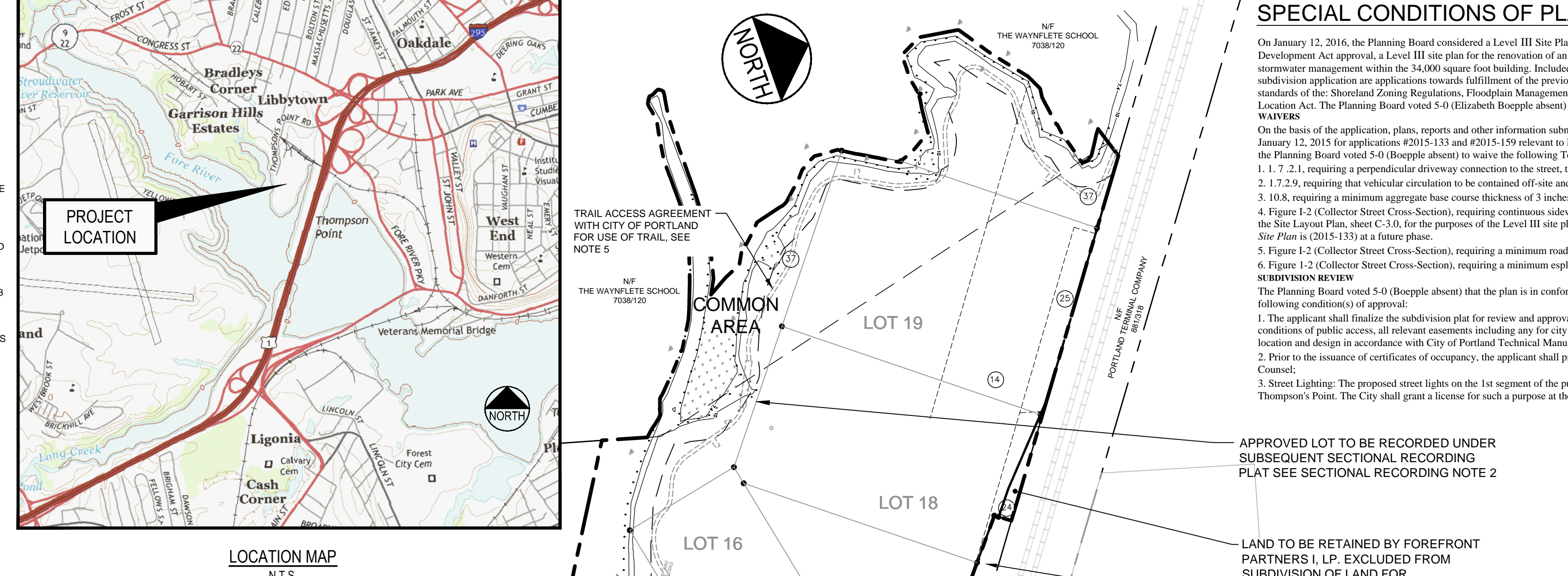
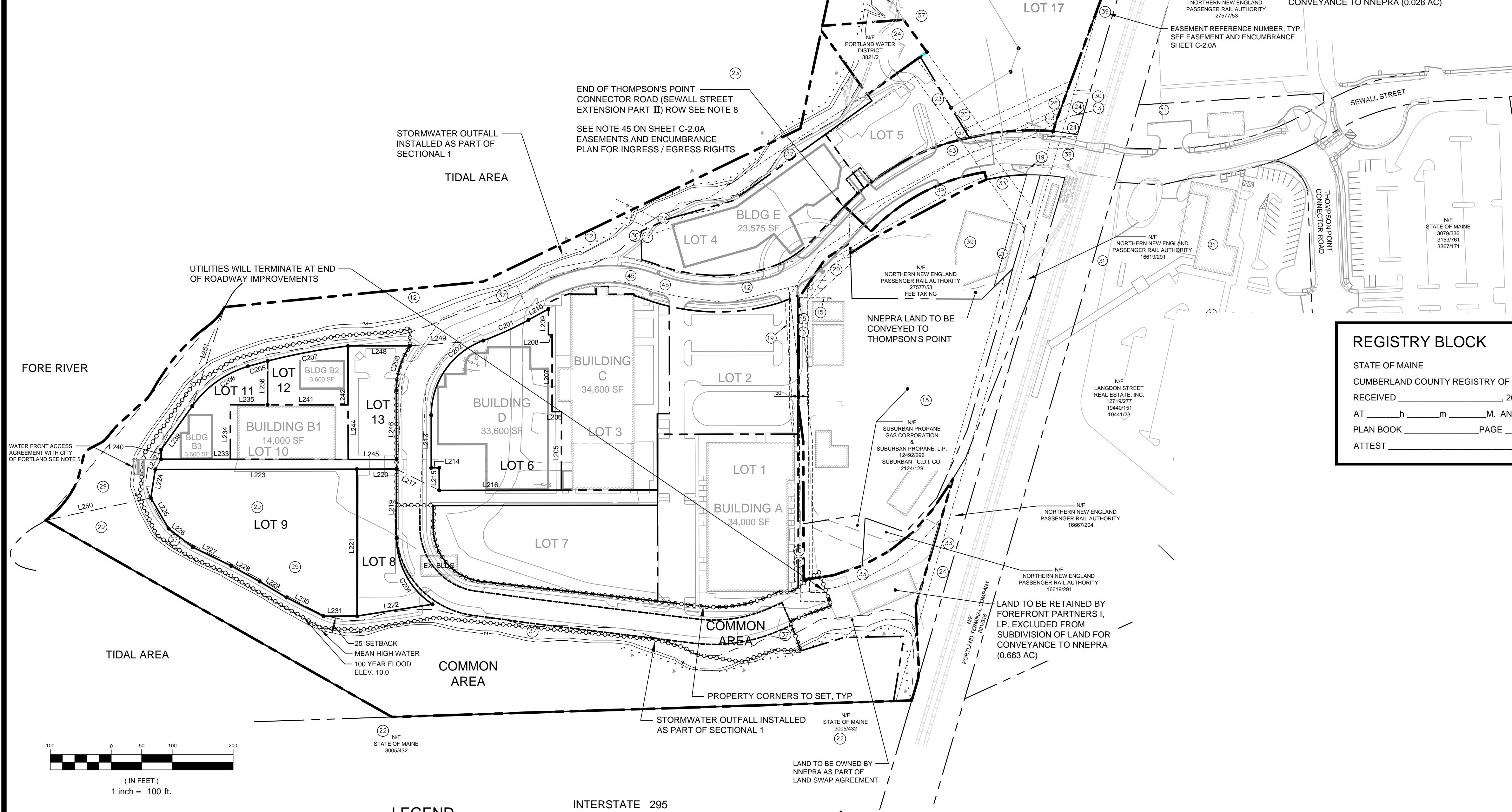


- PLAN NOTES:**
- OWNER OF RECORD: FOREFRONT PARTNERS I, LP, 501 DANFORTH STREET, PORTLAND, MAINE 04102
 - OWNER OF RECORD: FOREFRONT PARTNERS I, LP, 501 DANFORTH STREET, PORTLAND, MAINE 04102
 - OWNER OF RECORD: FOREFRONT PARTNERS I, LP, 501 DANFORTH STREET, PORTLAND, MAINE 04102
 - THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET FOR DEVELOPMENT OF LAND AT THOMPSON'S POINT. A DEVELOPMENT PLAN SET TITLED "THE FOREFRONT AT THOMPSON'S POINT" PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. APPROVED BY THE PLANNING BOARD ON JANUARY 12, 2016. THE PLAN TITLED "CITY OF PORTLAND PLANNING BOARD SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" RECORDED ON MARCH 10, 2015 BOOK 215 PAGE 75 AT CORD IS SUPERSEDED WITH THIS PLAN. SEE COMPLETE PLAN SET APPROVED JANUARY 12, 2016 FOR ALL PERTINENT EXISTING CONDITIONS, EXISTING AND PROPOSED ACTIVITIES, DRAINAGE SYSTEM AND PROPOSED IMPROVEMENTS.
 - SEE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS DECLARED BY FOREFRONT PARTNERS I, LP AS DECLARANT AND TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, AND DATED OF NEAR OR EVEN DATE TO THE RECORDING OF THIS SECTIONAL 1 RECORDED PLAT. WHICH DECLARATION SETS FORTH THE PROTECTIVE COVENANTS, RESTRICTIONS, COMMON EASEMENTS AND THE ENFORCEMENT THEREOF. PROVIDES FOR INGRESS AND EGRESS ACCESS TO ALL OF THE LOTS IN THE SUBDIVISION AND A COMMON SCHEME OF THE MAINTENANCE AND IMPROVEMENT TO SAID COMMON AREA.
 - BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS, INC. AS SHOWN ON A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY OF THOMPSON'S POINT", DATED MAY 27, 2011, NOVEMBER 23, 2011 AND LAST REVISED ON MAY 19, 2016.
 - VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON MAY 19, 2016. GENERAL NOTE 29 (NSV D29).
 - CONVEYANCE TO MDOT AS ADDITIONAL LAND FOR SEWELL STREET PER MDOT FILE NO. 3-993 AND RECORDED IN BOOK 32803 PAGE 199 (SEWELL STREET EXTENSION PART I) AND BOOK 30781 PAGE 288 (SEWELL STREET EXTENSION PART II) AT CORD. REFER TO "SUBDIVISION PLAN EASEMENTS AND ENCUMBRANCES SHEET 2 OF 2" RECORDED IN CORD AT THE SAME TIME AS THIS SHEET FOR DEPICTION OF EASEMENTS.
 - "COMMON AREAS" ARE THE AREAS DEFINED AS SUCH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED TO IN NOTE 5 ABOVE, AND THE USE OF WHICH IS GOVERNED BY THE TERMS OF SAID DECLARATION.



- SECTIONAL RECORDING NOTES:**
- THIS PLAN WAS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON JANUARY 12, 2016, WITH AN AMENDMENT APPROVED BY THE CITY OF PORTLAND PLANNING AUTHORITY ON _____, 2017. THIS PLAN IS INTENDED TO SUPPLEMENT THE PREVIOUSLY RECORDED "AMENDED SUBDIVISION PLAN - SECTIONAL 1 RECORDED PLAT".
 - LOTS 16-19 HAVE BEEN PREVIOUSLY APPROVED (SEE SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL NOTES ON THIS SHEET) AND SHOWN ON THIS PLAN FOR REFERENCE PURPOSES ONLY, BUT WILL NOT BE CREATED UNTIL A FUTURE SECTIONAL RECORDING PLAT.
 - FUTURE PHASE INFRASTRUCTURE OR OTHER WORK WILL REQUIRE A SEPARATE RECORDING PLAT AND POSTING OF A FURTHER PERFORMANCE GUARANTEE.



SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED JAN. 12, 2016

On January 12, 2016, the Planning Board considered a Level III Site Plan and Subdivision application for an amended subdivision plan consisting of 19 lots, an amended Site Location of Development Act approval, a Level III site plan for the renovation of an existing building (Brick South) for use as a flexible 2,500 person event assembly space with associated parking, utilities and stormwater management within the 34,000 square foot building. Included in this site plan is coordination with a previous approval of Brick North and adjacent site work. Both the site plan and subdivision application are applications towards fulfillment of the previously approved Master Development Plan for this site. The Planning Board reviewed the proposal for conformance with the standards of the Shoreland Zoning Regulations, Floodplain Management Regulations, Traffic Movement Permit, Subdivision Ordinance and Site Plan Ordinance, including the Site Development of Location Act. The Planning Board voted 5-0 (Elizabeth Boepple absent) to approve the application with the following waivers and conditions(s) as presented below.

WAIVERS

- 1.7.2.1. requiring a perpendicular driveway connection to the street, to allow for an alternative entry for the proposed Parking Garage Entrance (Lot 14/Building F 1).
- 1.7.2.9. requiring that vehicular circulation to be confined off-site and to not utilize the adjacent street system, to allow for anticipated delivery truck maneuvers.
- 3.10.8. requiring a minimum aggregate base course thickness of 3 inches for collector roads, to allow for alternative road design specifications as noted on Sheet C7-0.

4. Figure 1-2 (Collector Street Cross-Section), requiring continuous sidewalks on both sides of the collector road to allow for sidewalk not to be built on an easterly portion of the road, as shown on the Site Layout Plan, sheet C-3.0, for the purposes of the Level III site plan (2015-159) subject to a condition of approval for completion of full sidewalk design as shown on Sheet C-3.0, *Overwall Site Plan* is (2015-133) at a future phase.

5. Figure 1-2 (Collector Street Cross-Section), requiring a minimum roadway width of 40 feet for collector roads, to allow for a variable width of 30-39 feet.

6. Figure 1-2 (Collector Street Cross-Section), requiring a minimum easement width of 5 feet for collector roads, to allow for a 4 ft wide easement.

SUBDIVISION REVIEW

The Planning Board voted 5-0 (Boepple absent) that the plan is in conformance with the subdivision standards of the Land Use Code and the Site Location of Development Act, subject to the following condition(s) of approval:

1. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Works, and the Planning Authority. The subdivision plats shall note all conditions of public access, all relevant easements including any for city vehicle access and turning, language regarding rights of lot ingress/egress/regress, and final street turnaround easement location and design in accordance with City of Portland Technical Manual section 1.3.
2. 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.
3. Street Lighting: The proposed street lights on the 1st segment of the public portion of the Sewell Street extension are to be privately owned, metered and maintained by the Forefront at Thompson's Point. The City shall grant a license for such a purpose at the time of street acceptance.

LINE TABLE

ID	LENGTH	DIRECTION
L205	128.99	N70° 41' 27"W
L206	15.50	S18° 37' 02"W
L207	126.20	N70° 49' 04"W
L208	6.00	S18° 37' 13"W
L209	42.48	N70° 49' 32"W
L210	37.31	S09° 46' 00"E
L213	86.52	S70° 54' 47"E
L214	13.00	N19° 05' 13"E
L215	37.00	S70° 54' 47"E
L216	200.38	N19° 05' 13"E
L217	78.26	S45° 38' 46"W
L219	113.24	S70° 54' 47"E
L220	65.00	N19° 05' 13"E
L221	241.10	N70° 54' 47"W
L222	125.25	S10° 18' 82"W
L223	330.88	S19° 05' 13"W
L224	47.23	N62° 00' 51"W
L225	58.03	S79° 09' 24"W
L226	50.04	S56° 40' 21"W
L227	70.16	S45° 02' 19"W
L228	53.26	S48° 02' 03"W
L229	51.35	S50° 01' 16"W
L230	67.95	S45° 59' 41"W
L231	55.25	S19° 05' 13"W
L232	19.42	N41° 36' 40"W
L233	113.64	N19° 16' 28"E
L234	89.44	N70° 43' 32"W
L235	61.00	N19° 16' 28"E
L236	71.93	N70° 43' 32"W
L239	87.92	S35° 08' 03"E
L240	15.65	S70° 43' 32"E
L241	132.04	S19° 16' 28"W
L242	96.82	S70° 54' 47"E
L244	89.44	S70° 54' 47"E
L245	79.41	N19° 16' 28"E
L246	113.69	N70° 54' 47"W
L248	101.72	S19° 05' 13"W
L249	120.54	N15° 02' 34"E
L250	176.82	N07° 10' 06"E
L251	171.03	S52° 45' 26"E

CURVE TABLE

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C201	529.00	81.82	008° 51' 41"	81.73° / S05° 20' 09"E
C202	130.00	158.84	070° 00' 38"	149.14° / S35° 54' 33"E
C204	130.00	128.84	056° 47' 07"	123.63° / N80° 41' 40"E
C205	1008.00	26.95	001° 31' 55"	26.95° / S03° 59' 48"W
C206	171.77	114.54	038° 12' 24"	112.43° / S16° 17' 04"E
C207	1008.00	134.15	007° 37' 31"	134.05° / N08° 34' 31"E
C208	130.00	77.30	034° 04' 14"	76.17° / N53° 52' 40"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

LOT ID	AREA (SF)	AREA (AC)
COMMON AREA	439,278	10.08
RETAINED LAND TO BE CONVEYED TO NNEPRA	30,092	0.69
RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (FUTURE LOTS 16-19)	203,530	4.67
RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (PORTIONS OF FUTURE LOTS 14-15)	7,620	0.17
1	63,335	1.45
2	44,355	1.02
3	57,232	1.31
4	41,410	0.95
5	24,240	0.56
7	48,958	1.12
10	17,279	0.40
SECTION 1 SUB TOTAL	296,810	6.81
6	50,018	1.15
8	17,504	0.40
9	59,024	1.36
11	13,873	0.32
12	11,329	0.26
13	15,323	0.35
SECTION 2 SUB TOTAL	167,071	3.84
TOTAL	1,144,401	26.27

LEGEND

-----	LIMIT OF UTILITY INFRASTRUCTURE IMPROVEMENTS INCLUDED WITH SECTIONAL RECORDING
-----	EXISTING PROPERTY LINE
- - - - -	PROPOSED PROPERTY LINE (PART OF SECTIONAL 2 RECORDING)
- - - - -	PROPOSED PROPERTY LINE (PART OF FUTURE SECTIONAL RECORDING)
- - - - -	PROPOSED EASEMENT LINE
-----	EXISTING EASEMENT LINE
-----	25' SETBACK FROM HIGHEST ANNUAL TIDE ELEVATION 7.4

SIN 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

CITY OF PORTLAND PLANNING AUTHORITY
SUBDIVISION SECTIONAL RECORDING
AMENDMENT APPROVAL

DATE _____
PLANNING DIRECTOR _____

REVISIONS

REV	DATE	DESCRIPTION
4	05.04.17	AMENDED SUBDIVISION SUBMISSION TO CITY
3	09.16.16	FINAL SUBDIVISION PLANS
2	11.09.15	FINAL PLANS REVISED PER CITY COMMENTS
1	08.13.15	FINAL SUBDIVISION APPLICATION SUBMISSION

CHARLES D. MARCHESE
MAINE PLS 2009

THE FOREFRONT
AT THOMPSON'S POINT

AMENDED SUBDIVISION PLAN
SECTIONAL 2 RECORDING PLAT

OWNER: FOREFRONT PARTNERS I, LP
501 DANFORTH ST, PORTLAND, MAINE 04101

STANTEC CONSULTING SERVICES INC.
482 PAYNE ROAD
SCARBOROUGH, ME 04074
WWW.STANTEC.COM

DRAWN: CDD DATE: SEPT. 2014
DESIGNED: BEK SCALE: AS NOTED
CHECKED: SRB JOB NO. 195350044
FILE NAME: 2982.05-SUB SUBDIVISION SECTIONALS
SHEET C-2.2

V:\195350044\2982.05\Addendum\SI\RD\US\SI\2982.PLS_SIR_SI\RD\US\SI\2982.FINAL_SIR_Addendum_C2\2017_1_17.PDF