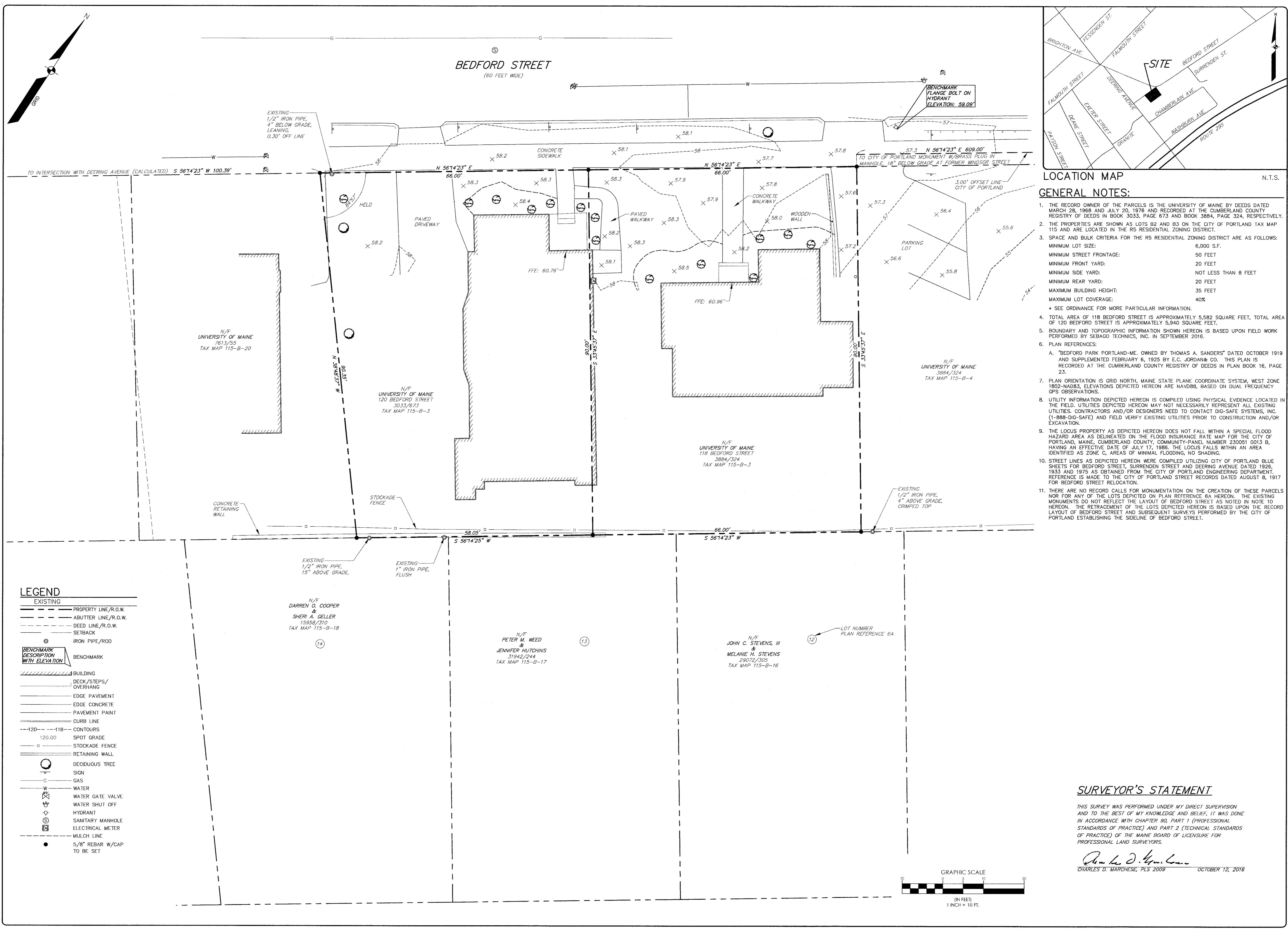


DESIGNED	CHECKED
CDM/JRE	SPP
ISSUED TO CLIENT FOR REVIEW	
REV: BY: DATE: STATUS:	CDM 10-12-16

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, 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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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



LOCATION MAP

- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCELS IS THE UNIVERSITY OF MAINE BY DEEDS DATED MARCH 28, 1968 AND JULY 20, 1978 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3033, PAGE 673 AND BOOK 3884, PAGE 324, RESPECTIVELY.
 - 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.
 - 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.
 - TOTAL AREA OF 118 BEDFORD STREET IS APPROXIMATELY 5,582 SQUARE FEET, TOTAL AREA OF 120 BEDFORD STREET IS APPROXIMATELY 5,940 SQUARE FEET.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER 2016.
 - 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.
 - PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
 - 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.
 - 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.
 - 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.
 - 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.

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
CHARLES D. MARCHESE, PLS 2009 OCTOBER 12, 2016