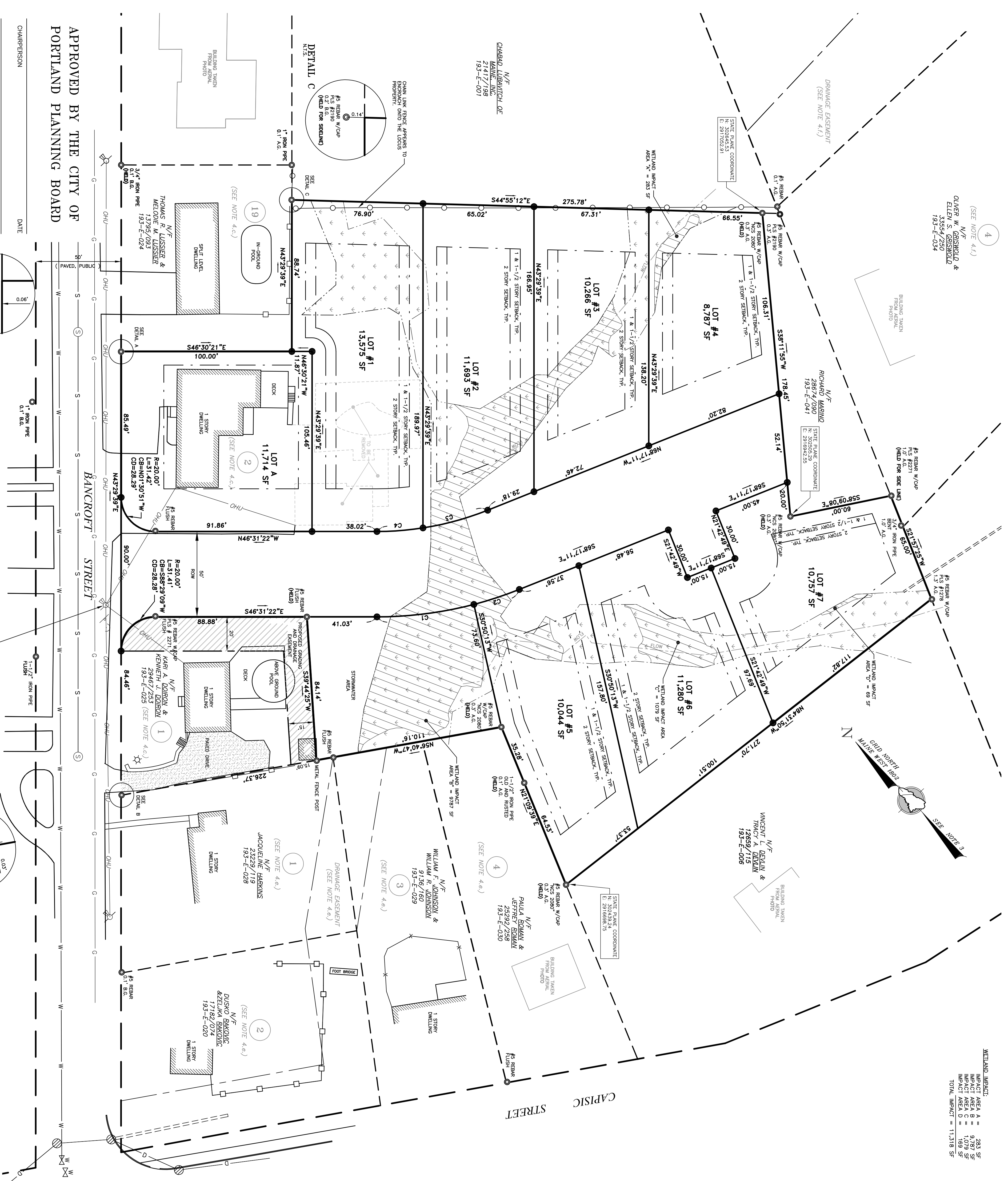


SUBDIVISION NOTES

- S-1. DEVELOPER: CHARRERON, INC.
- S-2. SURVEYING / ENGINEERING: 381 PANE ROAD, SCARBOROUGH, MAINE 04074
- S-3. WETLAND DELINEATION: 6 SECOND STREET, BRYTON, MAINE 04993
- S-4. THE SUBJECT PARCEL IS LOCATED IN R-3 ZONE. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT FRONTAGE = 50'
FRONT SETBACK = 25'
MINIMUM LOT DEPTH = 50'
SIDE SETBACK = 8' MINIMUM
1 & 1-1/2 STORY = 8'
3 STORY = 16'
- S-5. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR ITEM DESCRIPTION.

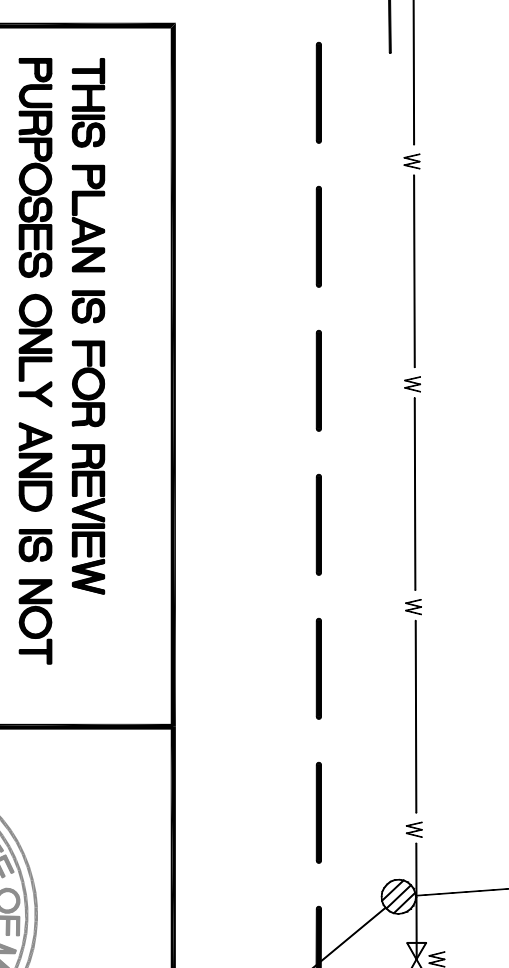
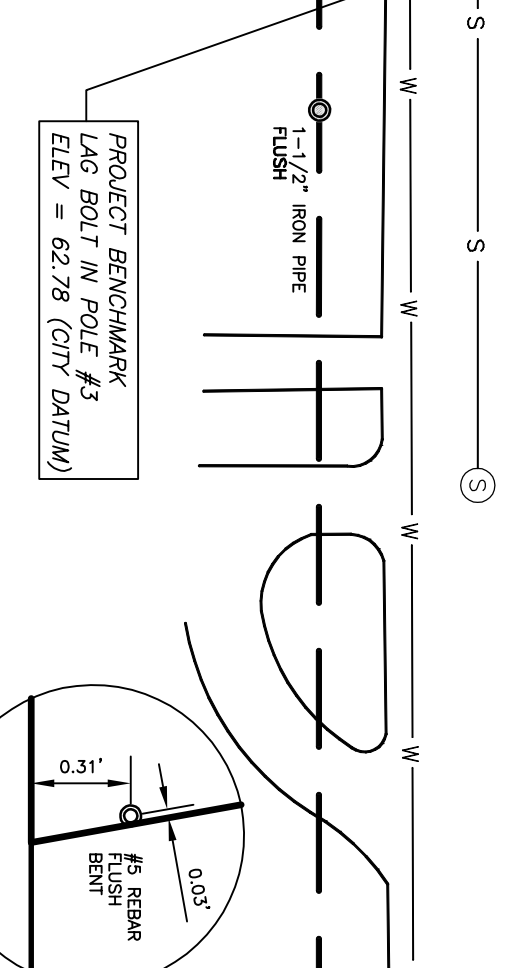


APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

CHARRERON
DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	21.00'	232.00'	21.00'	S64°43'21"W
C2	38.30'	175.00'	38.30'	S61°50'20"W
C3	27.00'	175.00'	27.00'	N65°57'25"W



THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

STATE OF MAINE
LAND SURVEYORS
5/14/2016

- LEGEND**
- #5 REBAR WITH PLASTIC CAP (PROPOSED)
 - SET GRANITE MONUMENT WITH PLASTIC CAP (PROPOSED)
 - () PROPOSED MONUMENTATION SHOWN ON THIS SURVEY PLAN MAY OR MAY NOT BE IN PLACE. SEE MET AND IF SO THIS BE DONE UPON CLEARING AND CONSTRUCTION.
 - FOUND IRON PIPE (SIZE & TYPE AS NOTED)
 - GUY WIRE ANCHOR
 - TREE LINE (APPROXIMATE)
 - BOUNDARY LINE
 - EDGE OF PAVEMENT
 - RIGHT-OF-WAY LINE
 - ABUTTER LINE
 - BUILDING SETBACK
 - OVERHEAD UTILITY
 - NOW OR FORMERLY OWNED BY
 - DEED BOOK AND PAGE (CDD)
 - TAX MAP - LOT
 - PARENTHESES DENOTE RECORD DATA

BOUNDARY NOTES

1. RECORD OWNERS OF THE PARCELS SURVEYED ARE DESCRIBED IN THE FOLLOWING DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS:
 - a. FROM EDWARD C. BROOKS & ROSE MARIE BROOKS TO KARI A. DORRON & KENNETH J. DORRON, DATED MARCH 30, 2012 AND RECORDED IN DEED BOOK 294617, PAGE 285 (PARCEL 193-E-039).
 - b. FROM DAN E. HERRICK TO PAUL WAGNER, DATED MARCH 23, 2010 AND RECORDED IN DEED BOOK 27668, PAGE 230 (PARCEL 193-E-026 & 040).
 - c. FROM THE ESTATE OF STUART HERRICK, JR. TO OSKALA WAGNER, DATED AUGUST 23, 2010 AND RECORDED IN DEED BOOK 28022, PAGE 298 (PARCEL 193-E-019).
2. THE PARCELS SURVEYED ARE IDENTIFIED ON THE CITY/TOWN OF PORTLAND TAX ASSESSORS MAP 193, BLOCK E, PARCELS 19, 26, 39 & 40.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE STATE COORDINATE SYSTEM, WEST ZONE, 1801, GRID NORTH.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "PLAN OF PROPERTY, 130 BANCROFT STREET, PORTLAND, MAINE", BY TITCOMB ASSOCIATES, DATED 8/30/2008, RECORDED IN PLAN BOOK 210, PAGE 228.
 - b. "PLAN OF PROPERTY, 130 BANCROFT STREET, PORTLAND, MAINE", BY TITCOMB ASSOCIATES, DATED 8/13/2008, RECORDED IN PLAN BOOK 206, PAGE 370.
 - c. "PLAN OF EMERSON WOODS, PORTLAND, MAINE", BY ROBERT P. TITCOMB, DATED 4/20/1972, RECORDED IN PLAN BOOK 94, PAGE 13.
 - d. "PLAN OF EMERSON WOODS, PORTLAND, MAINE", BY ROBERT P. TITCOMB, DATED 12/20/1972, RECORDED IN PLAN BOOK 93, PAGE 42.
 - e. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CHARLOTTE L.F. CHENET", BY H.J. & E.C. JOHNSON, DATED 10/05/1979, RECORDED IN PLAN BOOK 125, PAGE 8.
 - f. "FIRST AMENDED SUBDIVISION PLAN OF REDLON PARK SUBDIVISION", BY SEBRON TECHINCS, DATED 4/11/2016, RECORDED IN PLAN BOOK 216, PAGE 139.
 - g. "PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAN AND SUBDIVISION PLAN, REDLON PARK, REDLON ROAD, PORTLAND, MAINE", BY PINKHAM & GREEN, DATED 2/27/1997, RECORDED IN PLAN BOOK 191, PAGE 193.
 - h. "RIGHT-OF-WAY MAP, STATE HIGHWAY NO. 17, FEDERAL AID PROJECT NO. W-0814(2)", BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED 4/1985, D.O.I. FILE NO. S-364.
 - i. MULTIPLE STREET LINE RECORDS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS.
 - j. PLAN OF BRIGHTON, PORTLAND, MAINE MADE FOR GEORGE T. EDWARDS, BY COLFORD C. LEGGOW, DATED AUGUST, 1902, RECORDED IN PLAN BOOK 11, PAGE 103.
 - k. THE WIDTH OF BANCROFT STREET IS 50' BASED ON CITY OF PORTLAND STREET LINE RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SAID STREET LINE SHEETS AND MONUMENTATION TOWNS.
 - 5. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM CALCULATED BY KING (NOV 1988 DATUM) AND ADJUSTED 0.8' DIFFERENCE BETWEEN 1988 DATUM AND NOW 1929 IN PORTLAND) TO GET TO CITY DATUM. SEE PLAN FOR ITEM DESCRIPTION.
 - 7. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE (889)DC-SAFE ERROR TO ANY EXCAVATION WORK.
 - 8. WETLANDS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS, LLC, JANUARY, 2017 AND A FIELD DETERMINATION THAT NO STREAMS EXIST ON THE SITE.

SUBDIVISION PLAN

130 & 144 BANCROFT STREET, PORTLAND, MAINE

JOSHUA WAGNER (193-E-019)
PAUL WAGNER (193-E-026 & 040)
KARI DORRON & KENNETH J. DORRON (193-E-039)

Drawn by: JOSH WAGNER

Number	Size	Change

PROJECT: 41041
DRAWING NAME: 41041 Subdivision.dwg
ISSUED: MAY 1, 2018
SCALE: 1"=30' FB # 420
FIELD BY: JWP
FIELD DATE: 1/10/2017
CHECKED BY: TMH

SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions

INCORPORATED

381 PANE ROAD, SCARBOROUGH, MAINE 04074

207.883.1000
207.883.2277

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