

PLAN REFERENCES:

- OWNER OF RECORD: FOREFRONT PARTNERS I, LP, P.O. BOX 660, 55 LISBON STREET, LEWISTON, MAINE 04240, CCRD BOOK 30781, PAGE 282
- LOCUS IS SHOWN AS LOTS 5, 8 & 10 ON PORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202
- BEARINGS ARE FROM NORTH AS BASED ON BOUNDARY DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011. BEARINGS ARE GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, NAD83.
- THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET TITLED "THE FORE FRONT AT THOMPSON'S POINT" PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. AND ORIGINALLY APPROVED BY THE CITY OF PORTLAND PLANNING AUTHORITY DATED JUNE 19, 2013. LAST REVIEWED DECEMBER 17, 2013 AND MOST RECENTLY AMENDED SEPTEMBER 30, 2014. SEE PLAN SET FOR ALL PERTINENT EXISTING CONDITIONS, EXISTING AND PROPOSED ACTIVITIES, DRAINAGE SYSTEM AND PROPOSED IMPROVEMENTS.
- SEE THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS PREPARED BY VERRILL DANA FOR ALL PERTINENT INFORMATION RELATED TO LOT OWNERSHIP FOR THE SUBDIVISION LATEST REVISION DATED
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS AS SHOWN ON A PLAN TITLED ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT, DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011.
- VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011. GENERAL NOTE 27 (NGVD 29).

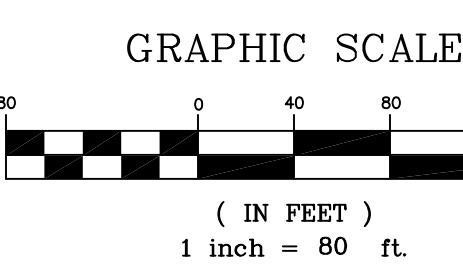
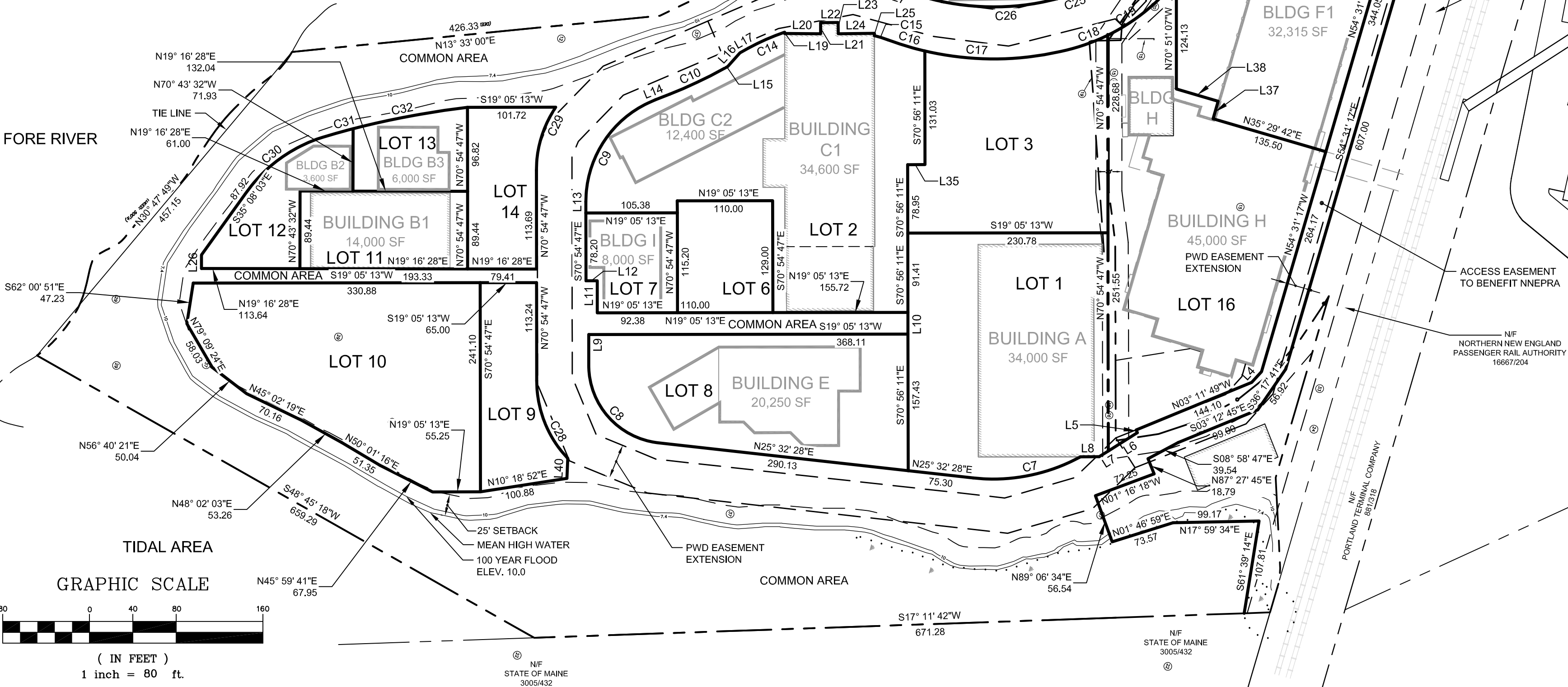
LOT ID	AREA (SF)	AREA (AC)
COMMON AREA	506,821	11.64
1	63,335	1.45
2	81,166	1.86
3	45,255	1.04
4	20,768	0.48
5	44,460	1.02
6	14,190	0.33
7	11,659	0.27
8	48,958	1.12
9	17,246	0.40
10	59,072	1.36
11	17,279	0.40
12	13,873	0.32
13	11,329	0.26
14	15,323	0.35
15	57,345	1.32
16	80,386	1.85
17	38,013	0.87
18	44,836	1.03
19	54,331	1.25
20	66,399	1.52
CITY OF PORTLAND	11,163	0.26
TOTAL	1,323,206	30.38

LINE TABLE			CURVE TABLE				
ID	LENGTH	DIRECTION	ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
L1	13.80	N70° 54' 47"W	C1	327.00	22.27	003° 54' 10"	22.27° / S20° 10' 15"W
L2	20.20	S83° 38' 10"E	C2	400.00	128.19	018° 21' 41"	127.64° / S15° 20' 18"W
L3	16.73	N28° 28' 13"W	C3	400.00	6.11	000° 52' 20"	6.11° / S05° 43' 13"W
L4	3.53	S87° 27' 45"W	C4	327.00	39.17	008° 51' 45"	39.14° / S09° 58' 55"W
L5	39.52	N13° 01' 55"W	C5	327.00	27.62	004° 52' 23"	27.61° / N15° 47' 59"E
L6	12.39	S13° 01' 55"E	C6	210.00	128.18	034° 58' 24"	128.20° / N08° 03' 16"E
L7	21.48	N19° 04' 02"E	C7	90.00	131.23	083° 32' 45"	119.91° / N87° 18' 51"E
L8	36.38	S70° 54' 47"E	C8	126.00	150.90	068° 37' 10"	142.04° / S36° 36' 12"E
L9	25.00	S70° 56' 11"E	C9	527.00	68.74	007° 28' 23"	68.69° / S06° 01' 49"E
L10	37.00	S70° 54' 47"E	C10	250.00	45.50	010° 25' 40"	45.44° / S04° 33' 10"E
L11	13.00	N19° 05' 13"E	C11	160.00	16.18	005° 57' 26"	16.17° / S38° 41' 59"W
L12	12.99	S70° 54' 47"E	C12	350.00	44.54	007° 17' 27"	44.51° / S35° 57' 03"W
L13	17.99	S02° 17' 37"E	C13	350.00	169.62	027° 48' 03"	167.97° / S18° 25' 18"W
L14	5.34	S09° 46' 00"E	C14	230.00	46.21	011° 30' 45"	46.14° / S01° 13' 06"E
L15	21.19	S29° 03' 22"E	C15	230.00	80.40	020° 01' 46"	79.99° / S16° 59' 21"E
L16	11.31	S09° 46' 00"E	C16	330.00	214.17	037° 11' 05"	210.43° / S08° 24' 41"E
L17	13.27	S16° 30' 59"E	C17	330.00	10.48	001° 32' 23"	10.48° / N08° 34' 57"E
L18	1.41	S70° 54' 26"E	C18	390.00	236.99	034° 49' 00"	233.38° / N09° 35' 44"W
L19	41.52	S19° 42' 12"W	C19	170.00	68.28	023° 00' 43"	67.82° / S15° 29' 52"E
L20	12.96	S70° 48' 01"E	C20	170.00	25.31	008° 31' 47"	25.29° / N00° 16' 23"E
L21	20.22	S19° 06' 01"W	C21	290.00	177.45	035° 03' 31"	174.69° / N22° 04' 02"E
L22	13.01	N71° 10' 49"W	C22	220.00	24.80	006° 27' 35"	24.79° / N36° 22' 00"E
L23	41.80	S18° 24' 16"W	C23	130.00	98.60	043° 27' 26"	98.29° / S87° 21' 30"W
L24	2.63	N70° 56' 11"W	C24	130.00	77.30	034° 04' 14"	76.17° / N53° 52' 40"W
L25	15.69	S70° 43' 32"E	C25	171.77	114.54	038° 12' 24"	112.43° / S16° 17' 04"E
L26	20.55	S27° 00' 14"E	C26	1008.00	26.95	001° 31' 55"	26.95° / S03° 59' 48"W
L27	59.17	S27° 00' 14"E	C27	1008.00	134.15	007° 37' 31"	134.05° / S08° 34' 31"W
L28	78.72	N27° 00' 14"W	C28	170.00	68.28	023° 00' 43"	67.82° / S15° 29' 52"E
L29	46.99	S71° 46' 28"E	C29	290.00	177.45	035° 03' 31"	174.69° / N22° 04' 02"E
L30	66.89	S03° 28' 29"W	C30	290.00	177.45	035° 03' 31"	174.69° / N22° 04' 02"E
L31	11.78	S31° 02' 36"E	C31	290.00	24.80	006° 27' 35"	24.79° / N36° 22' 00"E
L32	47.44	S09° 10' 30"W	C32	130.00	98.60	043° 27' 26"	98.29° / S87° 21' 30"W
L33	19.19	N73° 29' 01"E	C33	130.00	77.30	034° 04' 14"	76.17° / N53° 52' 40"W
L34	20.00	S19° 03' 49"W	C34	171.77	114.54	038° 12' 24"	112.43° / S16° 17' 04"E
L35	20.98	S84° 30' 58"E	C35	1008.00	26.95	001° 31' 55"	26.95° / S03° 59' 48"W
L36	50.21	N35° 29' 02"E	C36	1008.00	134.15	007° 37' 31"	134.05° / S08° 34' 31"W
L37	249.33	N77° 58' 14"E	C37	1008.00	134.15	007° 37' 31"	134.05° / S08° 34' 31"W
L38	23.08	N68° 35' 18"W	C38	1008.00	134.15	007° 37' 31"	134.05° / S08° 34' 31"W

TIDAL AREA

NOTES:

- THIS PLAN SHOWS IMPROVEMENTS ASSOCIATED WITH SECTIONAL RECORDING OF PHASE 1A, WHICH IS A PORTION OF AN OVERALL DEVELOPMENT PLAN. ALL FUTURE PHASES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND CONDITIONS OF PRIOR SUBDIVISION APPROVAL.
- SITE WORK IS LIMITED TO THIS PHASE DEVELOPMENT AND ALL OTHER SITE WORK SHALL BE APPROVED IN ACCORDANCE WITH THE CITY'S ORDINANCES.



CITY OF PORTLAND PLANNING AUTHORITY SUBDIVISION SECTIONAL RECORDING APPROVAL

CHAIRMAN _____

DATE _____

INTERSTATE I-295

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING TIE LINE
- 25' SETBACK FROM HIGHEST ANNUAL TIDE ELEVATION 7.4
- PIN TO BE SET

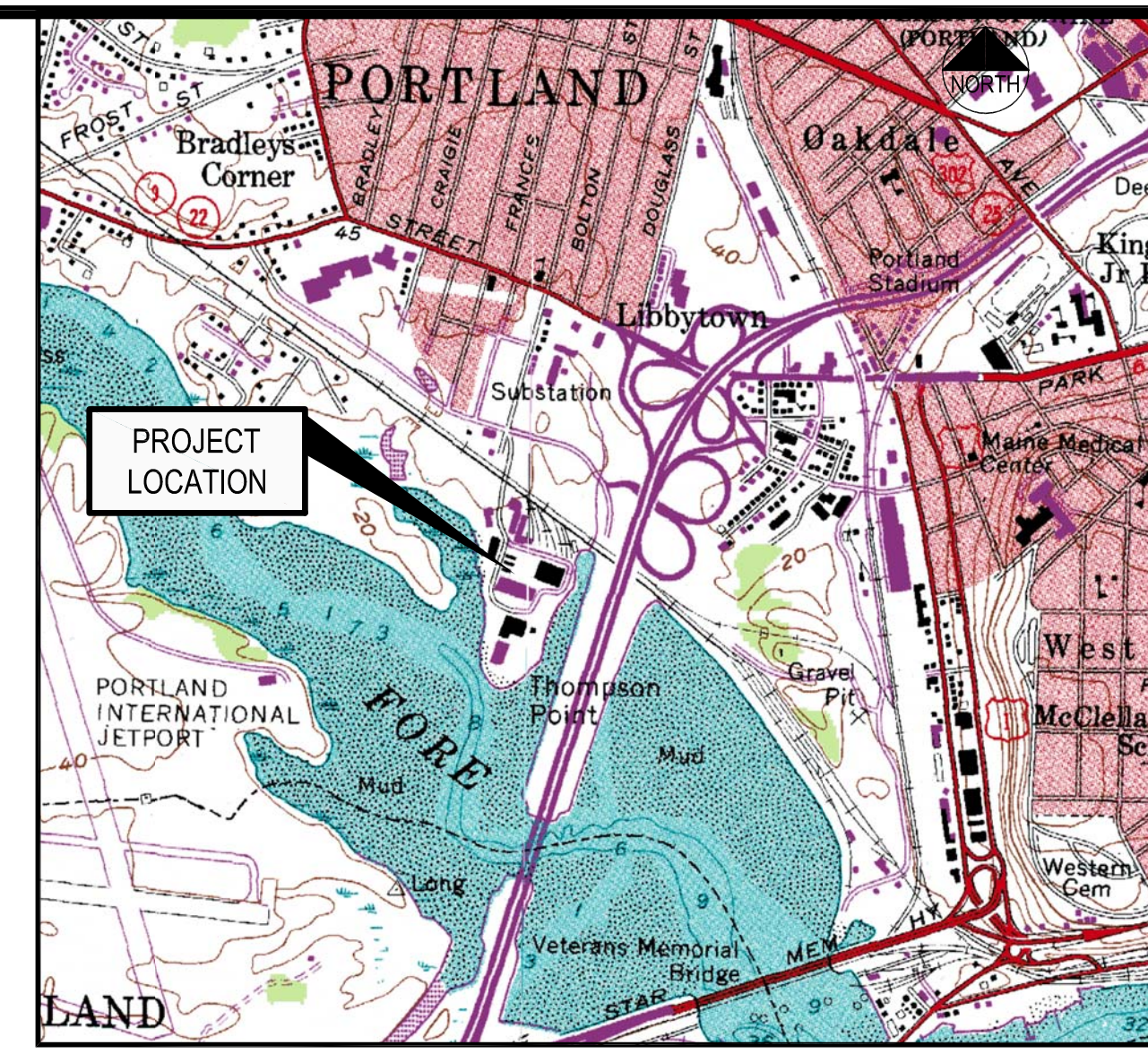
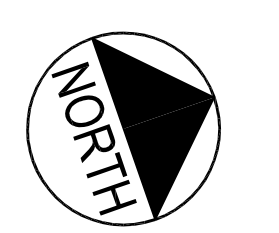
SURVEYOR'S STATEMENT

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.

THE SEALING OF THIS PLAN BY SEBAGO TECHNICS, INC. IS FOR THE EXTERNAL BOUNDARIES AND THE REVIEW OF THE INTERNAL BOUNDARIES AS DEPICTED HEREON ONLY.

MONUMENTS DEPICTED HEREON ARE PROPOSED TO BE SET. NO MONUMENTATION HAS BEEN SET AT THIS TIME.

CHARLES D. MARCHESE, MAINE PLS 2009 DATE _____



LOCATION MAP
N.T.S.

REGISTRY BLOCK

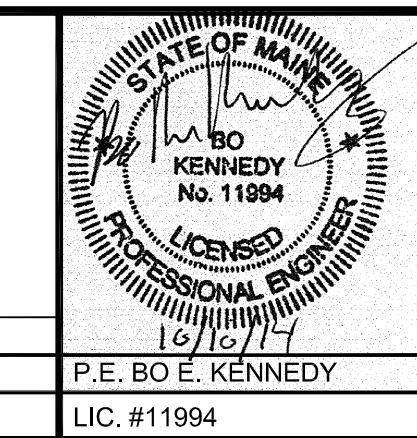
STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED DECEMBER 17, 2013

- SUBDIVISION**
The Planning Board voted (4-0, Soley, Hall, and Dean absent) that the proposed plans are in conformance with the subdivision standards of the city's land use code, subject to the following conditions of approval, which must be met prior to the release of recording plat, unless otherwise stated:
- The sectional subdivision plan, for Planning Board signatures, shall be finalized for review and approval by the Planning Authority, Department of Public Services, and Corporation Counsel. The plan shall reflect the amended Phase IA site plan and work to be completed as part of the required off-site improvements, and shall include:
 - All relevant assessments, including delineation of the turnaround for city use;
 - Proposed public right-of-way;
 - Notes pertaining to conditions of public access to the site; and
 - Notes regarding work to be completed under future phases as conditions of prior subdivision approval;
 - Prior to the issuance of certificates of occupancy, the applicant shall provide a revised Declaration of Easements, Covenants and Restrictions document for review and approval by Corporation Counsel;
 - Prior to the issuance of certificates of occupancy, the applicant shall provide evidence of easements for or rights to:
 - The turn-around to be used by Department of Public Services vehicles for access and snow removal when maintaining the Sewell Street extension, as conditioned in prior approvals
 - Portions of the access road north of the Brick North building which lie on the adjacent property;
 - The amended plans do not address stormwater management provisions of the Site Location of Development Law. In accordance with the city's temporary parking lot provision, following a period of one year after Phase IA certificate of occupancy, the applicant shall either provide stormwater quality treatment in accordance with the existing site law permit in conjunction with the development of the stand alone plans; proceed with plans for an approved alternative, modifying the existing SLOD permit as required; or request a removal of the project from site law; and
 - All conditions from prior approvals regarding the subdivision in its entirety continue to apply until superseded by an approved alternative.
- SITE PLAN REVIEW**
The Planning Board voted (4-0, Soley, Hall, and Dean absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:
- The applicant shall provide evidence of coordination with regulatory authorities regarding compliance with other existing permits on the site for review and approval by the Planning Authority;
 - The applicant shall provide floor plans showing uses and floor areas for review and approval by the zoning administrator;
 - The applicant shall provide confirmation that the interim Phase IA plan meets ADA accessibility requirements for review and approval by the Department of Public Services;
 - The applicant shall revise the interim and stand alone plans to include:
 - A crosswalk in the specified location under the stand alone condition;
 - Bicycle parking in quantities as required by the site plan ordinance in both the interim and stand alone condition;
 - Traffic and recycling facilities including screening, as required, in both the interim and stand alone condition; and
 - Stumps by a licensed professional engineer for review and approval by the Department of Public Services and the Planning Authority;
 - The applicant shall provide evidence of fire safety compliance as required by the city's Fire Prevention Bureau for review and approval by that department.
 - The applicant shall revise wastewater flow projections, coordinate with the Department of Public Services and Planning Authority to determine the necessity and status of the PWD pump station upgrades, and provide a contribution to facilitate improvements as required;
 - Per the city's site plan standards, the temporary parking lot shown in the interim condition is permitted for a period of one year only, following which the applicant shall either proceed with the stand alone plans approved under this amendment, to be completed within three months of that time, or alternate plans as approved through the Master Development Plan and Level III development review;
 - Prior to the issuance of a certificate of occupancy, the applicant shall provide a photometric plan in conformance with the city's Technical Manual for review and approval by the Planning Authority; and
 - All relevant prior conditions relating to the approved site plan for the remainder of Phase I of the Forefront at Thompson's Point remain in effect until superseded by an approved alternative.

The approval is based on the submitted plans and findings related to subdivision and site plan review standards as contained in the Planning Board Report for application 2013-249.

NO.	DATE	DESCRIPTION
1	10.10.14	FINAL SUBDIVISION APPLICATION SUBMISSION
CHARLES D. MARCHESE	REV	DATE
MAINE PLS 2009		



PROJECT: THE FOREFRONT AT THOMPSON'S POINT

SHEET TITLE: SUBDIVISION PLAN

OWNER: FOREFRONT PARTNERS I, LP
55 LISBON STREET, LEWISTON, MAINE 04240

FST FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: SEPT 2014
DESIGNED: BEK SCALE: 1" = 80'
CHECKED: SRB JOB NO: 2982.05
FILE NAME: 2982.05-SUBDIVISION
SHEET: C-2.0