



PROPOSED IMPROVEMENTS

---	BUILDING
---	EDGE PAVEMENT
---	CURBING
---	ZONE BOUNDARY

EXISTING CONDITIONS

---	SITE BOUNDARY
---	ABUTTER BOUNDARY
---	SETBACK
---	MONUMENT
---	IRON PIPE/ROD
---	DRILLHOLE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	EDGE PAVEMENT
---	CURBLINE
---	BUILDING
---	SIGN
---	WATER VALVE
---	GAS VALVE
---	UTILITY POLE
---	GUY WIRE
---	HYDRANT
---	CATCH BASIN
---	SEWER MANHOLE
---	CONTOURS
---	GAS
---	WATER
---	SEWER
---	OVERHEAD
---	ELEC. & TEL.
---	DECIDUOUS TREE

GENERAL NOTES:

- RECORD OWNERS - DENNIS & KAREN J. SMITH BY DEED DATED NOVEMBER 05, 2010 AND RECORDED IN THE CUMBERLAND COUNTY RECORDS OF DEEDS IN BOOK 32715, PAGE 27X.
- THE PROPERTY IS SIGNED BY THE CITY OF PORTLAND AND MAINE TAX MAP (INE) AS BEING LOT 135-009 AND IS LOCATED IN THE NEIGHBORHOOD BUSINESS ZONE (B1-B).
- APPLICANT - 502 DEERING CENTER, LLC
- PLAN REFERENCES:
 - STANDARD BOUNDARY SURVEY OF LINCOLN MIDDLE SCHOOL PROPERTY, STEVENS AVENUE, PORTLAND, MAINE, BY WILLIAM G. SCOTT OF DIVISION, DATED FEBRUARY 1993, AND RECORDED IN PLAN BOOK 937, PAGE 5.
 - PLAN OF HIGH SCHOOL LOT BRIGHT OF GEO. WARD STEVENS, DATED SEPTEMBER 3, 1897, AND RECORDED IN THE (COB) IN PLAN BOOK 9, PAGE 7. DEED REFERENCE IS BOOK 657, PAGE 17.
 - LELAND ST AND VICINITY, BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 15, 1978, AND RECORDED IN THE (COB) IN PLAN BOOK 396, PAGE 3.
 - BEARINGS AND COORDINATES ARE BASED ON GRID NORTH MAP 1983 MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- VERTICAL DATA IS FROM 1989 AND WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT ON TWO CONTROL POINTS. THE DATA WAS PROCESSED BY USING THE DPUS PROGRAM ON THE MASS WEBSITE. SITE BENCHMARK ELEVATION CORRELATED WITH CITY OF PORTLAND MONUMENT AT INTERSECTION OF HARTLEY STREET & STEVENS AVENUE.
- CATCH BASIN & MANHOLE INSETS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT AND NEED CONSTRUCTION PRIOR TO ANY NEW CONNECTIONS DURING CONSTRUCTION. SEE EXISTING CONDITIONS SURVEY FOR R/W AND INVERT ELEVATIONS.
- THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF PROFESSIONAL SURVEYORS REGULATION 100.003 OR PRACTICE FIELD WORK WAS COMPLETED USING ROBOTIC INSTRUMENTATION OFF A BASELINE AND SPUR STATIONS, POINTS LOCATED WITHIN A POSITIONAL TOLERANCE OF 0.05 FEET, MORE OR LESS.
- THIS PLAN IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION WHICH MAY NOTE OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENCUMBERING OR BENEFITING THE SITE.
- NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE UNDERGROUND UTILITY RECORD ALL UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON VISIBLE ABOVE GROUND STRUCTURES.
- PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEPICTED ON FEMA FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230051 007 C, MAP REVISED DECEMBER 8, 1998.

LEGEND

---	SITE BOUNDARY
---	ABUTTER BOUNDARY
---	SETBACK
---	MONUMENT
---	IRON PIPE/ROD
---	DRILLHOLE
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PRELIMINARY SUBDIVISION PLAN OF: 510 STEVENS AVENUE PORTLAND, MAINE FOR APPLICANT: 502 DEERING CENTER LLC RECORD OWNER: DENNIS LACHMAN 55 HAMBLET AVE., PORTLAND, MAINE 04104	DONALD E. DOSTIE PLS #2147	NAME: . LIC. # .				
	SHEET C 30		REV: A DATE: 12/22/16 STATUS: SUBMITTED FOR REVIEW		PROJ. NO: 16014 DWG NAME: 16014 SB SCALE: 1"=10' PLAN BY: DED & SMM	