

LEGEND

EXISTING	EXISTING
PROPERTY LINE	CHAIN LINK FENCE
EASEMENT LINE	WOOD FENCE
IRON PIPE/ROD FOUND	GUARD RAIL
GRANITE MONUMENT	CAPPED REBAR
UTILITY POLE	UTILITY POLE
MANHOLE	WATER
VALVE	UNDERGROUND ELECTRIC TELEPHONE + CABLE
CATCH BASIN	SANITARY SEWER
FIRE HYDRANT	STORM DRAIN
DECIDUOUS TREE/SHRUB	GAS
EVERGREEN TREE/SHRUB	UNDERDRAN
TREE LINE	OVERHEAD UTILITY WIRE
LIGHT FIXTURE	

TEST BORING LOG

B-201
 2.5' BROWN GRAVELLY SAND W/ BLACK COAL ASH (FILL)
 3.0' BROWN HOTTLED FINE SANDY SILT (CHEMUM TO STIFF)
 8.2' BROWN SILTY SAND (CHEMUM TO STIFF)
 13.5' BROWN SILTY CLAY W/ FINE SAND STAINS (CHEMUM)
 17.0' GRAY SILTY CLAY W/ FINE SAND STAINS (CHEMUM)

B-202
 2.5' BROWN GRAVELLY SAND W/ ORGANIC (FILL)
 3.0' BROWN GRAVELLY SAND W/ ORGANIC (FILL)
 4.5' BROWN GRAVELLY MEDIUM TO COARSE SAND TRACE SILT (FILL)
 9.0' BROWN SILTY SAND W/ ORG. STAINING (CLOSED)
 12.0' BROWN SILTY SAND W/ ORG. STAINING (CLOSED)
 15.0' BROWN SILTY SAND W/ ORG. STAINING (CLOSED)
 17.0' GRAY SILTY CLAY W/ ORG. STAINING (CHEMUM)

B-203
 3.0' BROWN GRAVELLY MEDIUM TO COARSE SAND SOFT SILT W/ WOOD DEBRIS (FILL)
 4.5' BROWN FINE TO MEDIUM SAND SOFT SILT TRACE GRAVEL (FILL)
 10.0' LIGHT BROWN SILTY FINE SAND (CLOSED)
 11.5' BROWN SILTY CLAY W/ FINE SAND STAINS (CHEMUM)
 14.5' BROWN SILTY FINE SAND (CHEMUM DENSE)
 17.0' GRAY SILTY CLAY (CHEMUM)

B-204
 3.0' BROWN GRAVELLY FINE TO COARSE SAND (FILL)
 3.0' BLACK SILTY FINE TO MEDIUM SAND W/ BRICK FRAGMENTS (FILL)
 4.5' GRAY HOTTLED SILTY SANDY CLAY (FILL)
 11.0' BROWN GRAY SILTY SAND (CHEMUM DENSE)
 12.0' BROWN SILTY SAND (CHEMUM DENSE)
 15.0' BROWN SILTY SAND (CHEMUM DENSE)
 17.0' GRAY SILTY CLAY (CHEMUM)

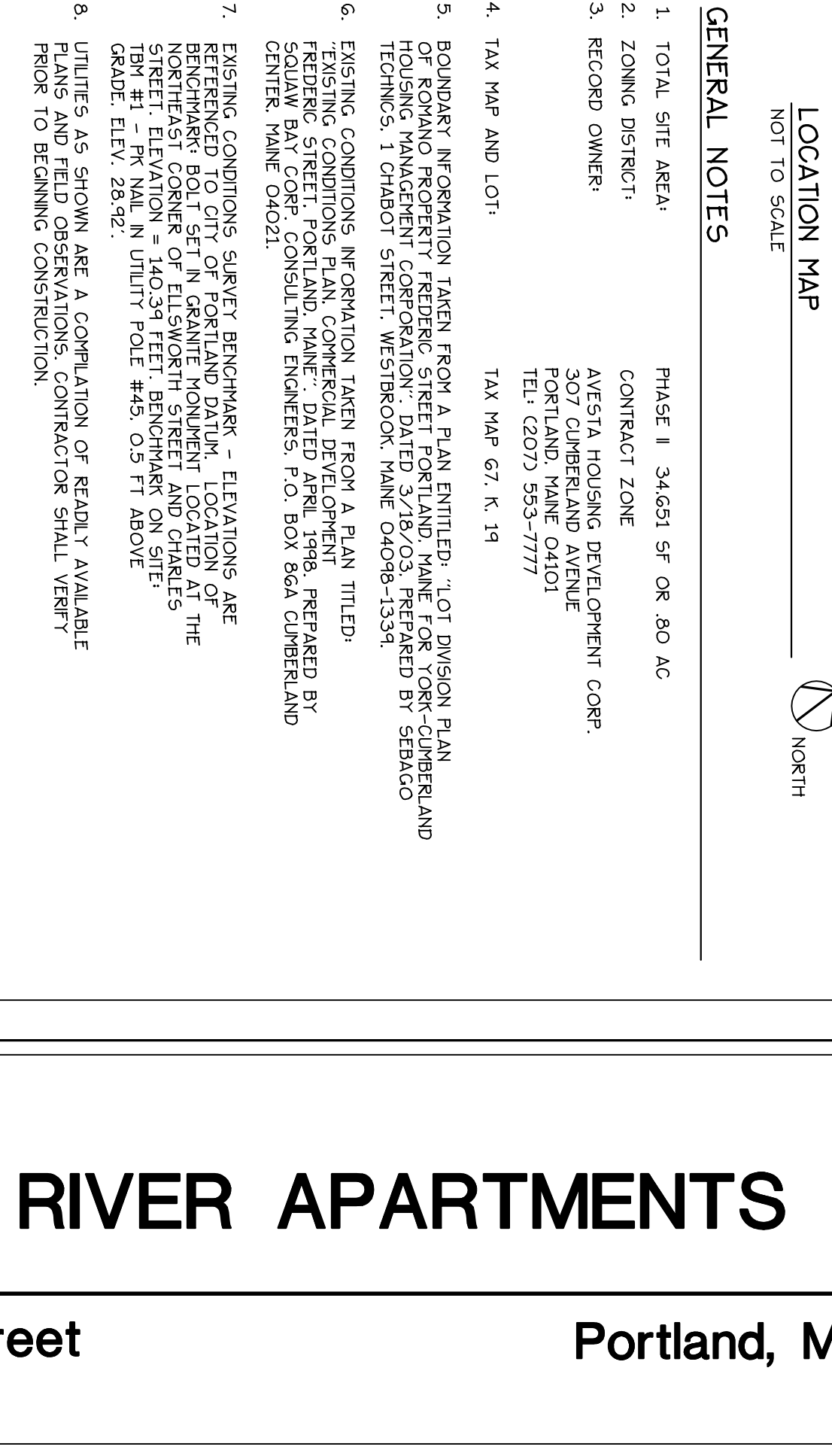
B-205
 2.0' DARK BROWN SAND SOFT GRAVEL, SILT + ORGANIC (FILL)
 3.0' BROWN SILTY SAND SOFT GRAVEL, SILT + ORGANIC (FILL)
 4.5' DARK BROWN SILTY SAND W/ BRICK FRAGMENTS (FILL)
 11.0' BROWN GRAY SILTY SAND (CHEMUM DENSE)
 12.0' BROWN SILTY SAND (CHEMUM DENSE)
 15.0' BROWN SILTY SAND (CHEMUM DENSE)
 17.0' GRAY SILTY CLAY (CHEMUM)

GENERAL NOTES

- TOTAL SITE AREA: PHASE I 34,651 SF OR .80 AC
- ZONING DISTRICT: AVE51A HOUSING DEVELOPMENT CORP.
- RECORD OWNER: PORTLAND, MAINE 04101 TEL: (207) 553-7777
- TAX MAP AND LOT: TAX MAP 67 K 14
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "LOT DIVISION PLAN OF FORE RIVER APARTMENTS" DATED 3/18/03 PREPARED BY SERBAGO HOUSING MANAGEMENT CORPORATION. DATED 3/18/03 PREPARED BY SERBAGO TECHNICS, 1 CHADOT STREET, WESTBROOK, MAINE 04098-1394
- EXISTING CONDITIONS PLAN, COMERCIAL DEVELOPMENT, PREPARED BY SERBAGO HOUSING MANAGEMENT CORPORATION, DATED 1/28/03, PREPARED BY CENTER STREET CONSULTING ENGINEERS, 150 504 CUMBERLAND STREET, PORTLAND, MAINE 04101
- EXISTING CONDITIONS SURVEY BENCHMARK - ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATA. LOCATION OF BENCHMARK BOLT SET IN CORNER MONUMENT LOCATED AT THE CORNER OF FORE RIVER APARTMENTS AND STREETS 1ST ST - F.F. NAIL IN UTILITY POLE #45, 0.5 FT ABOVE GRADE, ELEV. 28.92'
- UTILITIES AS SHOWN ARE A COMPILATION OF READILY AVAILABLE PLANS AND FIELD OBSERVATIONS. CONTRACTOR SHALL VERIFY FROM TO BEGINNING CONSTRUCTION.

SURVEY NOTES (PREPARED BY SERBAGO TECHNICS)

- THE RECORD OWNER OF THE PARCEL IS RALPH ROMANO, III BY DEED DATED JANUARY 1, 1990 AND RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 4066 PAGE 506.
- THE PROPERTY IS SHOWN AS LOT A/1-B ON TAX MAP 67 AND ARE LOCATED IN THE 60 AND L 2060'S.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY CONDUCTED BY RALPH ROMANO, III, DATED OCTOBER 1985, AND FIELD LOCATION OF MONUMENTATION BY SERBAGO TECHNICS, INC.
- PLAN REFERENCES:
 - STANDARD BOUNDARY SURVEY, FREDERIC ST, PORTLAND, ME, DATED 1985, PREPARED BY RALPH ROMANO, III, PORTLAND, ME.
 - PLAN OF LAND FOR RALPH ROMANO, JR, ROMANO REALTY, INC., DATED 1985, PREPARED BY RALPH ROMANO, JR, PORTLAND, ME.
 - STATE HIGHWAY 298, PORTLAND CUMBERLAND AND COUNTY FEDERAL AD PROJECT NO. 1-298-3(24), DATED MAY 1967, S.H.C. FILE NO. 3-185, SHEET 34 OF 73.
 - MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, FEDERAL AD PROJECT NO. 1-298-3(24), DATED SEPTEMBER 2002, S.H.C. FILE NO. 3-483, SHEET 1 OF 14.
- REFERENCE IS MADE TO EASEMENT GRANTED TO CENTRAL TELEGRAPH DATED APRIL 16, 1975 AND RECORDED IN BOOK 4171 PAGE 167.
- REFERENCE IS MADE TO RESTRICIONS SET FORTH IN A DEED FROM JAMES OTTE COREY TO RALPH ROMANO, JR, DATED DECEMBER 16, 1944 AND RECORDED IN BOOK 1985, PAGE 85.
- REFERENCE IS MADE TO RESTRICIONS SET FORTH IN A DEED FROM RALPH K. WEBER TO RALPH ROMANO, JR, DATED OCTOBER 16, 1944 AND RECORDED IN BOOK 1977, PAGE 184.



PREPARED FOR:
 Applicant:
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 Tel: (207) 553-7777

Prepared By:
MITCHELL & ASSOCIATES
 100 State Street
 70 Center Street
 Portland, Maine 04101
 Tel: (207) 774-4277

Title:
 EXISTING
 CONDITIONS PLAN

Date:
 FEBRUARY 21, 2005

Revisions:

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FORE RIVER APARTMENTS

63 Frederic Street
Portland, Maine