEGEND, EASEMENT AREA, TRUCK ACCESS
REVISION #:	4	DATE:	6/2/08	DESCRIPTION:	EASEMENT REVISION
REVISION #:	5	DATE:	6/12/08	DESCRIPTION:	FINAL SUBMISSION - ADD 128 SF TO ADDITION
REVISION #:	6	DATE:	6/18/08	DESCRIPTION:	FINAL SUBMISSION - SEWER, CLADDING @ 1st + LANDSCAPE

SCALE
1" = 20'

SHEET NUMBER
C1.1

DRAWN BY:
GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
DPW

JOB NUMBER
0727

DRAWING STATUS
☐ OFFICE REVIEW
☐ CLIENT REVIEW
☐ PERMIT SET
☐ BID / ESTIMATING SET
☐ CONTRACT DRAWINGS
☐ CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:

TKM
LAND SURVEYORS, INC.
SURVEYOR, BOOKHOLDERS, ALIENS & CO-SURVEYORS
PROVIDED BY TULANE UNIVERSITY
1100 UNIVERSITY BLVD., SUITE 100
NEW ORLEANS, LA 70130
TEL: 504.588.1100
FAX: 504.588.1101

REGISTERED PROFESSIONAL'S SEAL

NOTES:
DATED: MARCH 2006
D.O.T. FILE NO. 3-522

PROJECT NAME & LOCATION
LANGFORD + LOW
BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DRAWING TITLE
PROPOSED SITE IMPROVEMENTS

DATE
November 9, 2007

REVISIONS

REVISION # DATE DESCRIPTION

SCALE

SHEET NUMBER

GENERAL INFORMATION

DRAFT COPY FOR COMMENT

LOCATION MAP (N.T.S.)
SITE

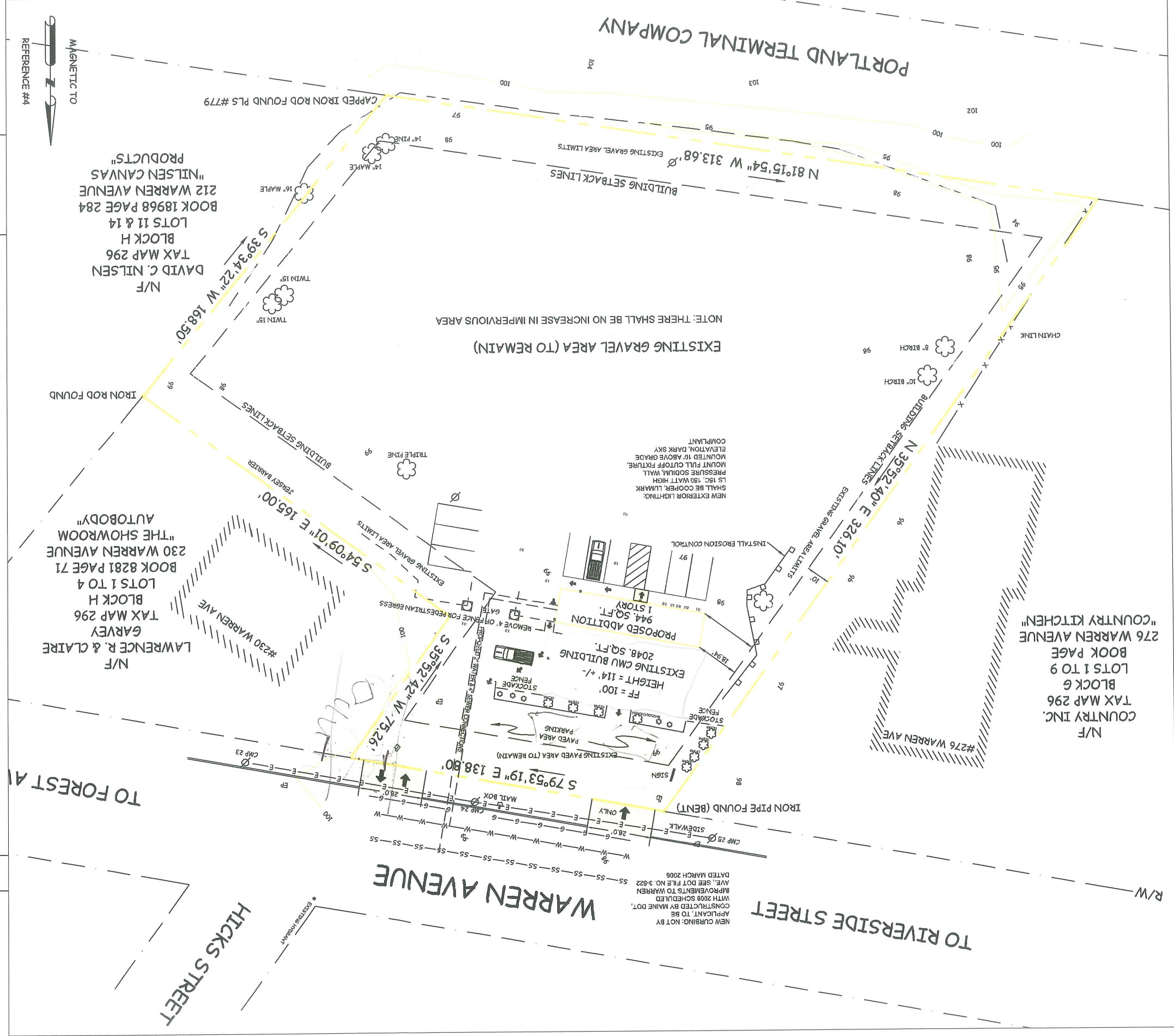
REFERENCES:
(1) CITY OF PORTLAND
COUNTY OF CUMBERLAND
STATE OF MAINE
TAX MAP 296 BLOCK 6 LOTS 5 TO 10 &
TAX MAP 296 BLOCK 6 LOTS 10 TO 19 &
FROST VILLA SITES
PREPARED FOR: EVERETT C. WELLS
PREPARED BY: ERNEST W. BRANCH, CE
DATED: AUGUST 15, 1919
RECORDED IN CORD PB 14 PG 25
COMMERICAL SITE PLAN
PREPARED FOR: LANGFORD + LOW
PREPARED BY: SEBASTIAN TECHINICS
DATED: JUNE 18, 1992
REVISED: NOVEMBER 12, 1993
STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
D.O.T. FILE NO. 3-522
DATED: MARCH 2006

NOTES:
(1) SOURCE DEED: BOOK 2447 PAGE 72
OCTOBER 17, 2006
LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
(2) OWNER OF RECORD:
73.442 SQ. FT.
1.69 ACRES
(3) AREA OF SURVEYED PARCEL:
1.69 ACRES
(4) BEARINGS ARE MAGNETIC TO REFERENCE #4
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
(5) ALL BOOK, PLAIN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
(6) ZONING: B4 - COMMERCIAL CORRIDOR ZONE
LOT SIZE - 10,000 SQ. FT.
STREET FRONTAGE - 60'
FRONT YARD - 20'
REAR YARD - 20'
REAR YARD (ACCESSORY) - 7'
SIDE YARD (1 OR 2 STORIES) - 10'
SIDE YARD (LESS THAN 100 SQ. FT.)
SIDE YARD (ACCESSORY) - 5'
SIDE YARD (CORNER LOT) - 10'
(7) LOT CONFIGURATION BASED ON REFERENCE #4
BENCHMARK: EXISTING FINISH FLOOR, ASSUMED
ELEVATION = 100'

LEGEND:
SURVEY MARKER FOUND
NO. 5 REBAR SET, PLS #2246
REGISTERED RIGHT OF WAY
EDGE OF PAVEMENT
IRON PIPE FOUND
UTILITY POLE
NOW OR FORMERLY
EXISTING STRUCTURE
REGISTERED BOOK #
REGISTERED PAGE #
CUMBERLAND COUNTY

LAND SURVEYORS, INC.
24 BOWDOCK BLVD.
WESTPORT, MAINE 04091-2546
TEL: (207) 824-1200

TKM
LAND SURVEYORS, INC.
TKM Land Surveyors, Inc. hereby certifies that
this survey conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.



LANGFORD
AND
LOW
GENERAL CONTRACTOR

DRAWN BY:

GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY

DPW

JOB NUMBER

0727

DESIGN, DRAWINGS, ELECTRONIC FILES, PHOTOS AND RELATED INFORMATION
ARE PROPERTY OF LANGFORD AND LOW, INC. AND SHALL NOT BE REPRODUCED
OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

- ☐ OFFICE REVIEW
☐ CLIENT REVIEW
☒ PERMIT SET
☐ BID / ESTIMATING SET
☐ CONTRACT DRAWINGS
☐ CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

LAND SURVEYORS, INC.
SURVEYOR: BOUNDARY SURVEY • CONTIGUOUS
PROVIDED BY TOTAL STATIONING
TELEPHONE: 508-838-0239

REGISTERED PROFESSIONAL'S SEAL

NOTES:

- (1) CITY OF PORTLAND
COUNTY OF CUMBERLAND
- (2) TAX MAP 296 BLOCK 6 LOTS 10 TO 19 &
TAX MAP 296 BLOCK H LOTS 5 TO 10
- (3) PREPARED FOR: EVERETT C. WELLS
DATED: AUGUST 15, 1919
RECORDED IN CRD P8 14 PG 25
- (4) COMMERCIAL SITE PLAN
PREPARED BY: SEBASTIAN TECHINICS
DATE: JUNE 18, 1992
REVISED: NOVEMBER 12, 1993
- (5) STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
D.O.T. FILE NO. 3-522
DATED: MARCH 2006

REFERENCES:

LOCATION MAP (N.T.S.)

SITE

LEGEND:
○ SURVEY MARKER FOUND
● NO. 5 REBAR SET, PLS #2246
R/W APPARENT RIGHT OF WAY
N/F NOW OR FORMERLY
EXISTING STRUCTURE
BK REGISTRY BOOK#
PG REGISTRY PAGE #
P8 REGISTRY PLAN BOOK #
CRD CUMBERLAND COUNTY

LAND SURVEYORS, INC.
TEL: (207) 851-4205
WESTBROOK, MAINE 04092-2546
35 KOSKOWSKY DRIVE
TMM Land Surveyors, Inc. hereby certifies THAT
this survey conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.

- (1) SOURCE DEED: BOOK 24447 PAGE 72
OCTOBER 17, 2006
- (2) OWNER OF RECORD: LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
- (3) AREA OF SURVEYED PARCEL: 73.442 SQ. FT.
1.69 ACRES
- (4) BEARINGS ARE MAGNETIC TO REFERENCE #4
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
- (6) ZONING: B4 - COMMERCIAL CORRIDOR ZONE
PORTLAND, ME

REAR YARD - 20'
FRONT YARD - 20'
STREET FRONTAGE - 60'
LOT SIZE - 10,000 SQ. FT.

REAR YARD (ACCESSORY) - 7'
SIDE YARD (1 OR 2 STORIES) - 10'
(LESS THAN 100 SQ. FT.)

REAR YARD (ACCESSORY) - 5'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ. FT.)

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SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ. FT.)

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(LESS THAN 100 SQ. FT.)

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SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ. FT.)

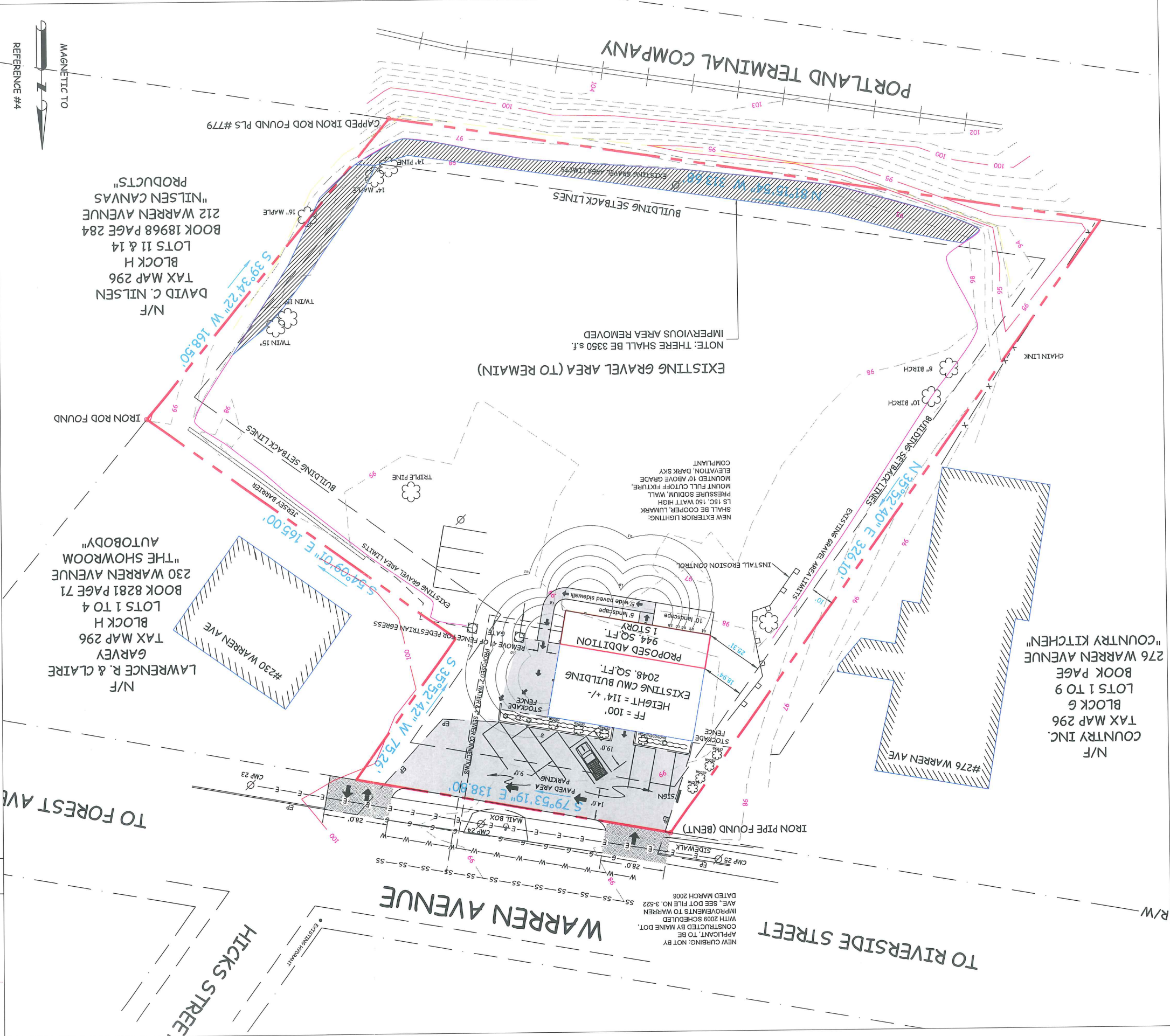
REAR YARD (ACCESSORY) - 5'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ. FT.)

REAR YARD (ACCESSORY) - 5'
SIDE YARD (ACCESSORY) - 5'
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(LESS THAN 100 SQ. FT.)

REAR YARD (ACCESSORY) - 5'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ. FT.)



1/15/08 sent to
CarmodyPapp
1/16/08 with 155

REVISIONS
DATE: JANUARY 1, 2008
DESCRIPTION: REWORK PARKING AND REMOVE IMPROVEMENTS
DATE: JANUARY 1, 2008
DESCRIPTION: REWORK PARKING AND REMOVE IMPROVEMENTS
DATE: JANUARY 1, 2008
DESCRIPTION: REWORK PARKING AND REMOVE IMPROVEMENTS

PROPOSED SITE
IMPROVEMENTS
DATE: November 9, 2007

PROJECT NAME & LOCATION
LANGFORD + LOW
BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DATE: November 9, 2007
SCALE: 1" = 20'

SHEET NUMBER

LANGFORD AND LOW

GENERAL CONTRACTOR

DRAWN BY:

GABRIELLE RUSSELL

PROJECT DESIGNER / PROJECT COORDINATOR

LANGFORD AND LOW

MASTER OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY

DPW

JOB NUMBER

0727

OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DESIGN, DRAWINGS, E-LEARNING FILES, PHOTOS AND RELATED INFORMATION ARE PROPERTY OF LANGFORD AND LOW, INC. AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

☐ OFFICE REVIEW

☐ CLIENT REVIEW

☒ PERMIT SET

☐ BID / ESTIMATING SET

☐ CONTRACT DRAWINGS

☐ CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

REGISTERED PROFESSIONAL'S SEAL

STATE OF MAINE

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

D.O.T. FILE NO. 3-522

DATED: MARCH 2006

PROJECT NAME & LOCATION

LANGFORD + LOW
BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DRAWING TITLE

PROPOSED SITE IMPROVEMENTS

DATE

November 9, 2007

REVISIONS

REVISION 1

DATE: JANUARY 8, 2008

DESCRIPTION: REVISIONS TO PLAN REVIEW

REVISION 2

DATE: JANUARY 15, 2008

DESCRIPTION: REVISIONS TO PLAN REVIEW

SCALE

1" = 20'

SHEET NUMBER

LANGFORD AND LOW

LAND SURVEYORS, INC.

25 WASHINGTON DRIVE
WESTBROOK, MAINE 04092-3546
TEL: (207) 854-4203

TKM Land Surveyors, Inc. hereby certifies THAT this SURVEY conforms to the Standards of the Maine State Board of Licensure for Professional Land Surveyors.

REGISTRY OF DEEDS

R/W APPARENT RIGHT OF WAY

NO. 5 REBAR SET, PLS #2246

UTILITY POLE

NOW OR FORMERLY

EXISTING STRUCTURE

REGISTRY PAGE #

REGISTRY BOOK #

REGISTRY PLAN BOOK #

CCRD: CUMBERLAND COUNTY

LEGEND:

REGISTRY OF DEEDS

R/W APPARENT RIGHT OF WAY

NO. 5 REBAR SET, PLS #2246

UTILITY POLE

NOW OR FORMERLY

EXISTING STRUCTURE

REGISTRY PAGE #

REGISTRY BOOK #

REGISTRY PLAN BOOK #

CCRD: CUMBERLAND COUNTY

REFERENCES:

(1) CITY OF PORTLAND

(2) STATE OF MAINE

(3) TAX MAP 296 BLOCK 6 LOTS 5 TO 10 & TAX MAP 296 BLOCK 6 LOTS 10 TO 19 & TAX MAP 296 BLOCK 6 LOTS 5 TO 10

(4) PREPARED FOR: EVERETT C. WELLS

(5) PREPARED BY: ERNEST W. BRANCH, CE

(6) DATED: AUGUST 15, 1919

(7) RECORDED IN CORD PB 14 PG 25

(8) COMMERCIAL SITE PLAN

(9) PREPARED FOR: LANGFORD + LOW

(10) PREPARED BY: SEBASTO TECHNICS

(11) DATED: JUNE 18, 1992

(12) REVISED: NOVEMBER 12, 1993

(13) DEPARTMENT OF TRANSPORTATION

(14) RIGHT OF WAY MAP

(15) D.O.T. FILE NO. 3-522

(16) DATED: MARCH 2006

(17) NOTES:

(18) SOURCE DEED: BOOK 24447 PAGE 72

(19) OCTOBER 17, 2006

(20) OWNER OF RECORD: LANG ENTERPRISES, LLC

(21) 248 WARREN AVENUE

(22) PORTLAND, ME 04102

(23) AREA OF SURVEYED PARCEL: 73.442 SQ. FT.

(24) 1.69 ACRES

(25) BEARINGS ARE MAGNETIC TO REFERENCE #4

(26) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN PORTLAND, ME.

(27) ZONING: B4 - COMMERCIAL CORRIDOR ZONE

(28) LOT SIZE - 10,000 SQ. FT.

(29) STREET FRONTAGE - 60'

(30) FRONT YARD - 20'

(31) REAR YARD - 20'

(32) REAR YARD (ACCESSORY) - 7'

(33) SIDE YARD (1 OR 2 STORIES) - 10'

(34) SIDE YARD (ACCESSORY) - 5'

(35) (3 OR MORE STORIES) - 12'

(36) SIDE YARD (LESS THAN 100 SQ. FT.) - 10'

(37) SIDE YARD (LESS THAN 100 SQ. FT.) - 10'

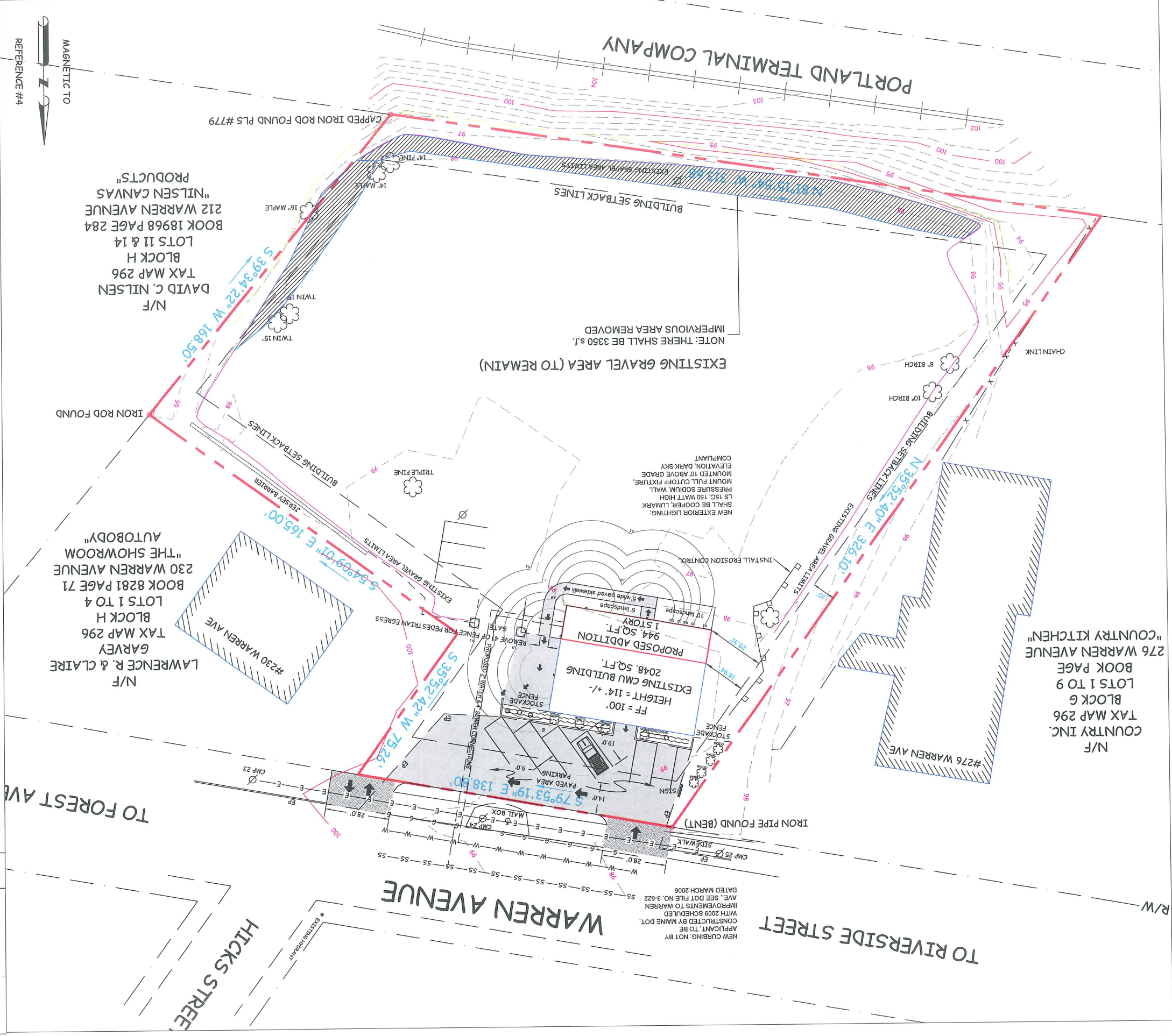
(38) LOT CONFIGURATION BASED ON REFERENCE #4

(39) BENCHMARK: EXISTING FINISH FLOOR, ASSUMED

(40) ELEVATION = 100'

LOCATION MAP (N.T.S.)

SITE

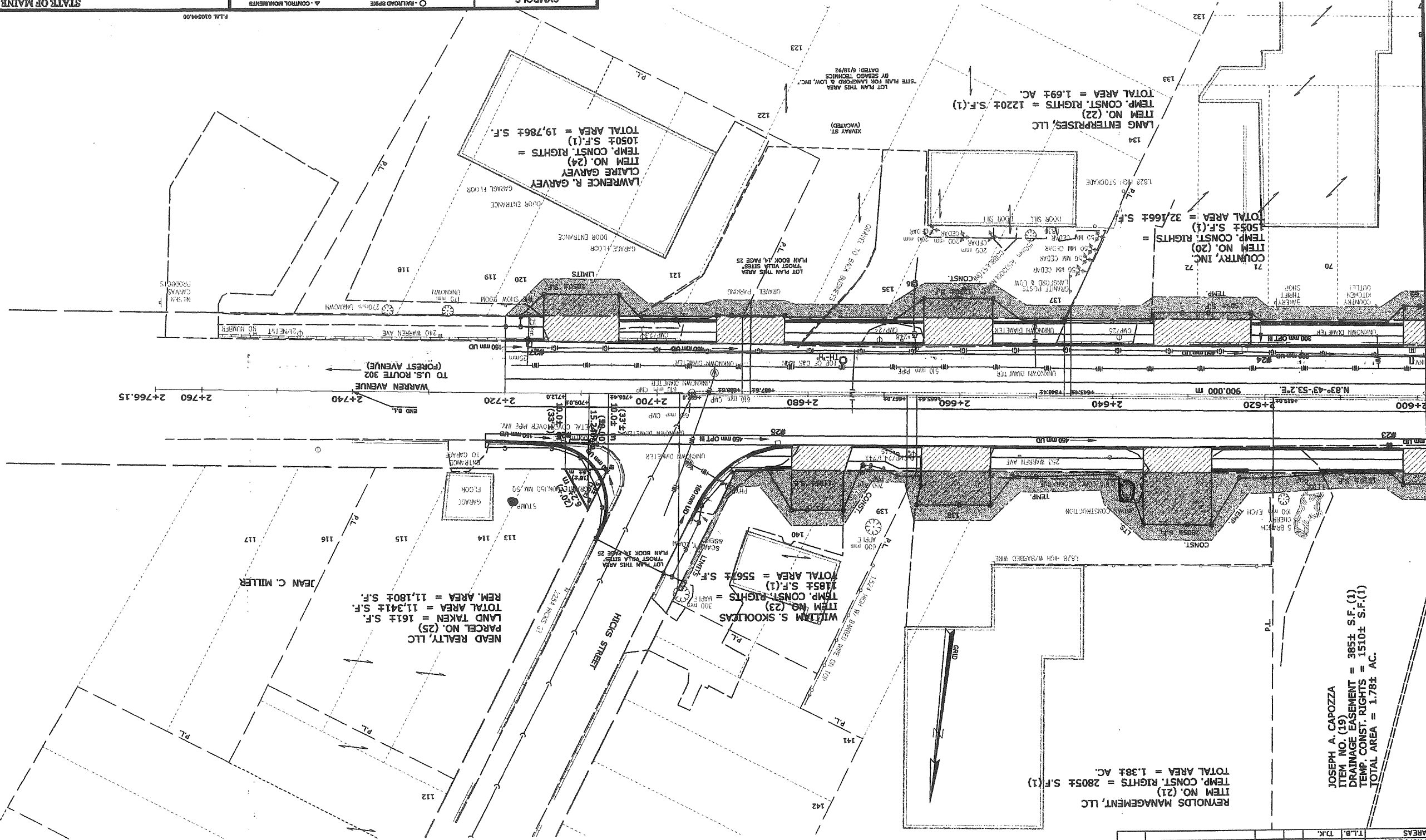


ITEM	TECH	CHECKED	REVISIONS			
NO.	DATE	DESCRIPTION	BY			
BASE MAP						
EXIST. R/W						
PROP. LINES	T.L.B.					
AREAS	T.L.B.	T.J.K.				

THIS PLAN WAS PREPARED IN CONNECTION WITH THE DEPARTMENT'S ACQUISITION OF REAL PROPERTY FOR TRANSPORTATION PURPOSES. IT CANNOT BE USED OR RELIED UPON TO ESTABLISH LEGAL BOUNDARIES BETWEEN ADJUTING PROPERTY OWNERS.

REYNOLDS MANAGEMENT, LLC
ITEM NO. (21)
TEMP. CONST. RIGHTS = 2805± S.F. (1)
TOTAL AREA = 1.38± AC.

JOSEPH A. CAPOZZA
ITEM NO. (19)
DRAINAGE EASEMENT = 385± S.F.(1)
TEMP. CONST. RIGHTS = 1510± S.F.(1)
TOTAL AREA = 1.78± AC.



DRAINAGE EASEMENT
PERMANENT EASEMENT
TEMPORARY EASEMENT

R/W REFERENCE
WARREN AVENUE
CUMBERLAND COUNTY RECORDS
VOLUME 16, PAGE 561
JANUARY 1892
4 RODS WIDE
ALSO MONUMENTS PLACED
BY CITY OF PORTLAND

[illegible][illegible][illegible]

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016
RIGHT OF WAY MAP

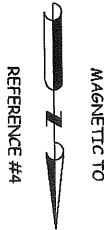
PORTLAND CUMBERLAND COUNTY
FEDERAL AID PROJECT NO. STP-1054(400)X

DATE: MARCH, 2000
SCALE: 1" = 250'
SHEET NO. 6 OF 6 SHEETS

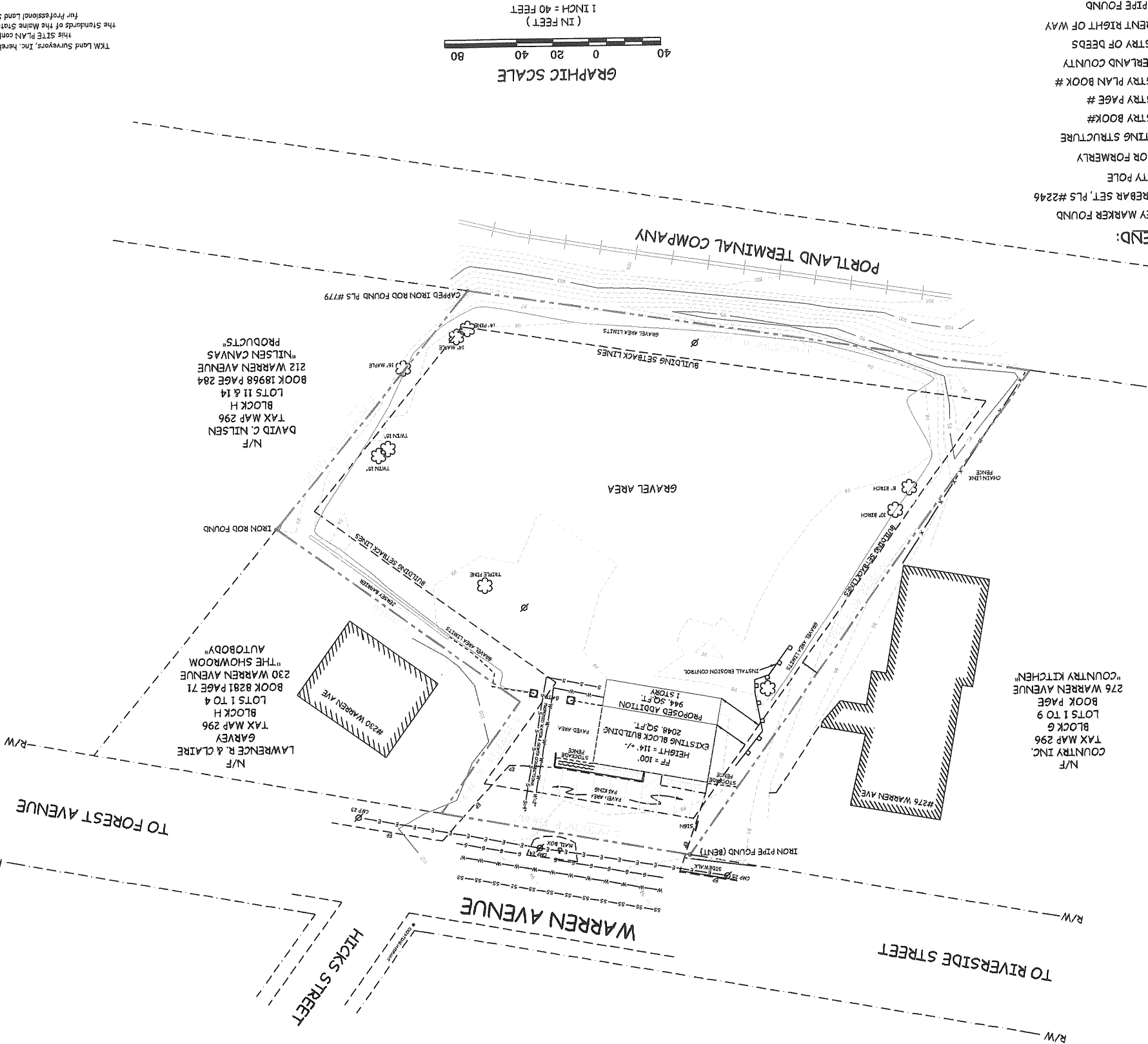
DAVID A. COLE
COMMISSIONER

D.O.T. FILE NO. 3 - 522	JOHN E. DORRIS CHIEF ENGINEER
-------------------------	----------------------------------

METRIC		1	NAME			
	FEMA NO.	STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS	



- LEGEND:
- SURVEY MARKER FOUND
 - NO. 5 REBAR SET, PLS #2246
 - ∕ UTILITY POLE
 - N/F NOW OR FORMERLY
 - ▣ EXISTING STRUCTURE
 - BK REGISTRY BOOK#
 - PG REGISTRY PAGE #
 - PG REGISTRY PLAN BOOK #
 - CCRD CUMBERLAND COUNTY
 - REGISTRY OF DEEDS
 - R/W APPARENT RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - EP EDGE OF PAVEMENT



TKM Land Surveyors, Inc. hereby certifies THAT
this SITE PLAN conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.

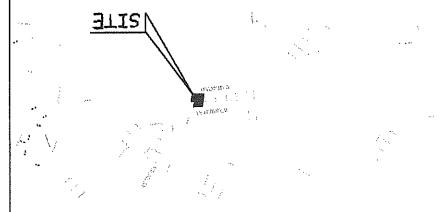
PREPARED FOR:	LANGFORD AND LOW GENERAL CONTRACTOR
PREPARED BY:	TKM LAND SURVEYORS, INC. 29 ACORNWOOD DRIVE WESTPORT, MAINE 04092-2546 TEL: (207) 657-1525
DESIGNED:	T.D. JOB NUMBER: 07-46
DRAWN:	C.R. DATE: SEPT. 2007
CHECKED:	T.D. SCALE: 1" = 40'
NOT VALID UNLESS EMBOSSED	

COMMERCIAL SITE PLAN

- PROJECT: 248 WARREN AVENUE
PORTLAND, MAINE
- (1) CITY OF PORTLAND
 - (2) COUNTY OF CUMBERLAND
 - (3) STATE OF MAINE
 - (4) TAX MAP 296 BLOCK H LOTS 5 TO 10 & TAX MAP 296 BLOCK H LOTS 10 TO 19 & TAX MAP 296 BLOCK H LOTS 5 TO 10
 - (5) PREPARED FOR: EVERETT C. WELLS
PREPARED BY: ERNEST W. BRANCH, CE
DATED: AUGUST 15, 1919
RECORDED IN CORD PG 14 PG 25
 - (6) COMMERCIAL SITE PLAN
PREPARED FOR: LANGFORD & LOW
PREPARED BY: SEBAGO TECHINICS
DATED: JUNE 19, 1992
REVISED: NOVEMBER 12, 1993
 - (7) STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
D.O.T. FILE NO. 3-522
DATED: MARCH 2006
 - (8) NOTES:
SOURCE DEED: BOOK 24447 PAGE 72
OCTOBER 17, 2006
 - (9) OWNER OF RECORD: LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
 - (10) AREA OF SURVEYED PARCEL: 73.442, SQ.FT.
1.69 ACRES
 - (11) BEARINGS ARE MAGNETIC TO REFERENCE #4
 - (12) AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME
 - (13) ZONING: B4 - COMMERCIAL CORRIDOR ZONE
 - (14) LOT SIZE: 10,000, SQ.FT.
STREET FRONTAGE: 60'
FRONT YARD - 20'
REAR YARD - 20'
REAR YARD (ACCESSORY) - 7'
SIDE YARD (ACCESSORY) - 10'
SIDE YARD (1 OR 2 STORIES) - 12'
SIDE YARD (ACCESSORY) - 5'
SIDE YARD (LESS THAN 100 SQ.FT.)
SIDE YARD (CORNER LOT) - 10'
 - (15) LOT CONFIGURATION BASED ON REFERENCE #4
 - (16) BENCHMARK: EXISTING FINISH FLOOR, ASSUMED
ELEVATION = 100'
 - (17) THERE IS NO NET INCREASE IN IMPERVIOUS SURFACE
AREA DUE TO THE PROPOSED ADDITION
 - (18) PARKING: 3000 SF OFFICE SPACE - 400 SF PER
(9.18) SPACE - 8 PARKING SPACES (INCLUDES ADDITION TO
EXISTING BUILDING - SHOWN ON PLAN)

REFERENCES:

LOCATION MAP
(N.T.S.)



ITEM	TECH	CHECKED	NO.	DATE	DESCRIPTION	BY
BASE MAP						
EXIST. R/W						
PROP. LINES						
AREAS						
T.L.B.	T.L.B.	T.J.C.				

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REYNOLDS MANAGEMENT, LLC
ITEM NO. (21)
TEMP. CONST. RIGHTS = 2805± S.F.(1)
TOTAL AREA = 1.38± AC.

JOSEPH A. CAPOZZA
ITEM NO. (19)
DRAINAGE EASEMENT = 385± S.F.(1)
TEMP. CONST. RIGHTS = 1510± S.F.(1)
TOTAL AREA = 1.78± AC.

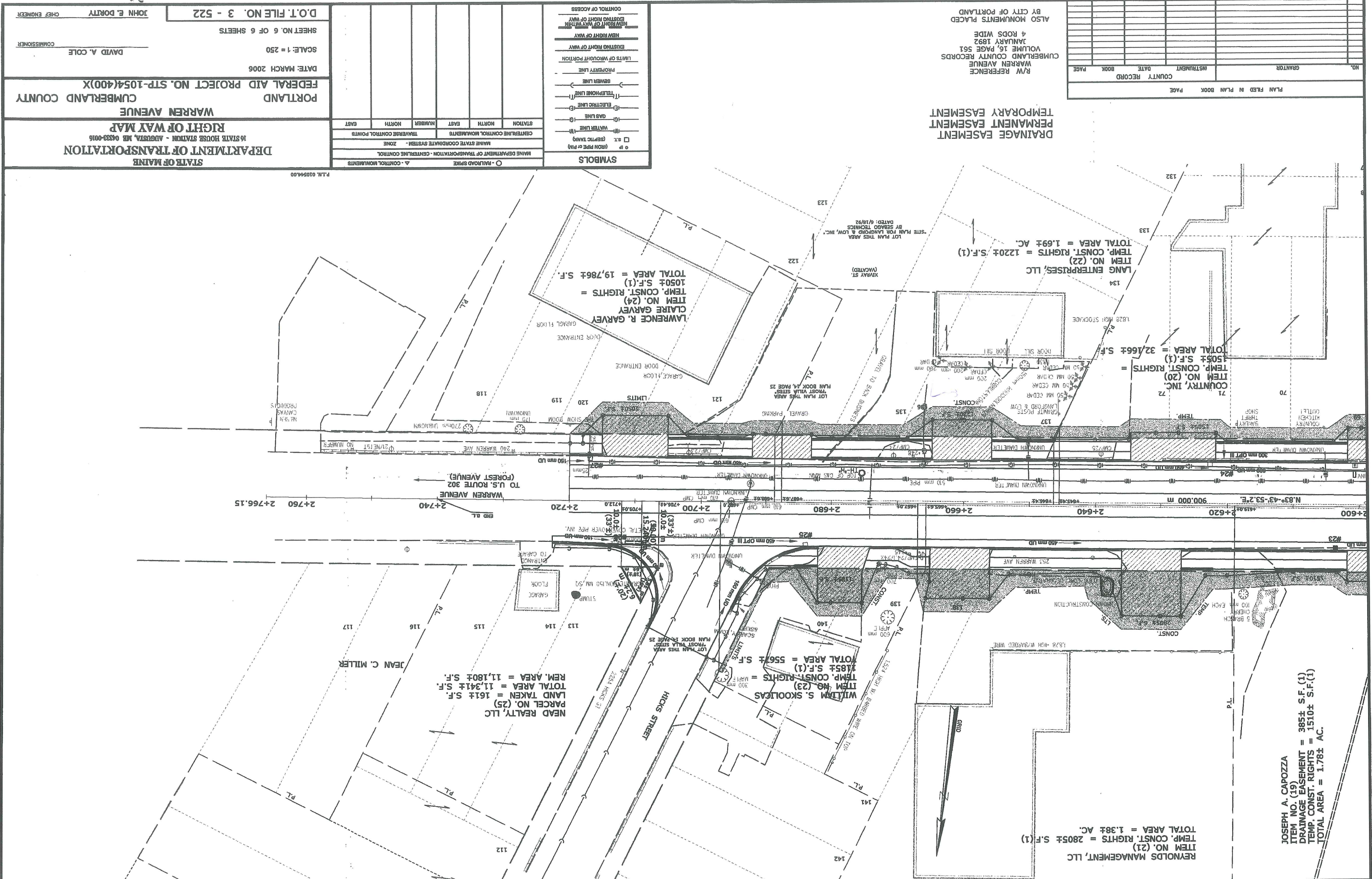
NEAD REALTY, LLC
PARCEL NO. (25)
LAND TAKEN = 161± S.F.
TOTAL AREA = 11,341± S.F.
REM. AREA = 11,180± S.F.

WILLIAM S. SKOOLICAS
ITEM NO. (23)
TEMP. CONST. RIGHTS = 556± S.F.
TOTAL AREA = 556± S.F.(1)

COUNTRY, INC.
ITEM NO. (20)
TEMP. CONST. RIGHTS = 1505± S.F.(1)
TOTAL AREA = 32,166± S.F.

LANG ENTERPRISES, LLC
ITEM NO. (22)
TEMP. CONST. RIGHTS = 1220± S.F.(1)
TOTAL AREA = 1.69± AC.

LAWRENCE R. GARVEY
ITEM NO. (24)
TEMP. CONST. RIGHTS = 1050± S.F.(1)
TOTAL AREA = 19,786± S.F.



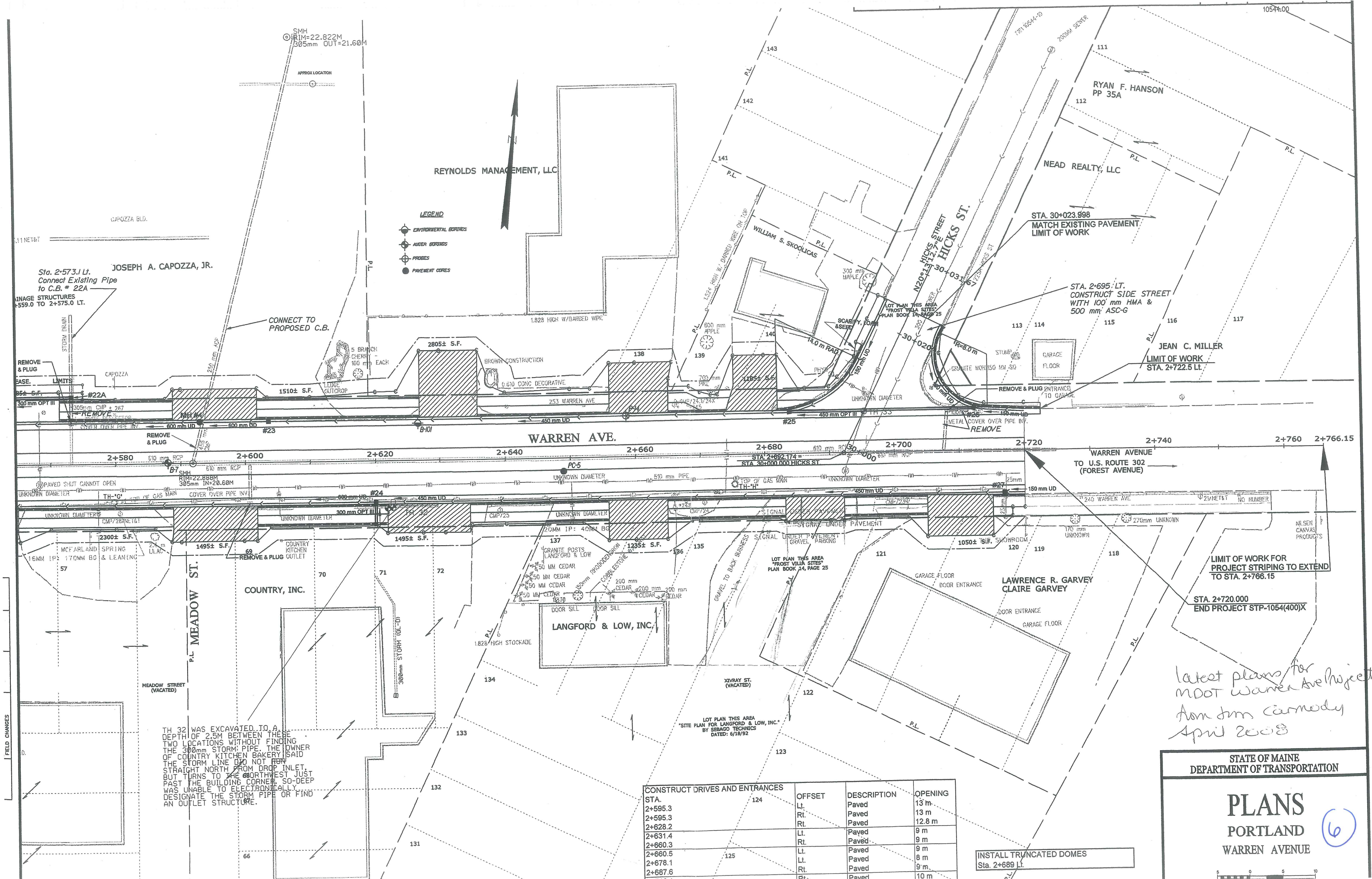
STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION - AUGUSTA, ME 04333-0016
RIGHT OF WAY MAP
WARREN AVENUE
PORTLAND
CUMBERLAND COUNTY
FEDERAL AID PROJECT NO. STP-1054(400)X
DATE: MARCH 2006
SCALE: 1" = 250'
SHEET NO. 6 OF 6 SHEETS
D.O.T. FILE NO. 3 - 522
JOHN E. DORRIS
CHIEF ENGINEER
DAVID A. COLE
COMMISSIONER

SYMBOLS	
○	RAILROAD SPIKE
△	CONTROL MONUMENTS
MAINE DEPARTMENT OF TRANSPORTATION - CENTERLINE CONTROL	
MAINE STATE COORDINATE SYSTEM - ZONE	
STATION	NORTH
NUMBER	EAST
CENTERLINE CONTROL MONUMENTS	
TRAVERSE CONTROL POINTS	
STATION	NORTH
NUMBER	EAST
PROPERTY LINE	
LIMITS OF VOUCHER PORTION	
EXISTING RIGHT OF WAY	
NEW RIGHT OF WAY	
CONTROL OF ACCESS	

DRAINAGE EASEMENT
TEMPERARY EASEMENT

R/W REFERENCE
WARREN AVENUE
CUMBERLAND COUNTY RECORDS
VOLUME 16 PAGE 561
JANUARY 1892
4 RODS WIDE
ALSO MONUMENTS PLACED
BY CITY OF PORTLAND

PLAN FILED IN PLAN BOOK		COUNTRY RECORD	
NO.	GRANTOR	INSTRUMENT	DATE
PAGE		BOOK	PAGE



LEGEND

- ENVIRONMENTAL BORINGS
- AUGER BORINGS
- PROBES
- PAVEMENT CORES

TH 32 WAS EXCAVATED TO A DEPTH OF 2.5M BETWEEN THESE TWO LOCATIONS WITHOUT FINDING THE 300mm STORM PIPE. THE OWNER OF COUNTRY KITCHEN BAKERY SAID THE STORM LINE DO NOT RUN STRAIGHT NORTH FROM DROP INLET, BUT TURNS TO THE NORTHWEST JUST PAST THE BUILDING CORNER, SO DEEP WAS UNABLE TO ELECTRONICALLY DESIGNATE THE STORM PIPE OR FIND AN OUTLET STRUCTURE.

CONSTRUCT DRIVES AND ENTRANCES			
STA.	OFFSET	DESCRIPTION	OPENING
2+595.3	Lt.	Paved	13 m
2+595.3	Rt.	Paved	13 m
2+628.2	Lt.	Paved	12.8 m
2+631.4	Lt.	Paved	9 m
2+660.3	Rt.	Paved	9 m
2+660.5	Lt.	Paved	9 m
2+678.1	Lt.	Paved	8 m
2+687.6	Rt.	Paved	9 m
2+710.1	Rt.	Paved	10 m

latest plans for MDOT Warren Ave project from Jim Carnody April 2008

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

PLANS
PORTLAND
WARREN AVENUE

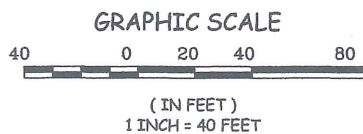
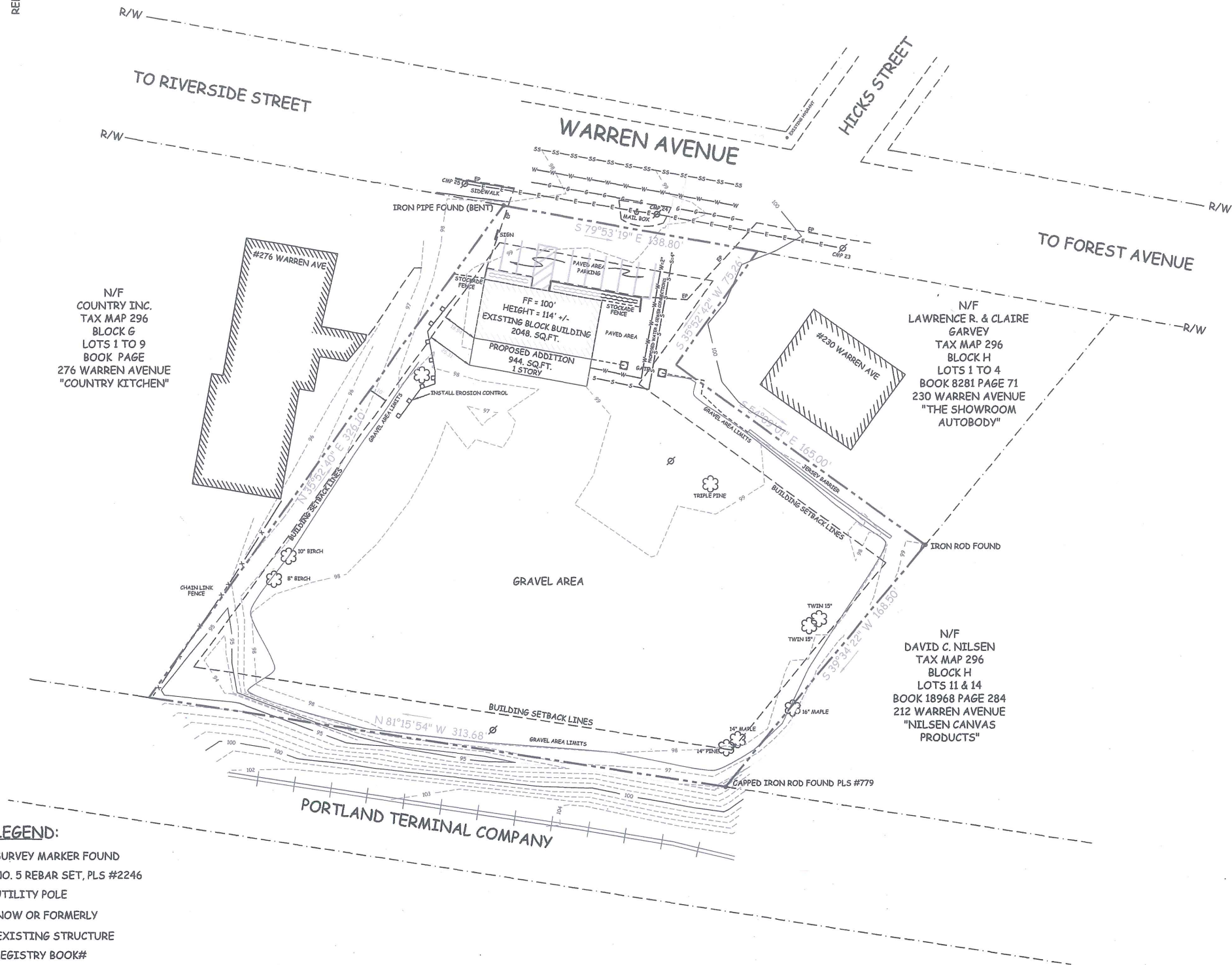
6

0 5 10

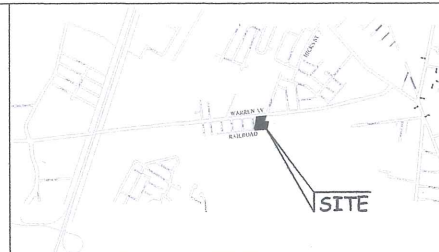


LEGEND:

- SURVEY MARKER FOUND
- NO. 5 REBAR SET, PLS #2246
- ⊙ UTILITY POLE
- N/F NOW OR FORMERLY
- ▨ EXISTING STRUCTURE
- BK REGISTRY BOOK#
- PG REGISTRY PAGE #
- PB REGISTRY PLAN BOOK #
- CCRD CUMBERLAND COUNTY
- REGISTRY OF DEEDS
- R/W APPARENT RIGHT OF WAY
- IPF IRON PIPE FOUND
- EP EDGE OF PAVEMENT



TKM Land Surveyors, Inc. hereby certifies THAT
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the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.



LOCATION MAP (N.T.S.)

REFERENCES:

- (1) CITY OF PORTLAND
COUNTY OF CUMBERLAND
STATE OF MAINE
- (2) TAX MAP 296 BLOCK G LOTS 10 TO 19 &
TAX MAP 296 BLOCK H LOTS 5 TO 10
- (3) FROST VILLA SITES
PREPARED FOR: EVERETT C. WELLS
PREPARED BY: ERNEST W. BRANCH, CE
DATED: AUGUST 15, 1919
RECORDED IN CORD PB 14 P6 25
- (4) COMMERCIAL SITE PLAN
PREPARED FOR: LANGFORD & LOW
PREPARED BY: SEBAGO TECHINCS
DATED: JUNE 18, 1992
REVISED: NOVEMBER 12, 1993
- (5) STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
D.O.T. FILE NO. 3-522
DATED: MARCH 2006

NOTES:

- (1) SOURCE DEED: BOOK 24447 PAGE 72
OCTOBER 17, 2006
- (2) OWNER OF RECORD: LANG ENTERPRISES, LLC
248 WARREN AVENUE
PORTLAND, ME 04102
- (3) AREA OF SURVEYED PARCEL: 73,442 SQ.FT.
1.69 ACRES
- (4) BEARINGS ARE MAGNETIC TO REFERENCE #4
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN
PORTLAND, ME.
- (6) ZONING: B4 - COMMERCIAL CORRIDOR ZONE
LOT SIZE - 10,000 SQ.FT.
STREET FRONTAGE - 60'
FRONT YARD - 20'
REAR YARD - 20'
REAR YARD (ACCESSORY) - 7'
(LESS THAN 100 SQ.FT.)
SIDE YARD (1 OR 2 STORIES) - 10'
(3 OR MORE STORIES) - 12'
SIDE YARD (ACCESSORY) - 5'
(LESS THAN 100 SQ.FT.)
SIDE YARD (CORNER LOT) - 10'
- (7) LOT CONFIGURATION BASED ON REFERENCE #4
- (8) BENCHMARK: EXISTING FINISH FLOOR, ASSUMED
ELEVATION = 100'
- (9) THERE IS NO NET INCREASE IN IMPERVIOUS SURFACE
AREA DUE TO THE PROPOSED ADDITION.
- (10) PARKING: 3000 SF OFFICE SPACE - 400 SF PER
(9'x18') SPACE = 8 PARKING SPACES (INCLUDES ADDITION TO
EXISTING BUILDING - SHOWN ON PLAN)

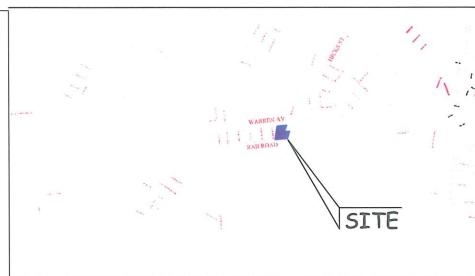
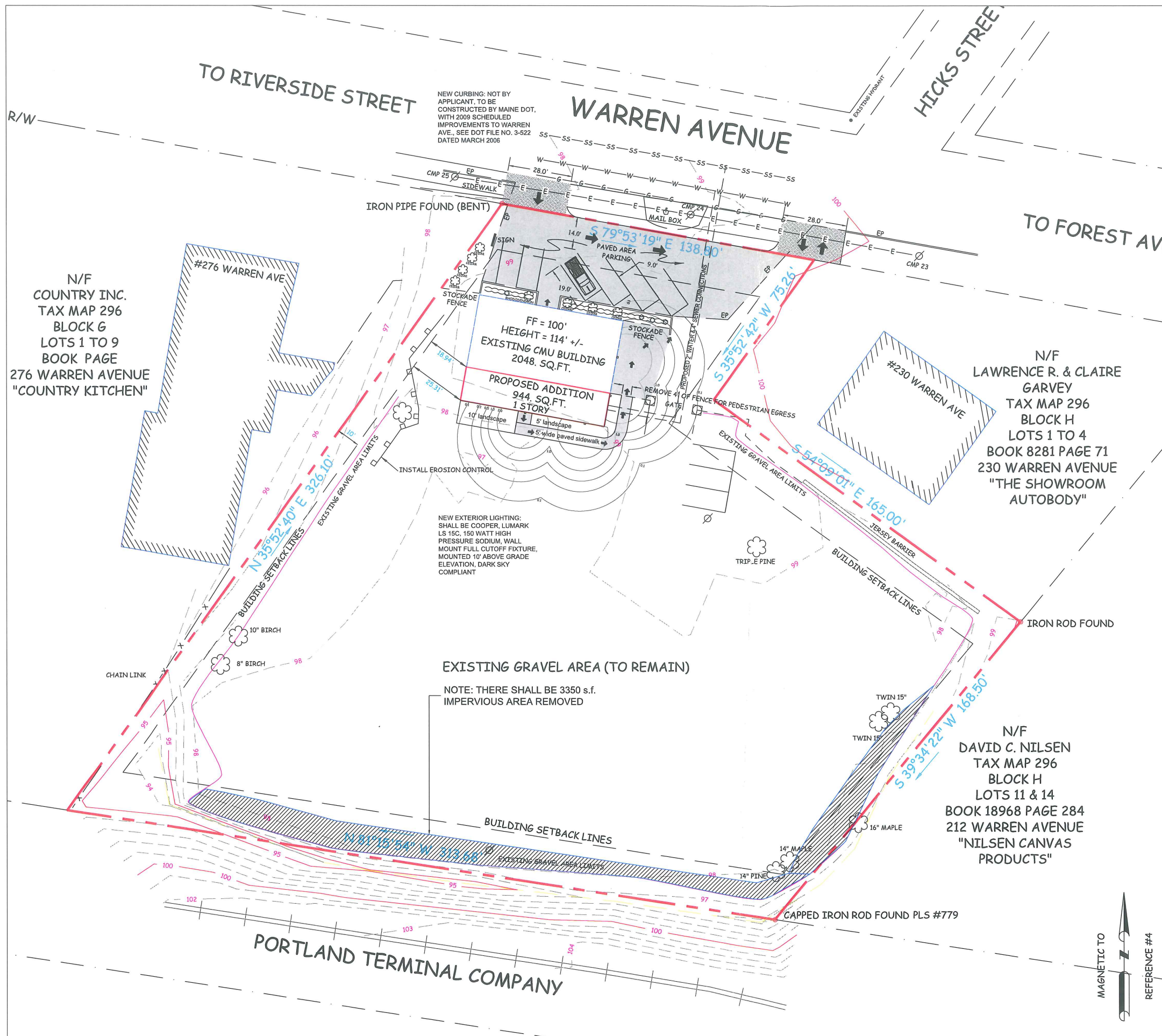
PROJECT: **COMMERCIAL SITE PLAN**
248 WARREN AVENUE
PORTLAND, MAINE

PREPARED FOR:
LANGFORD AND LOW
GENERAL CONTRACTOR

PREPARED BY:
TKM
LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04093-2546
TEL. (207) 854-4205

DESIGNED: T.D.	JOB NUMBER: 07-46
DRAWN: C.R.	DATE: SEPT. 2007
CHECKED: T.D.	SCALE: 1" = 40'
TIMOTHY DEFLIPP, PLS 2246	
NOT VALID UNLESS EMBOSSED	

reperched



LOCATION MAP
(N.T.S.)

REFERENCES:

- (1) CITY OF PORTLAND
COUNTY OF CUMBERLAND
STATE OF MAINE
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TAX MAP 296 BLOCK H LOTS 5 TO 10
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RECORDED IN CCRD PB 14 PG 25
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PREPARED FOR: LANGFORD & LOW
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ELEVATION = 100'

TKM
LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04093-2546
TEL. (207) 854-1205

TKM Land Surveyors, Inc. hereby certifies THAT
this SURVEY conforms to
the Standards of the Maine State Board of Licensure
for Professional Land Surveyors.

- LEGEND:
- SURVEY MARKER FOUND
 - NO. 5 REBAR SET, PLS #2246
 - ⊕ UTILITY POLE
 - N/F NOW OR FORMERLY
 - ▣ EXISTING STRUCTURE
 - BK REGISTRY BOOK#
 - PG REGISTRY PAGE #
 - PB REGISTRY PLAN BOOK #
 - CCRD CUMBERLAND COUNTY
 - REGISTRY OF DEEDS
 - R/W APPARENT RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - EP EDGE OF PAVEMENT

LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
DPW

JOB NUMBER
0727

DESIGN, DRAWINGS, ELECTRONIC FILES, PHOTOS AND RELATED INFORMATION
ARE PROPERTY OF LANGFORD AND LOW, INC. AND SHALL NOT BE REPLICATED
OR COPIED WITHOUT THE OWNER'S WRITTEN CONSENT.

DRAWING STATUS

- ☐ OFFICE REVIEW
- ☐ CLIENT REVIEW
- ☒ PERMIT SET
- ☐ BID / ESTIMATING SET
- ☐ CONTRACT DRAWINGS
- ☐ CONSTRUCTION SET

CONSULTANTS

STRUCTURAL:
MECHANICAL:
ELECTRICAL:

TKM
LAND SURVEYORS, INC.
29 ROSEWOOD DRIVE
WESTBROOK, MAINE 04093-2546
TEL. (207) 854-1205

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION

LANGFORD + LOW
BUSINESS OFFICE
248 WARREN AVE.
PORTLAND, ME 04103

DRAWING TITLE

**PROPOSED SITE
IMPROVEMENTS**

DATE

November 9, 2007

REVISIONS

REVISION # 1
DATE: JANUARY 8, 2008
DESCRIPTION: RE-WORK PARKING AND REMOVE IMPERVIOUS

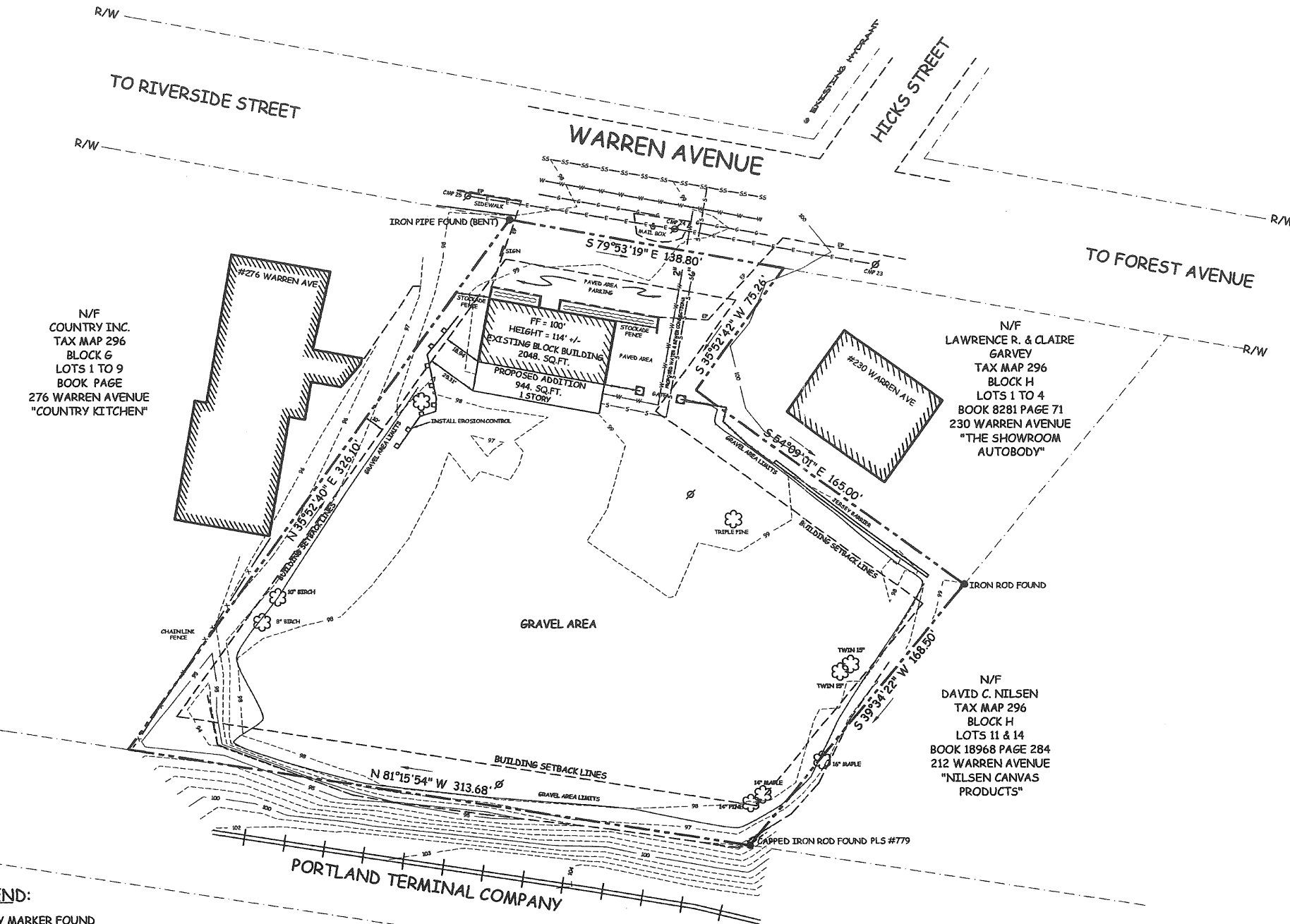
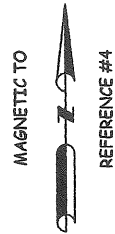
REVISION # 2
DATE: JANUARY 16, 2008
DESCRIPTION: REVISIONS BASED ON MEETING WITH THE CITY OF PORTLAND
READY FOR FINAL SITE PLAN REVIEW

REVISION # 3
DATE:
DESCRIPTION:

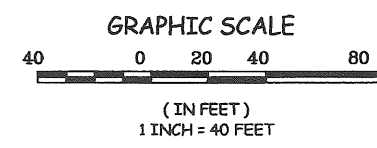
SCALE

1" = 20'

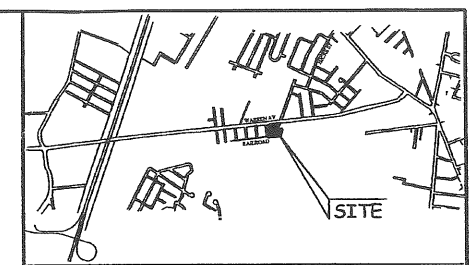
SHEET NUMBER



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REGISTRY OF DEEDS
 - R/W APPARENT RIGHT OF WAY
 - IPF IRON PIPE FOUND
 - EP EDGE OF PAVEMENT



TKM Land Surveyors, Inc. hereby certifies THAT
this SITE PLAN conforms to
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Handwritten signature: H. J. DeP...

DESIGNED: T.D. JOB NUMBER: 07-46
DRAWN: C.R. DATE: SEPT. 2007
CHECKED: T.D. SCALE: 1" = 40'

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as submitted