

PLAN NOTES:

- OWNER OF RECORD: FOREFRONT PARTNERS I, LP 501 DANFORTH STREET PORTLAND, MAINE 04102
- OWNER OF RECORD - LOT 1: FOREFRONT BRICK NORTH, LLC 501 DANFORTH STREET PORTLAND, MAINE 04102
- CORD BOOK: 30781, PAGE: 282
- LOCUS IS SHOWN AS LOTS 8, 9 & 10 ON FORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202.
- BEARINGS ARE BASED ON GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE 1802, NAD83.
- 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BOARD SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" RECORDED ON MARCH 10, 2015 BOOK 215 PAGE 75 AT CORD IS SUPERSEDED WITH THIS PLAN.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 RECORDING PLAN, 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/CSSM LAND TITLE SURVEY OF 1 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 27 (NOV 29).
- CONVEYANCE TO MDOT AS ADDITIONAL LAND FOR SEWELL STREET PER MDOT FILE NO. 3-593 AND RECORDED IN BOOK 32803 PAGE 199 (SEWELL STREET EXTENSION PART II) 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.

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 6-9, 11-13, & 16-19)	419,559	9.63
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
10	17,279	0.40
SECTION 1 SUB TOTAL	247,852	5.69
TOTAL	1,144,401	26.27

SECTIONAL RECORDING 1

SECTIONAL RECORDING NOTES:

- THIS PLAN SUPERSEDES AND REPLACES "CITY OF PORTLAND PLANNING SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" APPROVED ON DECEMBER 17, 2013 RECORDED AUGUST 4, 2014 PLAN BOOK 214, PAGE 266 AND SUPERSEDED ON MARCH 10, 2015 PLAN BOOK 215 PAGE 75.
- LOTS 6-9, 11-13 AND 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 PLAN.
- FUTURE PHASE INFRASTRUCTURE OR OTHER WORK WILL REQUIRE A SEPARATE RECORDING PLAN AND POSTING OF A FURTHER PERFORMANCE GUARANTEE.

STORMWATER OUTFALL INSTALLED AS PART OF SECTIONAL 1

TIDAL AREA
PVD EASEMENT
N 298065.43
E 2919529.37

UTILITIES WILL TERMINATE AT END OF ROADWAY IMPROVEMENTS EXCEPT WATER WHICH WILL CONNECT TO EXISTING INFRASTRUCTURE TO SERVE ON-SITE PRIVATE HYDRANTS AND EXISTING BUILDINGS

CITY OF PORTLAND TURNAROUND EASEMENT - SEE INSET BELOW

20' WIDE REALIGNED CSO EASEMENT OVER NEW CSO LINE - REFER TO (22)

END OF THOMPSON'S POINT CONNECTOR ROAD (SEWELL STREET EXTENSION PART II) ROW SEE NOTE 8

SEE NOTE 45 ON SHEET C-2.0A EASEMENTS AND ENCUMBRANCE PLAN FOR INGRESS / EGRESS RIGHTS

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED November 2, 2016
AT 1 h 26 m P.M. AND RECORDED IN
PLAN BOOK 216 PAGE 438
ATTEST [Signature] REGISTRAR

LINE TABLE

ID	LENGTH	DIRECTION
L1	29.78	N17° 21' 13"E
L2	38.74	N54° 29' 34"W
L3	13.61	N67° 13' 35"W
L4	104.73	N73° 38' 05"W
L5	217.65	N54° 29' 34"W
L6	9.97	S30° 32' 34"E
L7	50.00	S37° 03' 34"E
L8	50.00	S30° 03' 34"E
L9	50.00	S19° 15' 34"E
L10	50.00	S09° 17' 34"E
L11	50.00	S00° 45' 56"W
L12	22.37	S10° 13' 56"W
L13	27.22	S10° 13' 56"W
L14	227.20	N70° 58' 28"W
L15	59.94	N78° 21' 48"W
L16	175.19	N70° 48' 44"W
L17	78.81	N36° 50' 43"W
L18	48.13	N13° 49' 45"W
L19	17.50	S72° 54' 59"E
L20	49.47	N13° 49' 45"W
L21	166.32	N08° 52' 46"W
L22	12.72	N83° 36' 12"W
L23	60.00	S82° 59' 46"W
L24	18.01	N54° 25' 45"W
L25	297.80	N60° 39' 19"W
L26	5.00	N35° 30' 28"E
L27	15.00	N35° 30' 28"E
L28	18.08	S72° 04' 28"W
L29	602.89	N14° 03' 43"W
L30	15.00	S15° 24' 00"W
L31	51.38	S15° 24' 00"W
L32	211.09	S88° 46' 00"E
L33	49.91	N14° 59' 01"E
L34	36.00	N14° 59' 01"E
L35	47.89	N14° 59' 01"E
L36	65.00	N73° 29' 01"E
L37	13.27	S16° 30' 59"E
L38	106.73	S16° 30' 59"E
L39	34.34	S73° 29' 01"W
L40	35.00	S73° 29' 01"W
L41	60.19	S73° 29' 01"W
L42	164.31	S58° 46' 00"E
L43	578.00	S08° 30' 00"W
L44	428.33	S13° 33' 00"W
L45	457.15	N30° 47' 49"W

LINE TABLE

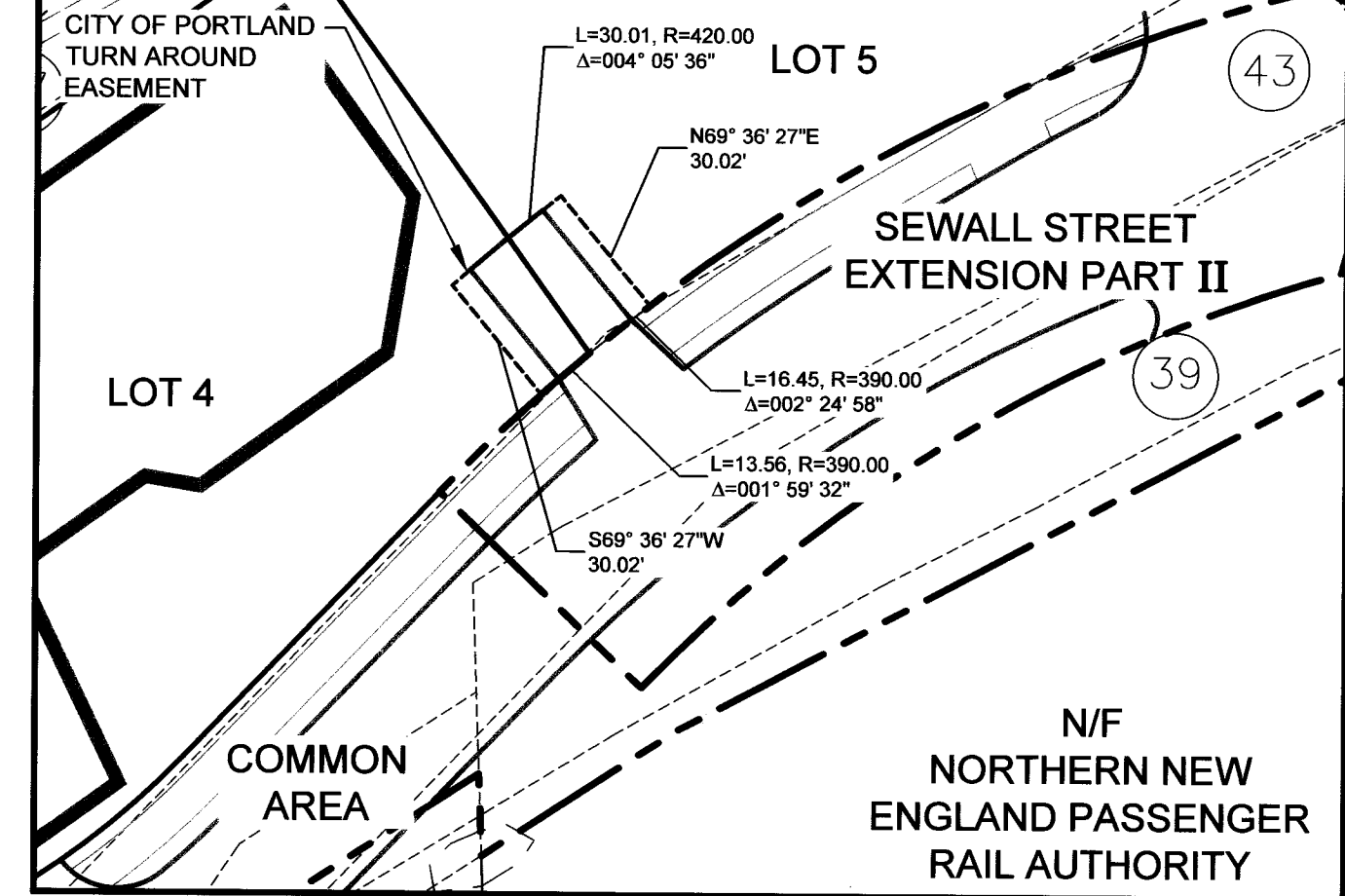
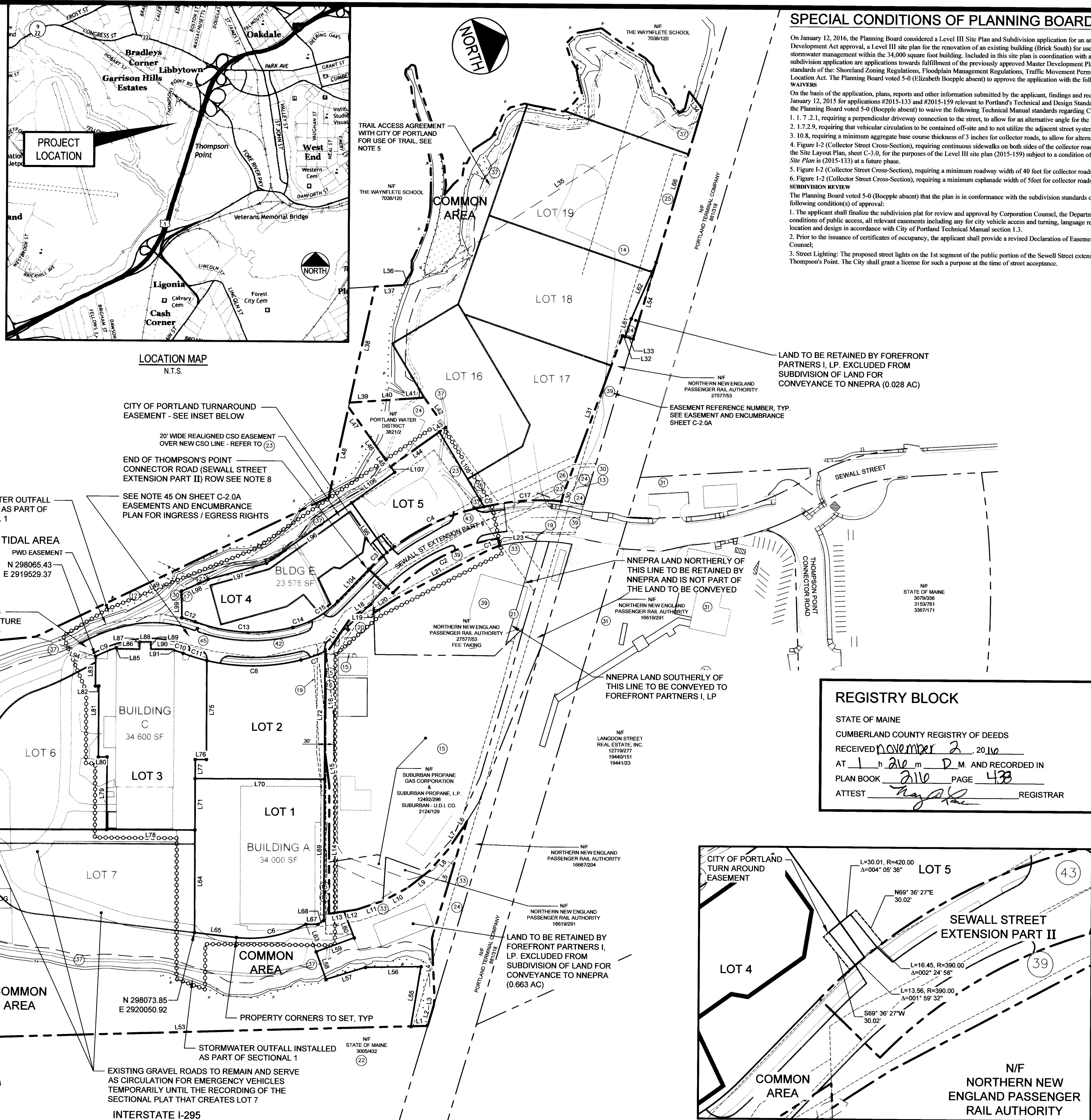
ID	LENGTH	DIRECTION
L52	653.86	N45° 45' 18"E
L53	823.46	N17° 21' 13"E
L54	142.51	N54° 29' 34"W
L55	107.64	N61° 37' 50"W
L56	99.17	S18° 09' 58"W
L57	73.57	S01° 48' 23"W
L58	52.26	S89° 07' 58"W
L59	72.38	N01° 14' 54"W
L60	49.92	S87° 29' 09"W
L61	33.52	N52° 01' 46"W
L62	109.87	N47° 24' 13"W
L63	51.87	N89° 27' 01"E
L64	182.43	S70° 58' 11"E
L65	75.30	N25° 32' 28"E
L66	285.49	N54° 29' 34"W
L67	21.48	N19° 04' 02"E
L68	12.39	N13° 01' 55"W
L69	251.55	N70° 54' 47"W
L70	230.78	S19° 05' 13"W
L71	91.41	S70° 58' 11"E
L72	227.78	N70° 54' 47"W
L73	176.03	S70° 58' 11"E
L74	20.00	S19° 03' 49"W
L75	33.95	S70° 58' 11"E
L76	157.72	S19° 05' 13"W
L77	128.89	N70° 41' 27"W
L78	15.59	S18° 37' 02"W
L79	126.20	N70° 49' 04"W
L80	6.00	S18° 37' 13"W
L81	52.69	N70° 49' 32"W
L82	1.41	S70° 54' 28"E
L83	41.52	N19° 42' 12"E
L84	12.96	N70° 48' 01"W
L85	20.22	N19° 06' 01"E
L86	13.01	S71° 10' 49"E
L87	41.80	N18° 24' 16"E
L88	2.63	S70° 56' 11"E
L89	112.49	S37° 07' 55"W
L90	108.50	S73° 28' 29"W
L91	186.24	S16° 31' 31"E
L92	108.24	S03° 28' 20"W
L93	51.40	S04° 54' 53"E
L94	46.99	S71° 46' 28"E
L95	79.72	N27° 00' 14"W
L96	155.37	N77° 58' 14"E

LINE TABLE

ID	LENGTH	DIRECTION
L106	93.92	N16° 31' 31"W
L107	12.74	S73° 29' 01"W
L108	193.33	N19° 18' 29"E
L109	89.44	N70° 54' 47"W
L110	193.04	S19° 16' 28"W
L111	319.42	S00° 53' 26"W
L112	160.67	N74° 11' 21"W

CURVE TABLE

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C1	317.60	38.62	006° 58' 04"	38.60 / N 05° 23' 43" W
C2	330.00	214.17	037° 11' 05"	210.43 / S08° 24' 42"E
C3	390.00	43.56	006° 23' 58"	43.54 / N23° 48' 15"W
C4	390.00	193.43	028° 25' 02"	191.45 / N06° 23' 45"W
C5	390.00	10.51	001° 32' 38"	10.51 / N 08° 54' 34" E
C6	210.00	138.19	034° 58' 12"	128.20 / N08° 03' 16"E
C7	230.00	45.82	011° 24' 38"	45.74 / S01° 10' 08"E
C8	350.00	169.62	027° 46' 12"	167.97 / S18° 25' 18"W
C9	250.00	39.89	009° 08' 24"	39.85 / N03° 54' 37"W
C10	160.00	18.18	006° 47' 24"	18.17 / N36° 41' 59"E
C11	350.00	44.54	007° 17' 24"	44.51 / N36° 57' 03"E
C12	220.00	24.80	006° 27' 35"	24.79 / N36° 22' 00"E
C13	390.00	177.49	035° 03' 31"	174.69 / N22° 04' 02"E
C14	170.00	25.31	008° 31' 47"	25.29 / N00° 16' 23"E
C15	170.00	68.28	023° 00' 45"	67.82 / N15° 29' 52"W
C17	400.00	128.18	018° 21' 37"	127.63 / N15° 20' 31"E



CITY OF PORTLAND PLANNING BOARD
SUBDIVISION RECORDING APPROVAL
DATE 10/25/2016
CHAIRPERSON
[Signature]

LEGEND

- LIMIT OF UTILITY INFRASTRUCTURE IMPROVEMENTS INCLUDING WITH SECTIONAL RECORDING
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE (PART OF SECTIONAL 1 RECORDING)
- PROPOSED PROPERTY LINE (PART OF FUTURE SECTIONAL RECORDING)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT 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.

[Signature]
CHARLES D. MARCHESE, MAINE PLS 2009
DATE 10-25-2016

STATE OF MAINE
CHARLES D. MARCHESE
PROFESSIONAL LAND SURVEYOR
PLS 2009

REV	DATE	DESCRIPTION
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

STATE OF MAINE
BO KENNEDY
PROFESSIONAL LAND SURVEYOR
PLS 1984

PROJECT Portland, Maine
THE FOREFRONT
AT THOMPSON'S POINT
SUBDIVISION PLAN
SECTIONAL 1 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

Stantec

DRAWN: DED
DESIGNED: BEK
CHECKED: SRB
FILE NAME: 2982.05-SUB SUBDIVISION
DATE: SEPT 2014
SCALE: AS NOTED
JOB NO: 195350044
SHEET **C-2.1**