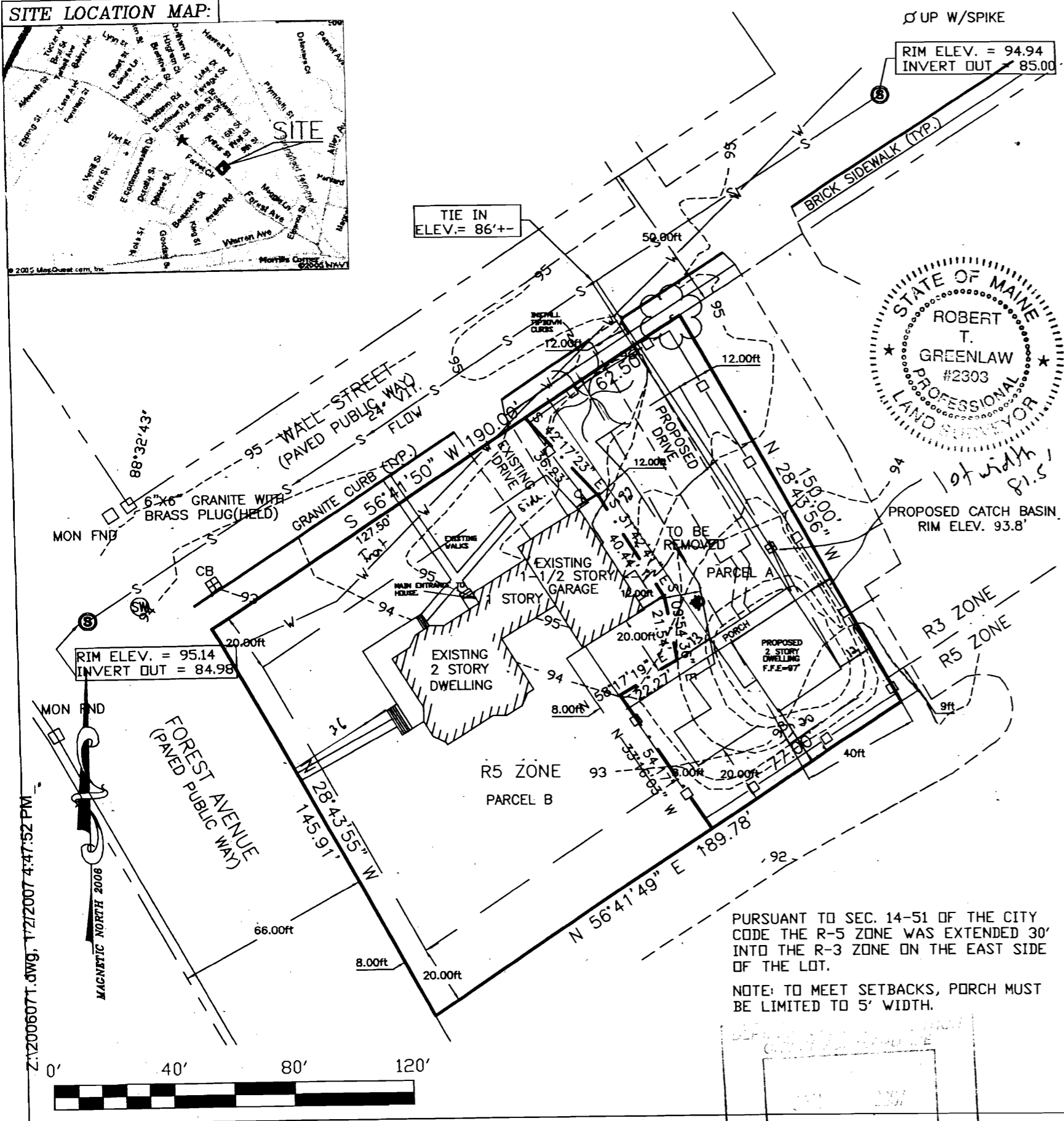
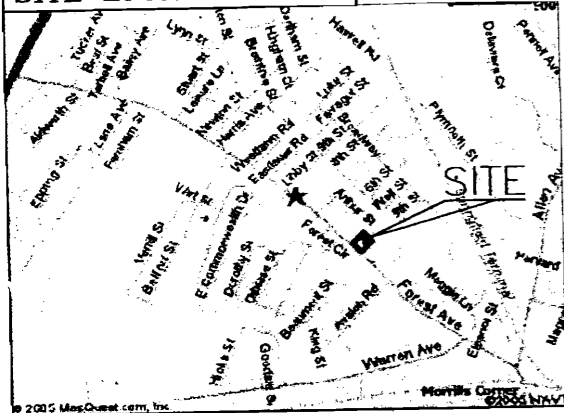


13 Wall / 1415 Forest

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JODY L. MACDONALD AND AMY M. HAWKES BOOK 22716 PAGE 165, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN THE YEAR 2005 OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. TOTAL AREA OF SUBJECT PARCEL: 28,376 SQ. FT., 0.65 ACRES
NEW PARCEL A: 9,562.0 SQ. FT., 0.22 ACRES
REMAINING PARCEL B: 18,814.7 SQ. FT., 0.43 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF LAND IN PORTLAND, MAINE MADE FOR BENJAMIN F. LIBBY BY E. C. JORDAN & CO. JUNE 30, 1924. AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16 PAGE 9.
b.) CITY OF PORTLAND, ME. DEPARTMENT OF PUBLIC WORKS. HOMESTEAD AVENUE. SCHOOL HOUSE LOT PLAN #406/69.
c.) CITY OF PORTLAND, ME. ASSESSORS PLAN #340 BLOCK G-LOT 001
d.) CITY OF PORTLAND, ME. STREETLINE SHEET FOREST AVENUE.
e.) WALL STREET CHOM SCATTERED SITES APARTMENTS WALL STREET PORTLAND MAINE, DATED JULY 13, 1999 PREPARED BY NADEAU & LODGE, INC. PORTLAND, MAINE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199, PAGE 604.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

6. ZONING:

RESIDENTIAL ZONES:	R-5	R-3
SETBACKS: FRONT -	20 FT;	25 FT
REAR -	20 FT;	25 FT
SIDE - 1-1/2 STORY:	8 FT;	8 FT
2 STORIES:	12 FT;	14 FT
ON SIDE STREET:	15 FT;	20 FT
MINIMUM LOT SIZE:	6,000 SQ FT;	6,500 SQ FT
MINIMUM LOT FRONTAGE:	50 FT;	50 FT
MINIMUM LOT WIDTH:	60 FT;	65 FT
MAXIMUM BUILDING HEIGHT:	35 FT;	35 FT

Used for zoning

LEGEND

- CRS ● Capped 5/8" Rebar Set With Registration #2303
- IRF ⊗ Iron Rod Found "X" Shaped
- Monument Found
- ⊕ Utility Pole
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page Of Local Registry
- ⊕ Existing Deciduous Tree
- ⊗ Existing Coniferous Tree
- Edge of Traveled Way
- Setback Line
- Old Lot Line
- E --- Overhead Utility
- Abutter Line
- - - Proposed Property Line
- Property Line
- Street Line

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:

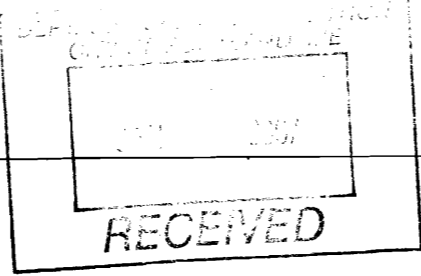
- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: OCTOBER 10, 2006
DATE: AUGUST 23, 2006

PURSUANT TO SEC. 14-51 OF THE CITY CODE THE R-5 ZONE WAS EXTENDED 30' INTO THE R-3 ZONE ON THE EAST SIDE OF THE LOT.

NOTE: TO MEET SETBACKS, PORCH MUST BE LIMITED TO 5' WIDTH.



REVISION 2: 10/10/2006 - RE-REVISED PROPOSED BLDG LAYOUT
 REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT; ADDED DETAILS

BOUNDARY AND TOPOGRAPHIC SITE PLAN
 1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
 PROPOSED SITE PLAN

FOR: **JODY MACDONALD**

DRAWN BY: RTG / PJM
 CHECKED BY: PJM
 SCALE: 1"=40'
 DATE OF SURVEY: 07/24/2006
 JOB NUMBER: 2006071
 REV. 2 DATE: 10/10/2006
 SHEET: 2 OF 3

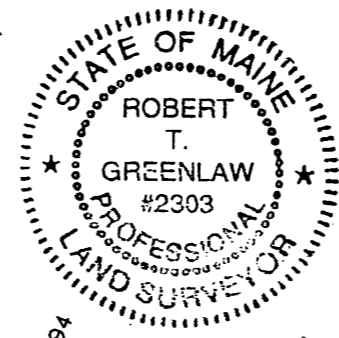
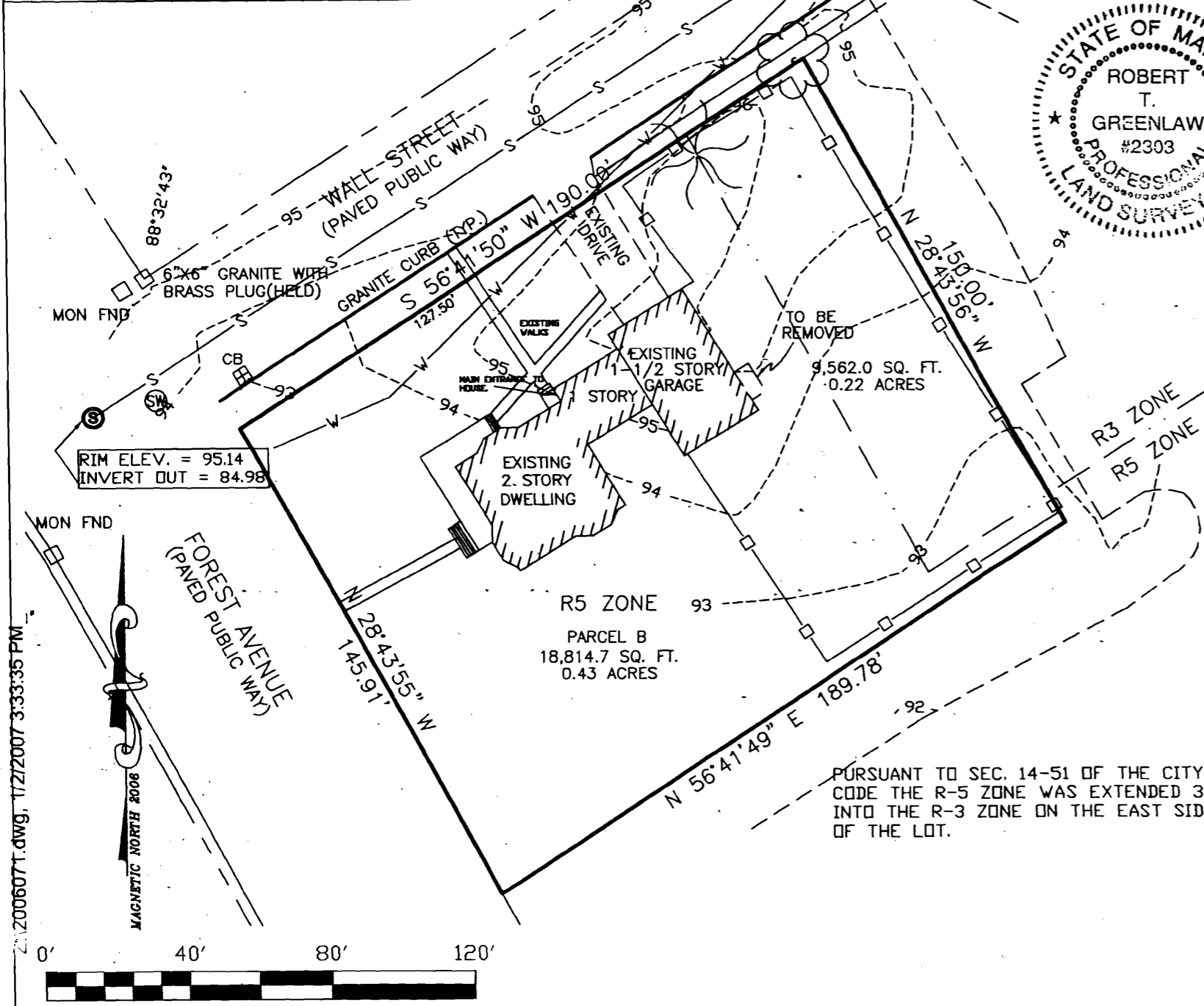
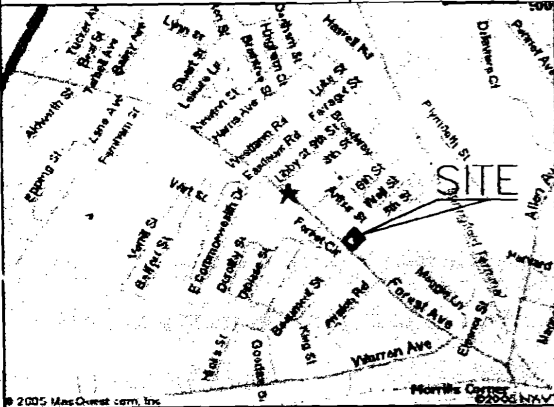
PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 071

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SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: JODY L. MACDONALD AND AMY M. HAWKES BOOK 22716 PAGE 165, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
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RESIDENTIAL ZONES:	R-5	R-3
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LEGEND

- Edge of Traveled Way
- Setback Line
- Old Lot Line
- E --- Overhead Utility
- Abutter Line
- - - - - Proposed Property Line
- Property Line
- Street Line
- CRS ● Capped 5/8" Rebar Set With Registration #2303
- IRF ⊙ Iron Rod Found "X" Shaped
- Monument Found
- ⊕ Utility Pole
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page Of Local Registry
- ⊕ Existing Deciduous Tree
- ⊕ Existing Coniferous Tree

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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: AUGUST 28, 2006
 DATE: AUGUST 23, 2006

REVISION 2: 10/10/2006 - NO CHANGES THIS SHEET
 REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT

BOUNDARY AND TOPOGRAPHIC SITE PLAN
 1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE

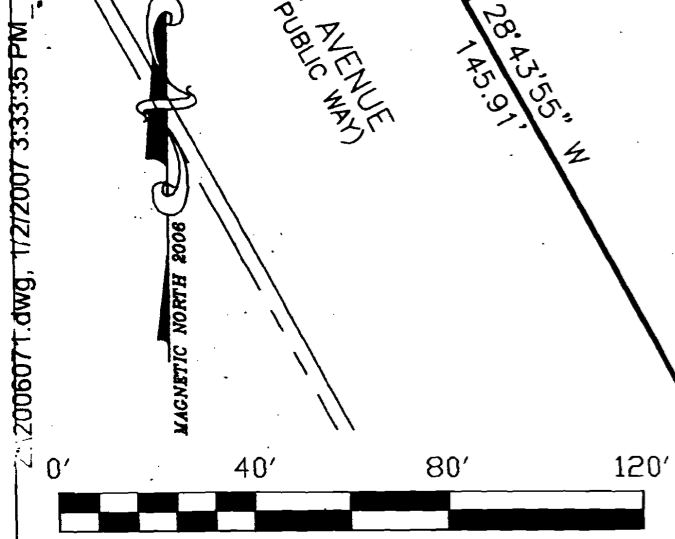
FOR:
JODY MACDONALD

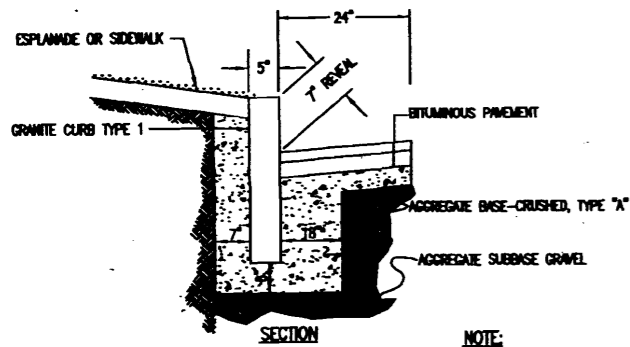
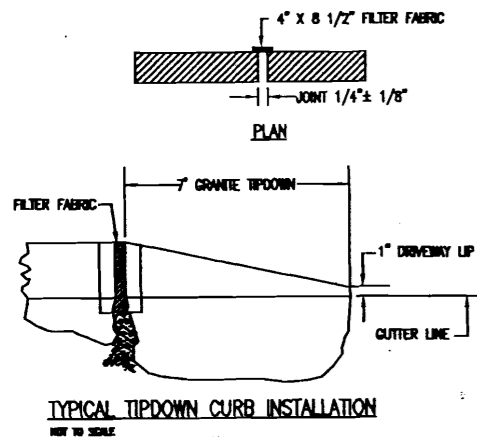
DRAWN BY: RTG / PJM
 CHECKED BY: PJM
 SCALE: 1"=40'
 DATE OF SURVEY: 07/24/2006
 JOB NUMBER: 2006071
 REV 2 DATE: 10/10/2006
 SHEET: 1 OF 3

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

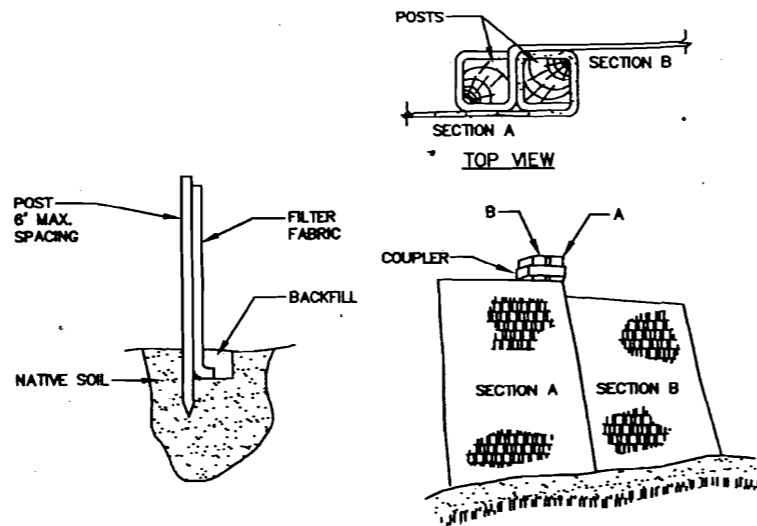
643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWER: 2005 NO: 071



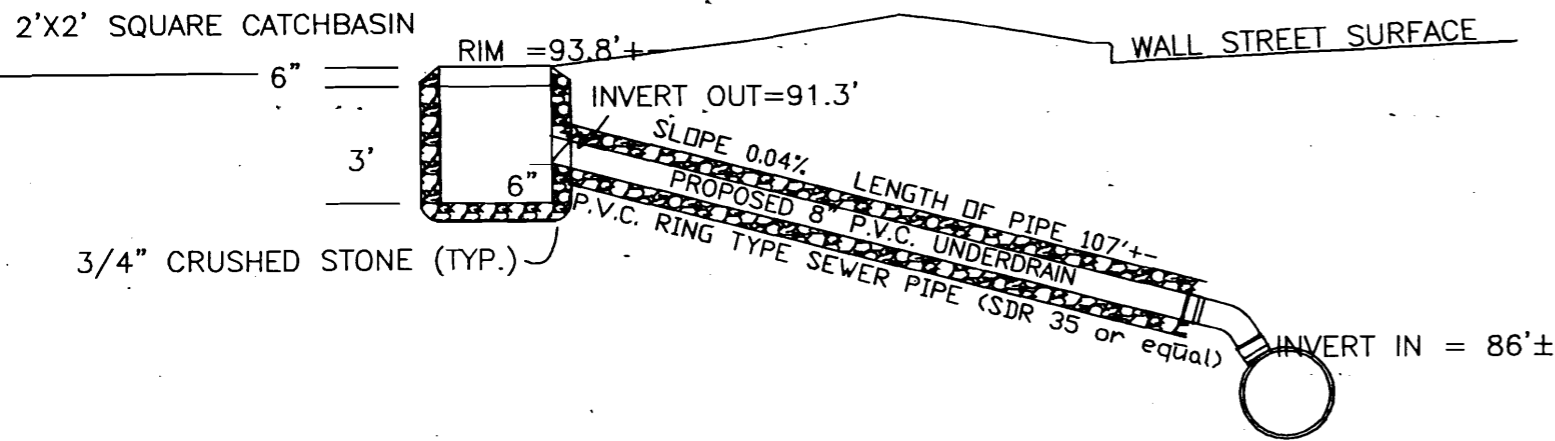


RESET EXISTING GRANITE CURB DETAIL
NOT TO SCALE



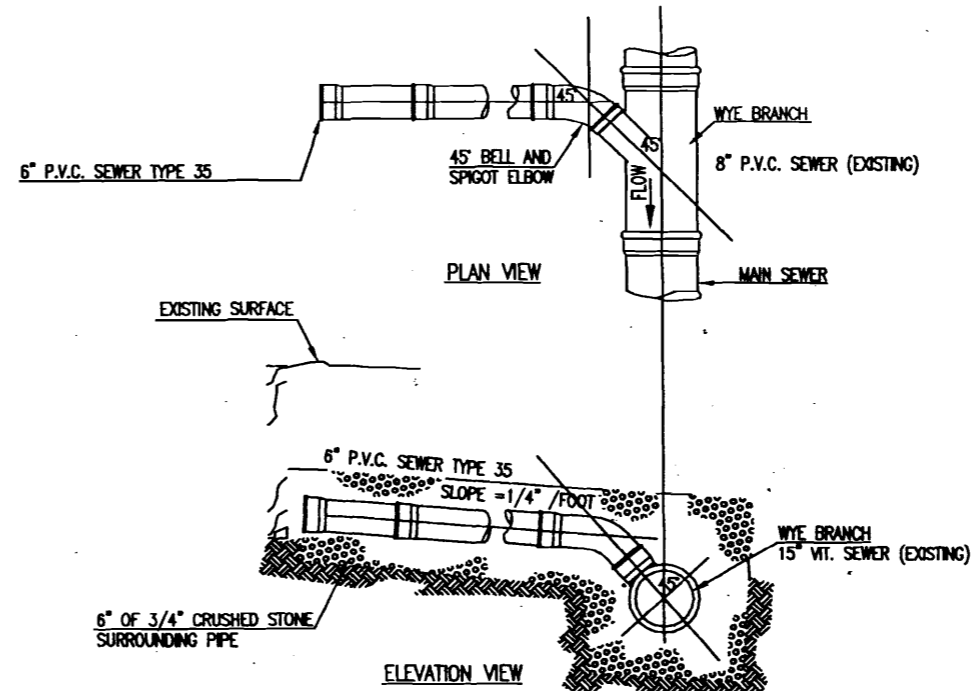
- INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

FILTER BARRIER
NOT TO SCALE

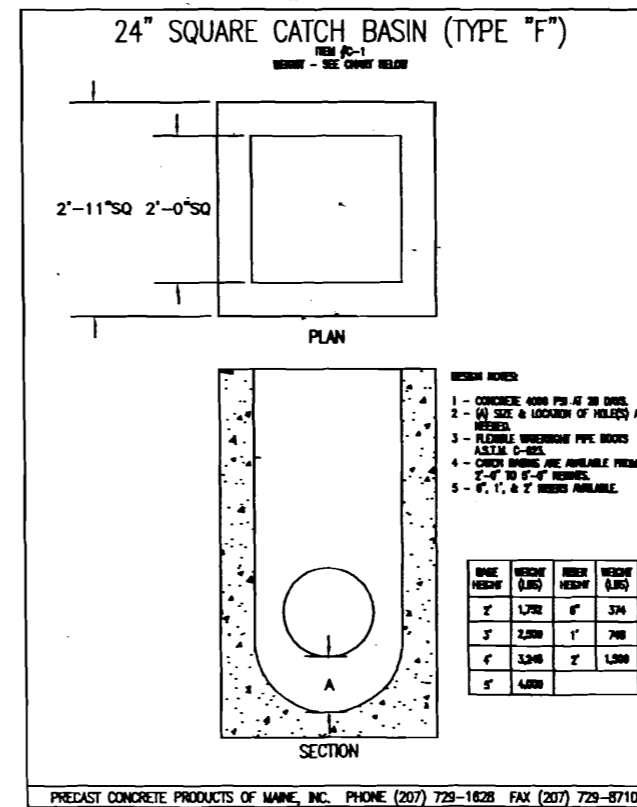


TYPICAL CATCH BASIN DRAIN CONNECTION DETAILS
NOT TO SCALE

NOTE
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS
NOT TO SCALE



- DESIGN NOTES:
- 1 - CONCRETE 4000 PSI AT 28 DAYS.
 - 2 - (A) SIZE & LOCATION OF HOLES AS SHOWN.
 - 3 - FLEXIBLE UNDERDRYIN PIPE BODIES ASTM C-924.
 - 4 - CURB BODIES ARE AVAILABLE FROM 2'-0" TO 6'-0" HEIGHTS.
 - 5 - 6", 1', & 2' HEIGHTS AVAILABLE.

PIPE HEIGHT (LBS)	PIPE WEIGHT (LBS)	PIPE HEIGHT (LBS)	PIPE WEIGHT (LBS)
2'	1,700	6'	374
3'	2,500	1'	700
4'	3,200	2'	1,500
5'	4,000		

PRECAST CONCRETE PRODUCTS OF MAINE, INC. PHONE (207) 729-1028 FAX (207) 729-8710

REVISION 2: 10/10/2006 - NO CHANGES THIS SHEET

REVISION 1: 08/28/2006 - REVISED PROPOSED BLDG LAYOUT

BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
PROPOSED UTILITIES DETAILS

FOR:
JODY MACDONALD

DRAWN BY: RTG / PJM

CHECKED BY: PJM

SCALE: 1" = 40'

DATE OF SURVEY: 07/24/2006

JOB NUMBER: 2006071

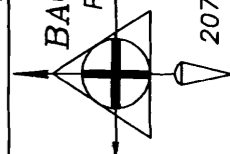
REV. 2 DATE: 10/10/2006

SHEET: 3 OF 3

PREPARED BY:
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DRAWER: 2005 NO: 071

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