BEDFORD STREET
(60 FEET WIDE)

BENCHMARK
FLANGE BOLT ON
HYDRANT
ELEVATION: 59.09'

N 56°14'23" E 609.00'
TO CITY OF PORTLAND MONUMENT W/BRASS PLUG IN
MANHOLE, 18" BELOW GRADE AT FORMER WINDSOR STREET

EXISTING
1/2" IRON PIPE,
4" BELOW GRADE,
LEANING,
0.30' OFF LINE

CONCRETE
SIDEWALK

N 56°14'23" E
66.00'

N 56°14'23" E
66.00'

3.00' OFFSET LINE
CITY OF PORTLAND

CONCRETE
WALKWAY

TO INTERSECTION WITH DEERING AVENUE (CALCULATED) S 56°14'23" W 100.39'

HELD

PAVED
DRIVEWAY

PAVED
WALKWAY

WOODEN
WALL

PARKING
LOT

FFE: 60.76'

FFE: 60.96'

N/F
UNIVERSITY OF MAINE
7813/55
TAX MAP 115-B-20

N/F
UNIVERSITY OF MAINE
120 BEDFORD STREET
3033/673
TAX MAP 115-B-3

N/F
UNIVERSITY OF MAINE
3884/324
TAX MAP 115-B-4

N/F
UNIVERSITY OF MAINE
118 BEDFORD STREET
3884/324
TAX MAP 115-B-3

CONCRETE
RETAINING
WALL

STOCKADE
FENCE

EXISTING
1/2" IRON PIPE,
4" ABOVE GRADE,
CRIMPED TOP

58.05'
S 56°14'25" W

66.00'
S 56°14'23" W

EXISTING
1/2" IRON PIPE,
15" ABOVE GRADE,

EXISTING
1" IRON PIPE,
FLUSH

EXISTING
1/2" IRON PIPE,
4" ABOVE GRADE,
CRIMPED TOP

LOT NUMBER
PLAN REFERENCE 6A

N/F
DARREN O. COOPER
&
SHERI A. GELLER
15958/310
TAX MAP 115-B-18

N/F
PETER M. WEED
&
JENNIFER HUTCHINS
31942/244
TAX MAP 115-B-17

N/F
JOHN C. STEVENS, III
&
MELANIE H. STEVENS
29072/305
TAX MAP 115-B-16

LOCATION MAP
N.T.S.

BRIGHTON AVE.
FESSENDEN ST.
FALMOUTH STREET
BEDFORD STREET
SURREDEN ST.
SITE
FALMOUTH STREET
DEERING AVENUE
CHAMBERLAIN AVE.
WASHBURN AVE.
EXETER STREET
DEANE STREET
GRANITE
PAYSON STREET
ROUTE 295

CHARLES D. MARCHESE, PLS 2009

STATE OF MAINE
CHARLES D. MARCHESE
No. 2009
PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
CDM/JRE	SPP

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCELS IS THE UNIVERSITY OF MAINE BY DEEDS DATED MARCH 28, 1968 AND JULY 20, 1976 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3033, PAGE 673 AND BOOK 3884, PAGE 324, RESPECTIVELY.

2. THE PROPERTIES ARE SHOWN AS LOTS B2 AND B3 ON THE CITY OF PORTLAND TAX MAP 115 AND ARE LOCATED IN THE R5 RESIDENTIAL ZONING DISTRICT.

3. SPACE AND BULK CRITERIA FOR THE R5 RESIDENTIAL ZONING DISTRICT ARE AS FOLLOWS:

   MINIMUM LOT SIZE: 6,000 S.F.
   MINIMUM STREET FRONTAGE: 50 FEET
   MINIMUM FRONT YARD: 20 FEET
   MINIMUM SIDE YARD: NOT LESS THAN 8 FEET
   MINIMUM REAR YARD: 20 FEET
   MAXIMUM BUILDING HEIGHT: 35 FEET
   MAXIMUM LOT COVERAGE: 40%

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF 118 BEDFORD STREET IS APPROXIMATELY 5,582 SQUARE FEET, TOTAL AREA OF 120 BEDFORD STREET IS APPROXIMATELY 5,940 SQUARE FEET.

5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER 2016.

6. PLAN REFERENCES:

   A. "BEDFORD PARK PORTLAND-ME. OWNED BY THOMAS A. SANDERS" DATED OCTOBER 1919 AND SUPPLEMENTED FEBRUARY 6, 1925 BY E.C. JORDAN& CO. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 23.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0013 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING, NO SHADING.

10. STREET LINES AS DEPICTED HEREON WERE COMPILED UTILIZING CITY OF PORTLAND BLUE SHEETS FOR BEDFORD STREET, SURRENDEN STREET AND DEERING AVENUE DATED 1926, 1933 AND 1975 AS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT. REFERENCE IS MADE TO THE CITY OF PORTLAND STREET RECORDS DATED AUGUST 8, 1917 FOR BEDFORD STREET RELOCATION.

11. THERE ARE NO RECORD CALLS FOR MONUMENTATION ON THE CREATION OF THESE PARCELS NOR FOR ANY OF THE LOTS DEPICTED ON PLAN REFERENCE 6A HEREON. THE EXISTING MONUMENTS DO NOT REFLECT THE LAYOUT OF BEDFORD STREET AS NOTED IN NOTE 10 HEREON. THE RETRACEMENT OF THE LOTS DEPICTED HEREON IS BASED UPON THE RECORD LAYOUT OF BEDFORD STREET AND SUBSEQUENT SURVEYS PERFORMED BY THE CITY OF PORTLAND ESTABLISHING THE SIDELINE OF BEDFORD STREET.
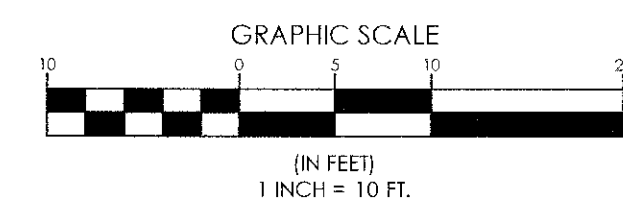
REV:	BY:	DATE:	STATUS:
A	CDM	10-12-16	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Lewiston, ME 04240
Tel. 207-783-5656

WWW.SEBAGOTECHNICS.COM

LEGEND

EXISTING

- ———————— PROPERTY LINE/R.O.W.
- — — — — ABUTTER LINE/R.O.W.
- – – – – DEED LINE/R.O.W.
- ———— SETBACK
- ⊙ IRON PIPE/ROD

BENCHMARK
DESCRIPTION
WITH ELEVATION   BENCHMARK

- ///// BUILDING
- DECK/STEPS/OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- CURB LINE
- —120— —118— CONTOURS
- 120.00 SPOT GRADE
- □ STOCKADE FENCE
- RETAINING WALL
- ○ DECIDUOUS TREE
- SIGN
- —G— GAS
- —W— WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- Ⓢ SANITARY MANHOLE
- ⊠ ELECTRICAL METER
- — — — MULCH LINE
- ● 5/8" REBAR W/CAP TO BE SET

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009   OCTOBER 12, 2016

EXISTING CONDITIONS PLAN
OF LAND OWNED BY:
UNIVERSITY OF MAINE PROPERTIES
118-120 BEDFORD STREET
PORTLAND, MAINE 04101
FOR:
PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
16397	1" = 10'

SHEET 1 OF 1

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT.

16397EC.dwg, TAB:16397EC