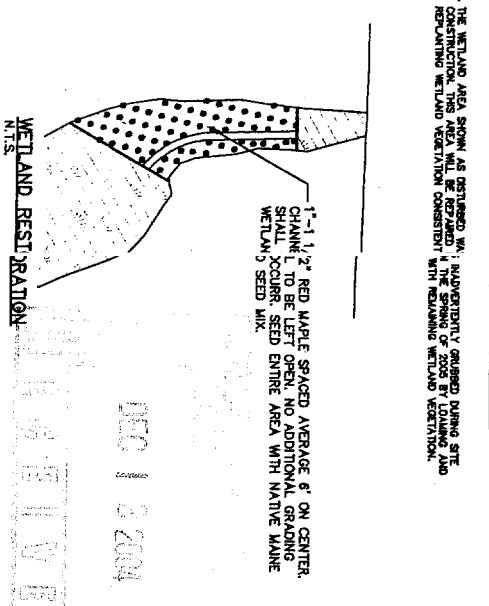


LINE NO.	INVERT	OUTLET	PIPE DIA.	PIPE LENGTH	NOTE
1	82.00	82.45	8"	300'	0.005
2	81.15	81.08	8"	304'	0.005
3	81.55	81.48	8"	297'	0.005
4	81.75	81.88	8"	187'	0.005
CAPPED END					82.80

COMMON NAME	SCIENTIFIC NAME	PERCENT ABUNDANCE
BRIGHT SEDGE	CAREX CORIATA	14%
FRINGED SEDGE	CAREX COMOSA	64%
AMERICAN MANNAGRASS	GAUCHERIA GRASSUS	13%
LUED SEDGE	CAREX LURIDA	6%
BLUE VERVAIN	VERVAINA HASTATA	3%
GREEN BURRUSH	SCIRPUS ATROVIRENS	3%
WOOD-RUFF	SPARGANGLIA	2%
HOP-POPPLE	SPARGANGLIA	1%
HOPEWELL	CAREX LUPULINA	1%
SMOOTH PANIC GRASS	PANICUM DICHOTOMIFLORUM	1%

**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Dept. Conditions  
 Date of Approval: 12/10/2004

- NOTES**
1. RECORD OWNER OF PROPERTY IS B & L PARTNERS, 277 WATSON RD., PORTLAND, ME. OWNER TO BE USED FROM DATED PLAN, 4/2004, RECORDED IN THE CLERK OF COURTS COUNTY REGISTER OF DEEDS BOOK 20048 PAGE 51.
  2. PLAN REFERENCE: BOUNDARY AND TOPOGRAPHIC SURVEY ON PROPOSED BUILDING BY BOUNDARY ENGINEERING SURVEY TECHNOLOGISTS DATED 4-23-04.
  3. VERTICAL DATA BASED UPON TRIANGULATED LEVELING FROM ADJUT RISK PRE-2004 SET IN THE NORTHWEST CORNER OF THE NORTHWEST CORNER OF THE LOT. ELEVATION OF THE SURFACE OF THE ADJUT RISK IS 200.457. ELEVATION OF THE SURFACE OF THE ADJUT RISK IS 200.457. ELEVATION OF THE SURFACE OF THE ADJUT RISK IS 200.457.
  4. SETBACKS SHOWN ON THIS PLAN WERE DETERMINED BY JAMES WATSON, OF JAMES WATSON ASSOCIATES, WETLAND FLAG WAS LOCATED BY GPS. ASSessor's REFERENCE: 3088-008-001 & 312-B-4.
  5. ZONING DISTRICT: M.
  6. SPACE AND BULK REQUIREMENTS: NONE.
  7. MINIMUM LOT SIZE: NONE.
  8. MINIMUM STREET FRONTAGE: NONE.
  9. MINIMUM SETBACK: 7' FOR EVERY 1' OF BUILDING HEIGHT. MINIMUM SIDE YARD: 5' FOR EVERY 1' OF BUILDING HEIGHT. MINIMUM REAR YARD: 5' FOR EVERY 1' OF BUILDING HEIGHT. MINIMUM LOT COVERAGE: 25% WITH MAXIMUM OF 35%.
  10. BUILDING BOUNDARY: 10,000 S.F. PROPOSED ADDITION: 450 S.F. TOTAL PROPOSED: 10,450 S.F. EXISTING TO REMAIN: 12,000 S.F.
  11. PARKING REQUIREMENTS: REQUIRED SPACES OF 4400 S.F./400 = 11 SPACES. REQUIRED SPACES OF 1900 S.F./100 = 19 SPACES. TOTAL REQUIRED SPACES: 30 SPACES. TOTAL PROVIDED SPACES: 30 SPACES.
  12. WETLAND RESTORATION: THE TOTAL AREA OF WETLANDS ON SITE IS 1.11 ACRES. THE TOTAL AREA OF WETLANDS TO BE RESTORED IS 1.11 ACRES. THE TOTAL AREA OF WETLANDS TO BE RESTORED IS 1.11 ACRES.
  13. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  14. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  15. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  16. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  17. ALL WETLANDS AREAL OUTLINE OF BUILDING AREA AND PLANTING AREAS THAT ARE NOT SHOWN WILL BE LOCATED AT SETBACK SHALL BE PLACED A MINIMUM OF 5' FROM THE WETLAND BOUNDARY.
  18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  19. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  20. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL, AS DESCRIBED AND IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
  21. LANDSCAPE PLANTING AND AREAS ARE TO BE LOCATED AND SEEDING AS SHOWN ON THIS PLAN. ALL PLANTING AND SEEDING SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION. ALL PLANTING AND SEEDING SHALL BE COMPLETED WITHIN 90 DAYS OF THE END OF CONSTRUCTION.
  22. MAINTENANCE OF THE WETLANDS 2000 STORMWATER TREATMENT TANK WILL CONSIST OF: A MONTHLY INSPECTIONS; B. SCHEDULE CLEANINGS IN LATE FALL AND EARLY SPRING; C. ADDITIONAL CLEANINGS AS DEEMED NECESSARY BY INSPECTIONS.



**B & L PARTNERS, LLC**  
**RAINMAKER BUSINESS PARK**  
**585 RIVERSIDE STREET**  
**PORTLAND, MAINE**

**SITE PLAN**

DESIGN BY: P.D.  
 DRAWN BY: M.B.S.K.  
 DATE: 5/28/04  
 LMK: STEPHAN  
 CTR: STEPHAN

JOB NO. 04019.00 DWG FILE 04001FINAL.BRG C-101