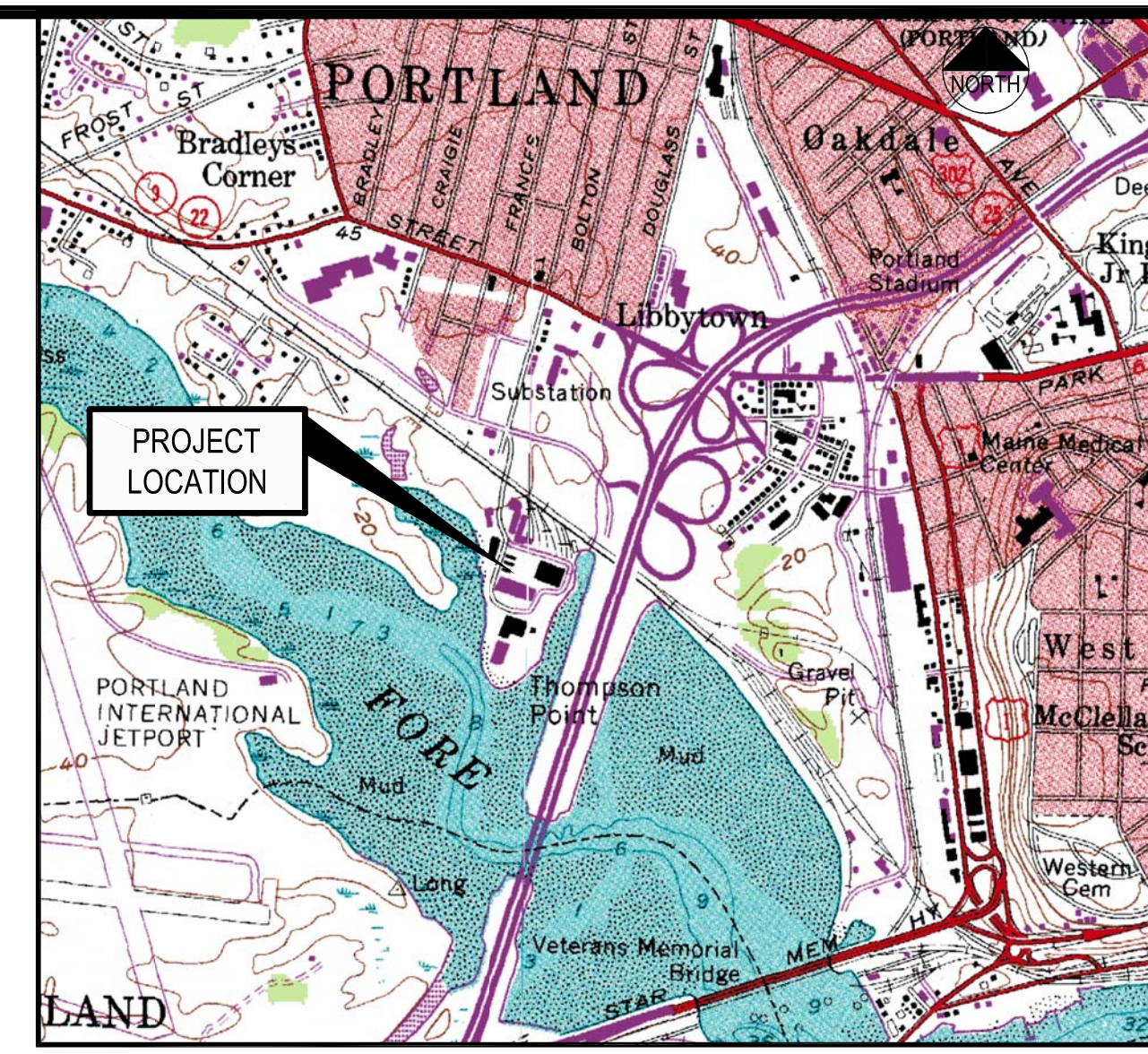
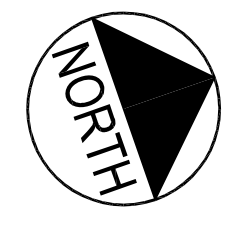


PLAN REFERENCES:

- 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	506,496	11.63
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	59,024	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	80,363	1.84
17	37,983	0.87
18	44,896	1.03
19	54,336	1.25
20	66,399	1.52
TOTAL	1,311,684	30.11

LINE TABLE			CURVE TABLE			
ID	LENGTH	DIRECTION	ID	RADIUS	DELTA	CHORD LENGTH / BEARING
L1	13.80	N70° 54' 47"W	C2	400.00	128.19	018° 21' 41"
L4	16.73	N28° 28' 13"W	C3	400.00	6.11	000° 52' 30"
L5	3.53	S87° 27' 45"W	C4	360.00	7.00	001° 06' 51"
L6	39.52	N13° 01' 55"W	C5	327.00	39.17	006° 51' 45"
L7	12.39	S13° 01' 55"E	C6	327.00	27.62	004° 52' 23"
L8	21.48	N19° 04' 02"E	C7	210.00	128.18	034° 58' 24"
L9	35.38	S70° 54' 47"E	C8	90.00	131.23	083° 32' 45"
L11	37.00	S70° 54' 47"E	C9	126.00	150.90	068° 37' 10"
L12	13.00	N19° 05' 13"E	C10	527.00	68.74	007° 28' 23"
L13	12.99	S70° 54' 47"E	C14	250.00	45.50	010° 25' 40"
L14	17.99	S02° 17' 37"E	C15	160.00	16.18	005° 57' 36"
L15	5.34	S09° 46' 00"E	C16	350.00	44.54	007° 17' 27"
L16	21.19	S29° 03' 22"E	C17	350.00	169.62	027° 46' 03"
L17	11.31	S09° 46' 00"E	C18	230.00	45.82	011° 24' 49"
L18	13.27	S16° 30' 59"E	C19	230.00	80.80	020° 07' 41"
L19	1.41	S70° 54' 26"E	C20	330.00	214.17	037° 11' 05"
L20	41.52	S19° 42' 12"W	C22	390.00	10.48	001° 32' 23"
L21	12.96	S70° 49' 01"E	C23	390.00	236.99	034° 49' 00"
L22	20.22	S19° 08' 01"W	C24	170.00	68.28	023° 00' 43"
L23	13.01	N71° 10' 49"W	C25	170.00	25.31	008° 31' 47"
L24	41.80	S18° 24' 16"W	C26	290.00	177.45	035° 03' 31"
L25	2.83	N70° 56' 11"W	C27	220.00	24.80	006° 27' 35"
L26	15.65	S70° 43' 32"E	C28	130.00	98.60	043° 27' 26"
L27	20.55	S27° 00' 14"E	C29	130.00	77.30	034° 04' 14"
L28	59.17	S27° 00' 14"E	C30	171.77	114.54	038° 12' 24"
L29	79.72	N27° 00' 14"W	C31	1008.00	26.95	001° 31' 55"
L30	46.99	S71° 46' 28"E	C32	1008.00	134.15	007° 37' 31"
L31	66.89	S03° 28' 29"W	C33	869.70	6.25	000° 24' 42"
L32	11.78	S31° 02' 36"E				
L33	47.44	S09° 10' 30"W				
L34	19.19	N73° 29' 01"E				
L35	20.00	S19° 03' 49"W				
L37	20.98	S54° 30' 58"E				
L38	50.21	N35° 29' 02"E				
L39	21.12	N77° 58' 14"E				
L40	23.08	N69° 35' 18"W				



REGISTRY BLOCK

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

SECTIONAL RECORDING 1

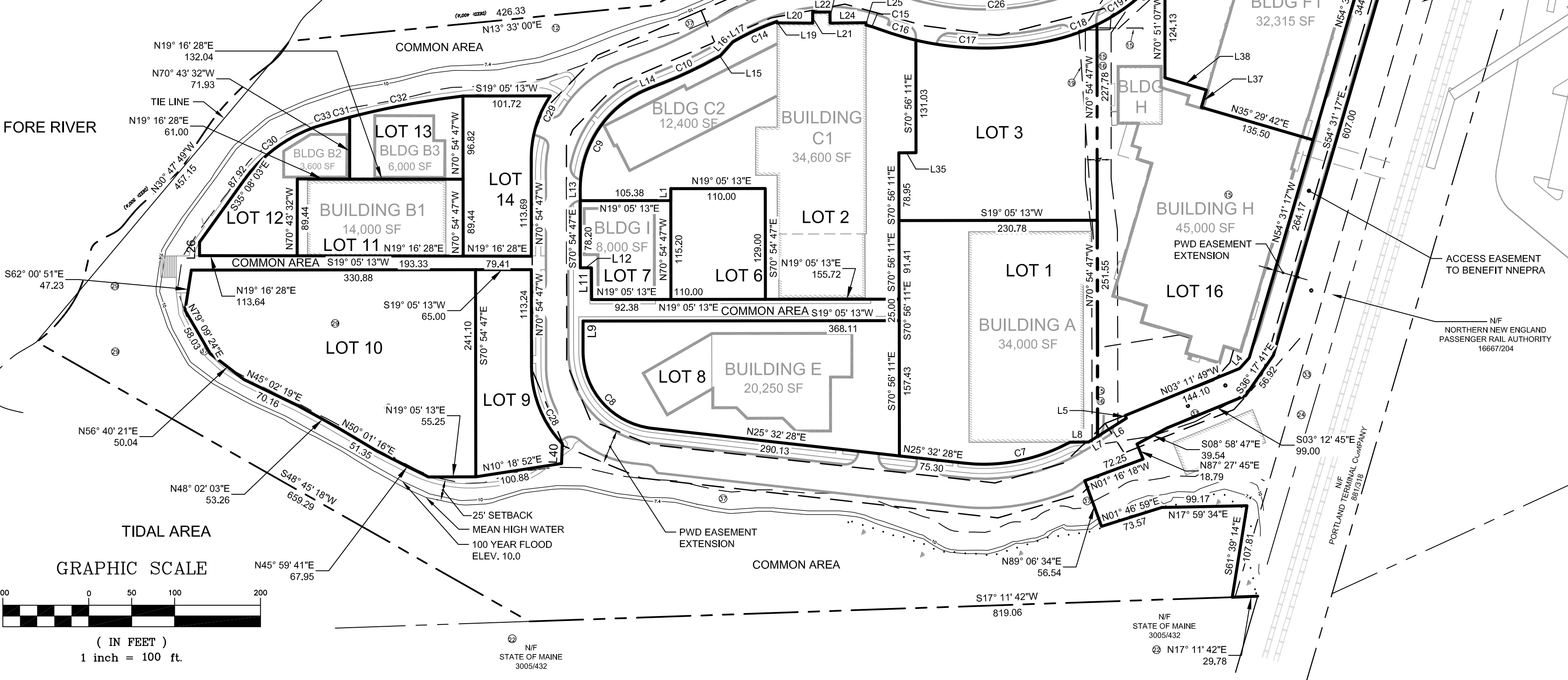
SECTIONAL RECORDING 2

SECTIONAL RECORDING 3

SECTIONAL RECORDING 4

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.



SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED DECEMBER 17, 2013

- SUBDIVISION**
- The Planning Board voted (4-0, Hall, Soley, 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 plat 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 rights-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;
 - Trash 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 remains in effect until superseded by an approved alternative.

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 9, 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 _____

CITY OF PORTLAND PLANNING AUTHORITY SUBDIVISION SECTIONAL RECORDING APPROVAL

CHAIRMAN _____

DATE _____

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

NO.	DATE	DESCRIPTION	BY
1	12.12.14	FINAL SUBDIVISION APPLICATION SUBMISSION	P. E. BOTE-KENNEDY
REV			
1	12.12.14	FINAL SUBDIVISION APPLICATION SUBMISSION	P. E. BOTE-KENNEDY
2			
3			
4			
5			
6			
7			
8			
9			
10			

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
 ENGINEERS - PLANNERS - SCIENTISTS
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: SEPT 2014
 DESIGNED: BEK SCALE: 1" = 100'
 CHECKED: SRB JOB NO: 2982.05
 FILE NAME: 2982.05-SUBDIVISION
 SHEET: C-2.0