

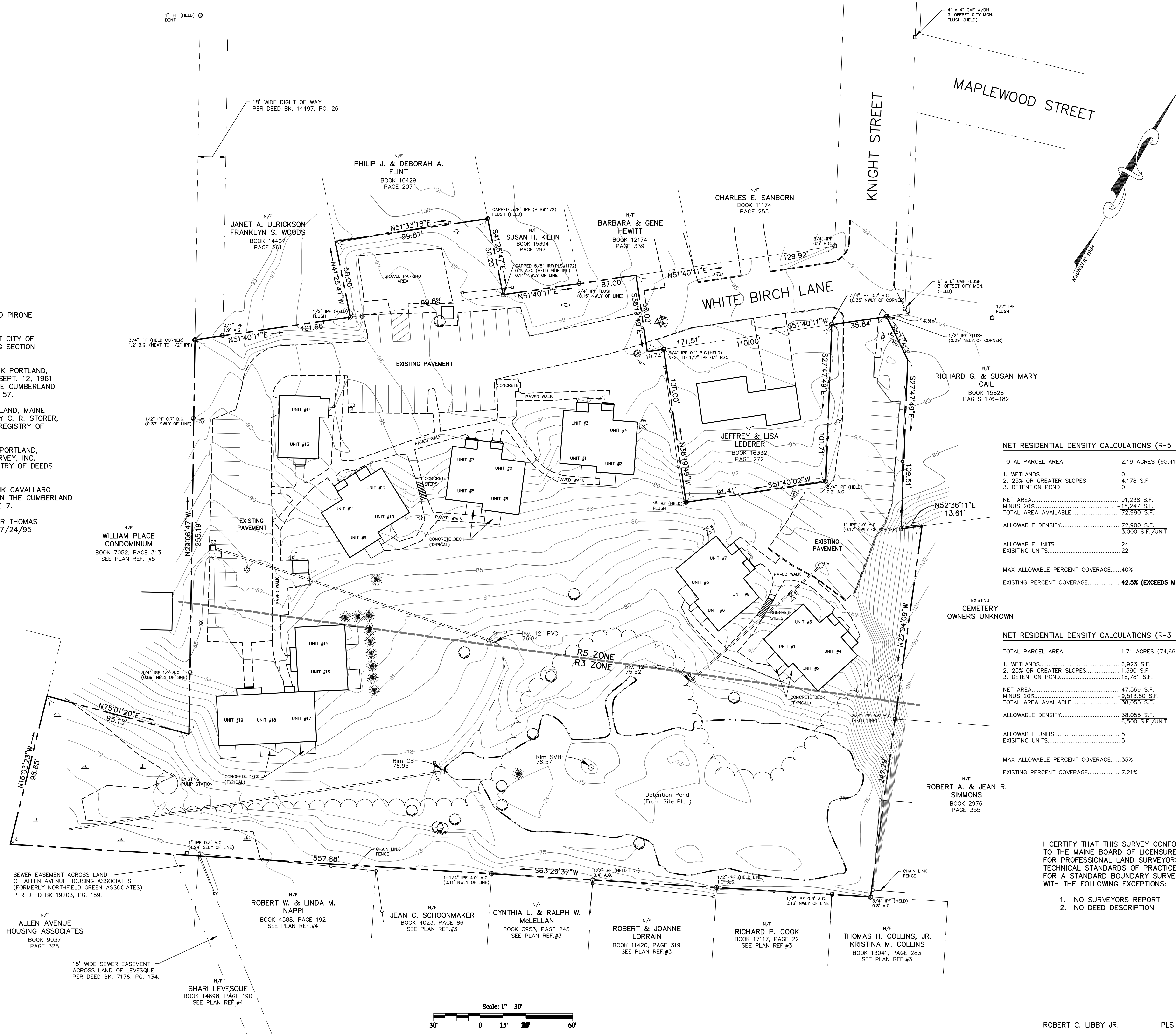
LOCATION MAP
SCALE: 1" = 2 MILES

PLAN REFERENCES:

1. PLAN OF PROPERTY IN PORTLAND, MAINE FOR DAVID PIRONE DATED APRIL 1984 BY SURVEY, INC.
2. PLAN SHOWING NEW MONUMENTS ON KNIGHT STREET CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED APRIL 2002.
3. PLAN OF PROPERTY SECTION "B" MEADOW VIEW PARK PORTLAND, MAINE MADE FOR THE MINAT CORPORATION DATED SEPT. 12, 1961 BY CARL E. EMERY ENGINEER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 60, PAGE 57.
4. MEADOW VIEW PARK SECTION "D" MONA ROAD PORTLAND, MAINE FOR THE MINAT CORPORATION DATED 7/07/1977 BY C. R. STORER, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 117, PAGE 9.
5. CONDOMINIUM PLAN WILLIAM PLACE ALLEN AVENUE PORTLAND, MAINE FOR JEN COMPANY DATED JAN. 1986 BY SURVEY, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 153, PAGE 7.
6. PLAN OF PROPERTY IN PORTLAND, MAINE FOR FRANK CAVALLARO DATED JULY 1979 BY A. W. HUME AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 124, PAGE 7.
7. PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR THOMAS F. BLACK ALLEN AVENUE PORTLAND, MAINE DATED 7/24/95 BY DANIEL J. DALFONSO PLS #1172.

NOTE:

1. WETLAND MAPPING: MARK HAMPTON ASSOCIATES PORTLAND, MAINE



NET RESIDENTIAL DENSITY CALCULATIONS (R-5 ZONE)

TOTAL PARCEL AREA	2.19 ACRES (95,416 S.F.)
1. WETLANDS	0
2. 25% OR GREATER SLOPES	4,178 S.F.
3. DETENTION POND	0
NET AREA	91,238 S.F.
MINUS 20%	-18,247 S.F.
TOTAL AREA AVAILABLE	72,990 S.F.
ALLOWABLE DENSITY	72,900 S.F./UNIT
EXISTING UNITS	22
MAX ALLOWABLE PERCENT COVERAGE	40%
EXISTING PERCENT COVERAGE	42.5% (EXCEEDS MAX, ALLOWABLE)

NET RESIDENTIAL DENSITY CALCULATIONS (R-3 ZONE)

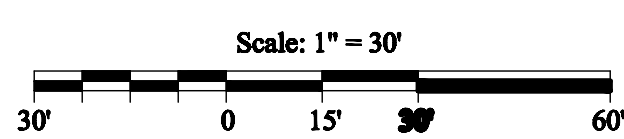
TOTAL PARCEL AREA	1.71 ACRES (74,663 S.F.)
1. WETLANDS	6,923 S.F.
2. 25% OR GREATER SLOPES	1,390 S.F.
3. DETENTION POND	18,781 S.F.
NET AREA	47,569 S.F.
MINUS 20%	-9,513.80 S.F.
TOTAL AREA AVAILABLE	38,055 S.F.
ALLOWABLE DENSITY	38,055 S.F./UNIT
EXISTING UNITS	5
MAX ALLOWABLE PERCENT COVERAGE	35%
EXISTING PERCENT COVERAGE	7.21%

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT
2. NO DEED DESCRIPTION

LEGEND

SYMBOL	DESCRIPTION
□ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
○ U	UTILITY POLE
□ E	ELECTRIC TRANSFORMER
○	DECIDUOUS TREE
●	CONIFEROUS TREE
□	STOCKADE FENCE
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE PAVEMENT
☆	LIGHT POST
○	SEWER MANHOLE
○	WATER VALVE
□ CB	CATCH BASIN
AB	ABOVE GROUND
N/F	NOW OR FORMERLY
▨	MAPPED WETLAND (MAY 2008)
▨	SLOPES GREATER THAN 25%



NO.	DATE	REVISION DESCRIPTION
1	5/23/08	Mapped Wetlands

BH2M
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FOR
Birch Lane L.L.C.
198 Saco Avenue
Old Orchard Beach, Maine 04064

EXISTING CONDITIONS PLAN
LAND OF
BIRCHLANE L.L.C.
WHITE BIRCH LANE
PORTLAND, MAINE 04103

DESIGNED R. Libby, Jr.	DATE May 2008
DRAWN R. Libby, Jr.	SCALE 1" = 30'
CHECKED W. Thompson	JOB. NO. 03134

SHEET
1

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