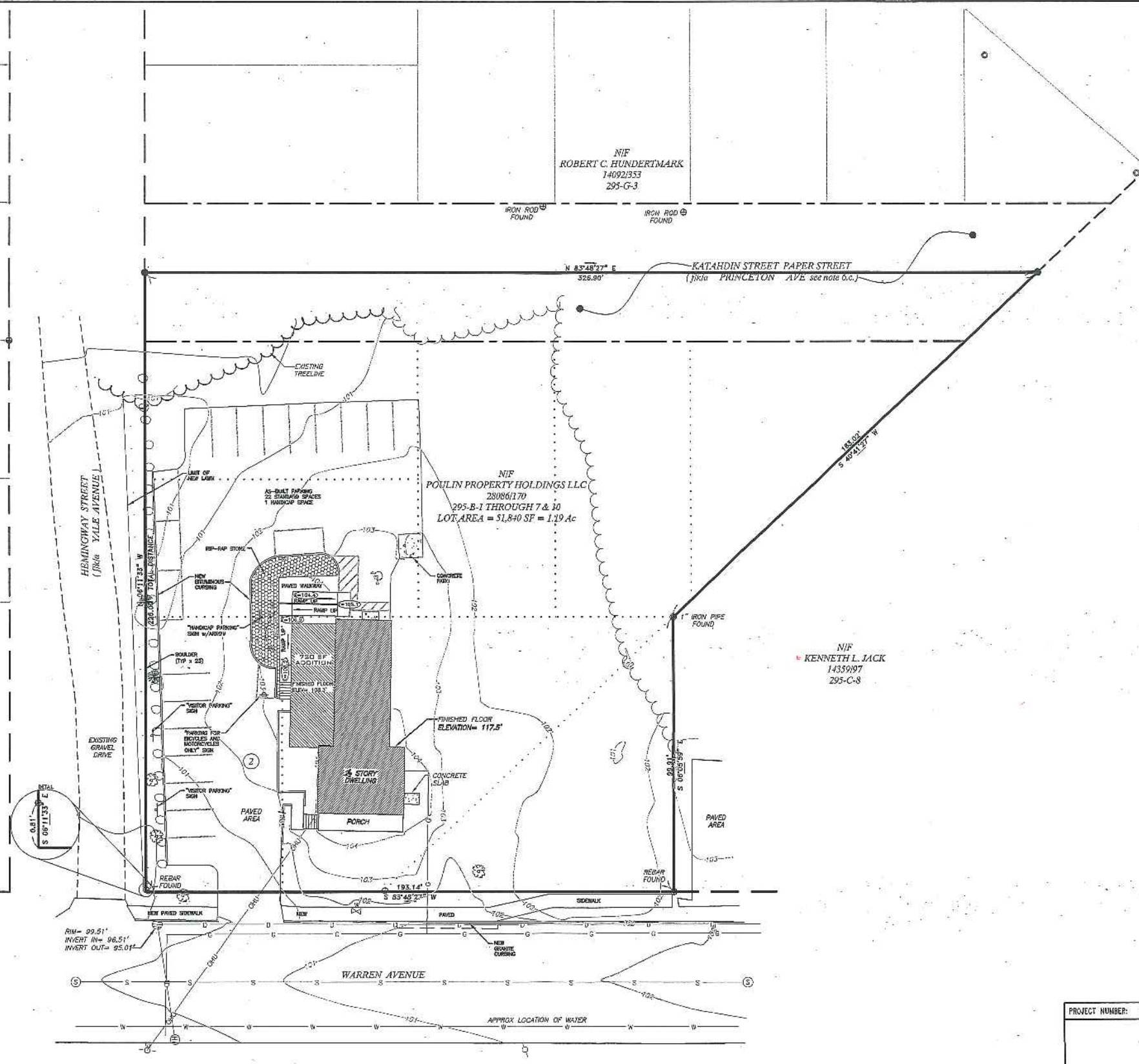


VICINITY MAP
N.T.S.



INDEX

- EXISTING CONDITIONS PLAN
- SITE PLAN
- EROSION & SEDIMENTATION CONTROL NOTES AND CONSTRUCTION DETAILS.

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
- "NCS, INC. PLS 1314" SET ON 9/10/2010
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD
- FOUND CAPPED IRON ROD
- UTILITY POLE
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE
- ① LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.g.
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- N/F NOW OR FORMERLY OWNED BY
- 1254/567 DEED BOOK AND PAGE (CCRG)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123-7) PARENTHESIS DENOTE RECORD DATA

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM WEST ZONE 1802 (2 ZONE PROJECTION) GRID NORTH.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY, REGISTRY OF DEEDS
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM WALTER J. ROCHBIT TO POULIN PROPERTY HOLDINGS LLC, DATED SEPTEMBER 13, 2010 AND RECORDED IN DEED BOOK 10976, PAGE 104.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - PLAN OF PINE HURST MADE FOR FIDELITY BOND AND REALTY TRUST, BY E.C. JORDAN AND CO., DATED JULY 1917 AND RECORDED IN PLAN BOOK 13, PAGE 91.
 - PLAN OF FOREST VILLA ESTATES, BY ERNEST W. BRANCH, DATED AUGUST 15, 1919 AND RECORDED IN PLAN BOOK 14, PAGE 25.
 - PLAN OF PROPERTY MADE FOR KEELEY BROADUET CENTER, BY R.P. TITCOMB ASSOCIATES, INC., DATED AUGUST 4, 1987 AND RECORDED IN PLAN BOOK 191, PAGE 2.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 295, BLOCK B, PARCELS 1 THROUGH 7 AND 10
- THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
 - WARREN AVENUE IS 66' WIDE PER PLANS PROVIDED BY THE CITY ENGINEERING OFFICE.
 - HEMINGWAY STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.g.
 - KATAHDIN STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.g. (THIS STREET HAS BEEN VACATED BY THE CITY OF PORTLAND) SEE DEED BOOK 13326, PAGE 019.
- ELEVATIONS AND CONTOURS ARE BASED ON NVD 1929 DATUM.
- THE UTILITIES SHOWN ON THIS PLAN AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- AS-BUILT INFORMATION BASED ON SITE SURVEY DATED SEPTEMBER 23, 2011 AND VERIFIED ON OCTOBER 16, 2011.

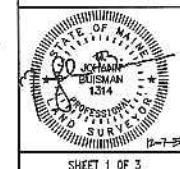
| Field | By | Date | Change |
|-------|----|------|--------|
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| | | | |

PROJECT NUMBER: 32209 ACAD FILE: 32209-EXCONDRIT PARKING.DWG SCALE: 1" = 20' DATE: DECEMBER 7, 2015

EXISTING CONDITIONS PLAN

Project Name:
PARKING EXPANSION
171 WARREN AVE, PORTLAND, MAINE 04103

Owner/Client:
POULIN PROPERTY HOLDINGS, LLC
276 CANCO ROAD, PORTLAND, MAINE 04183



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