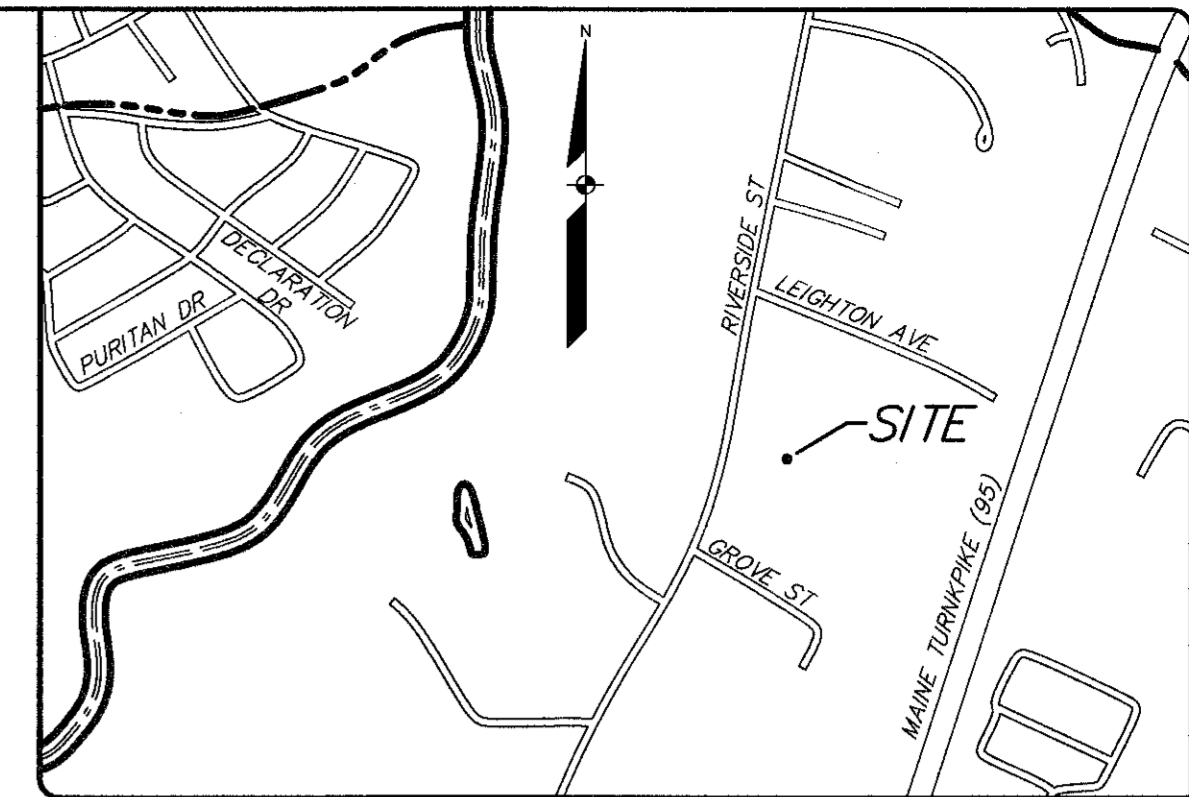
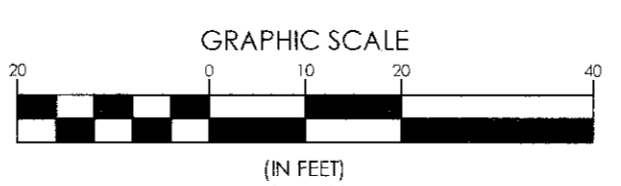
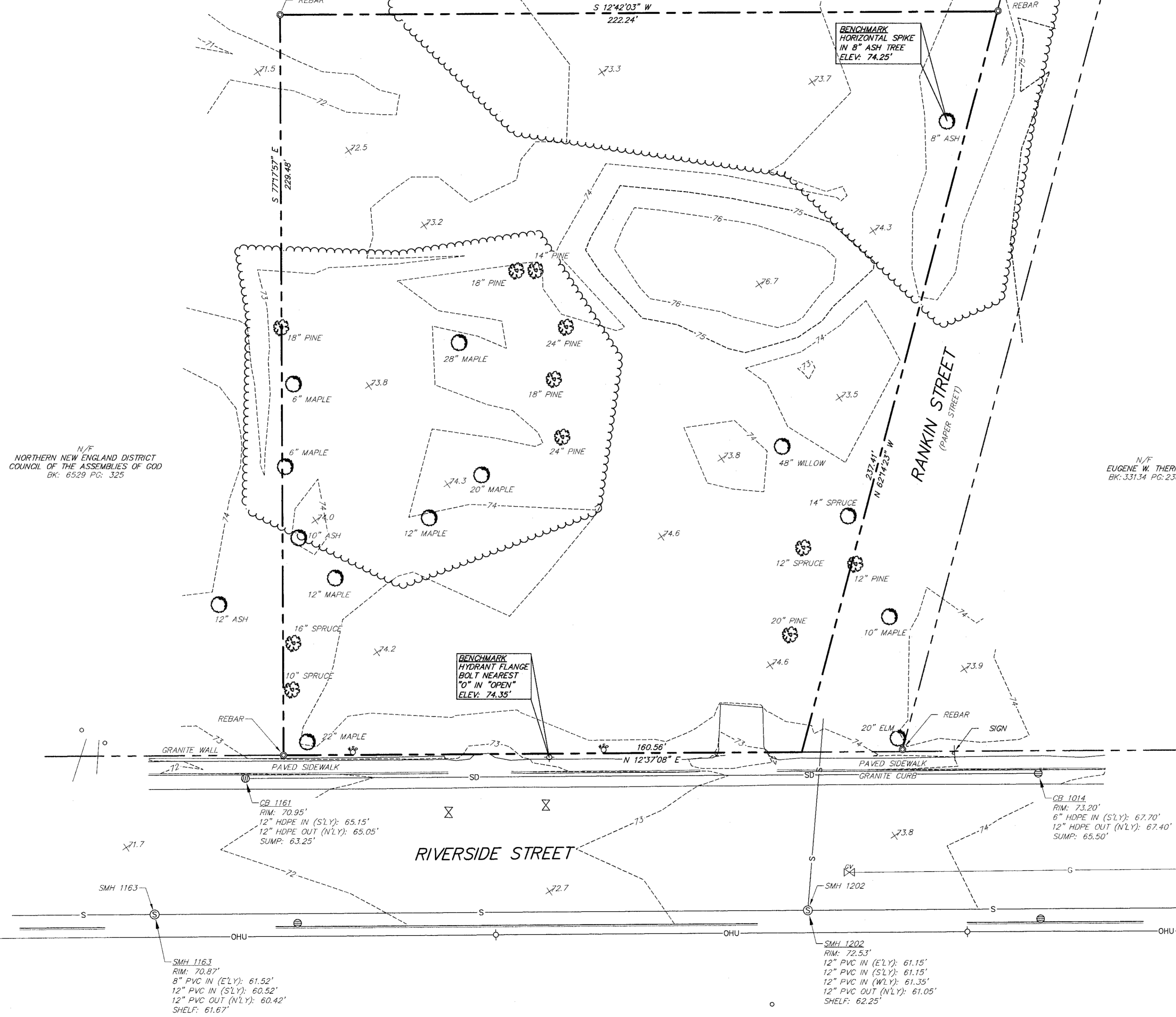


LEGEND

EXISTING	
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
○	IRON PIPE/ROD
●	BENCHMARK
---	EDGE PAVEMENT
---	PAVEMENT PAINT
---	CURB LINE
---	TREELINE
---11B---	CONTOURS
X120.00	SPOT GRADE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
+	SIGN
G	GAS
+	WATER GATE VALVE
+	WATER SHUT OFF
+	HYDRANT
S	SANITARY SEWER
S	SANITARY MANHOLE
SD	STORM DRAIN
⊖	CATCH BASIN
OHU	OVERHEAD UTILITY
○	UTILITY POLE

**BENCHMARK
DESCRIPTION
WITH ELEVATION**

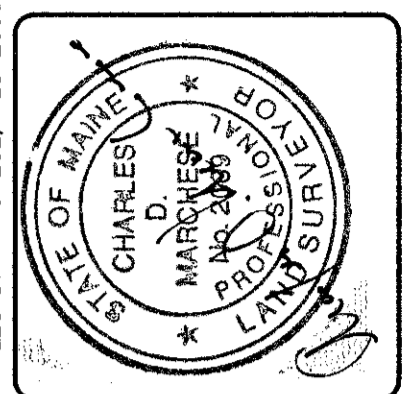


LOCATION MAP GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS NORTHERN NEW ENGLAND DISTRICT COUNCIL ASSEMBLIES OF GOD BY DEED DATED APRIL 30, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1005I, PAGE 213.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 312 - BLOCK A - LOT 6, 7 & A PORTION OF LOT 1; AS WELL AS, TAX MAP 313 - BLOCK J - LOT 4 & A PORTION OF LOT 1. SAID PARCEL IS LOCATED IN THE (M) DISTRICT, INDUSTRIAL AREA OF MODERATE IMPACT.
- SPACE AND BULK CRITERIA FOR THE (M) DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	NONE (CORRECTIONAL 10,000 S.F.)
MINIMUM STREET FRONTAGE:	60 FEET
MINIMUM FRONT YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT
MINIMUM SIDE YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET (OR) 35 FEET WHEN ABUTTING RESIDENTIAL ZONES
MINIMUM REAR YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET (OR) 35 FEET WHEN ABUTTING RESIDENTIAL ZONES
MAXIMUM BUILDING HEIGHT:	75 FEET
PAVEMENT SETBACK FROM LOT BOUNDARY:	10 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%

 - * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 43,897 SQUARE FEET OR 1 ACRE.
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNIC INC. IN SEPTEMBER OF 2016 AND PLAN REFERENCE 6A.
- PLAN REFERENCES:
 - A. PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY MADE FOR ACADIA LENDING GROUP, EASTERLY SIDELINE OF RIVERSIDE STREET & NORTHERLY SIDELINE OF RANKIN STREET, PORTLAND, MAINE, DATED JUNE 30, 2016 BY NADEAU LAND SURVEYS, FILE NUMBER 2161662B.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29. THE ELEVATIONS WERE OBSERVED IN NAVD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND CONVERTED TO NGVD29 UTILIZING U.S. ARMY CORPS OF ENGINEERS CORPSCON 6.0.1 SOFTWARE. THE CHANGE IN THIS VICINITY FROM NAVD83 TO NGVD29 IS +0.69 FEET.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051-0006C, HAVING AN EFFECTIVE DATE OF DEC. 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR-FLOOD-PLAIN.
- THE CITY OF PORTLAND RECORDED A NOTICE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13326, PAGE 19 DATED SEPTEMBER 5, 1997, AN ORDER EXCEPTING STREETS FROM DEEMED VACATION. THE CITY STAFF RECOMMENDED TO CONTINUE/VACATE RANKIN STREET, RIVERTON HOME-SITES, "VACATE EVERYTHING BEYOND SECOND HOUSE", IT IS UNCLEAR AS TO THE EXTENT OF THE VACATION. RANKIN STREET IS A PART OF THE RIVERTON HOME-SITES SUBDIVISION PLAN AND DOES NOT APPEAR TO HAVE A UNIFORM WIDTH. THE STREET IS NOT DIMENSIONED ON THE PLAN. IT IS UNCLEAR WHETHER THE LOCUS PARCEL HAS ANY RIGHTS OR INTERESTS IN RANKIN STREET.



DESIGNED	CHECKED
MBP	CDM

SEBAGO

TECHNICS

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 Tel. 207-753-5658
 Lewisston, ME 04240
 Tel. 207-753-5658

EXISTING CONDITIONS PLAN
 OF:
473 & 483 RIVERSIDE STREET
 PORTLAND, MAINE

FOR:
ACADIA LENDING GROUP
 190 RIVERSIDE ST. UNIT 48
 PORTLAND, ME 04103

PROJECT NO.	SCALE
1607B	1" = 20'

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.

Charles D. Marchese
 CHARLES D. MARCHESE, PLS 2009 OCTOBER 26, 2016