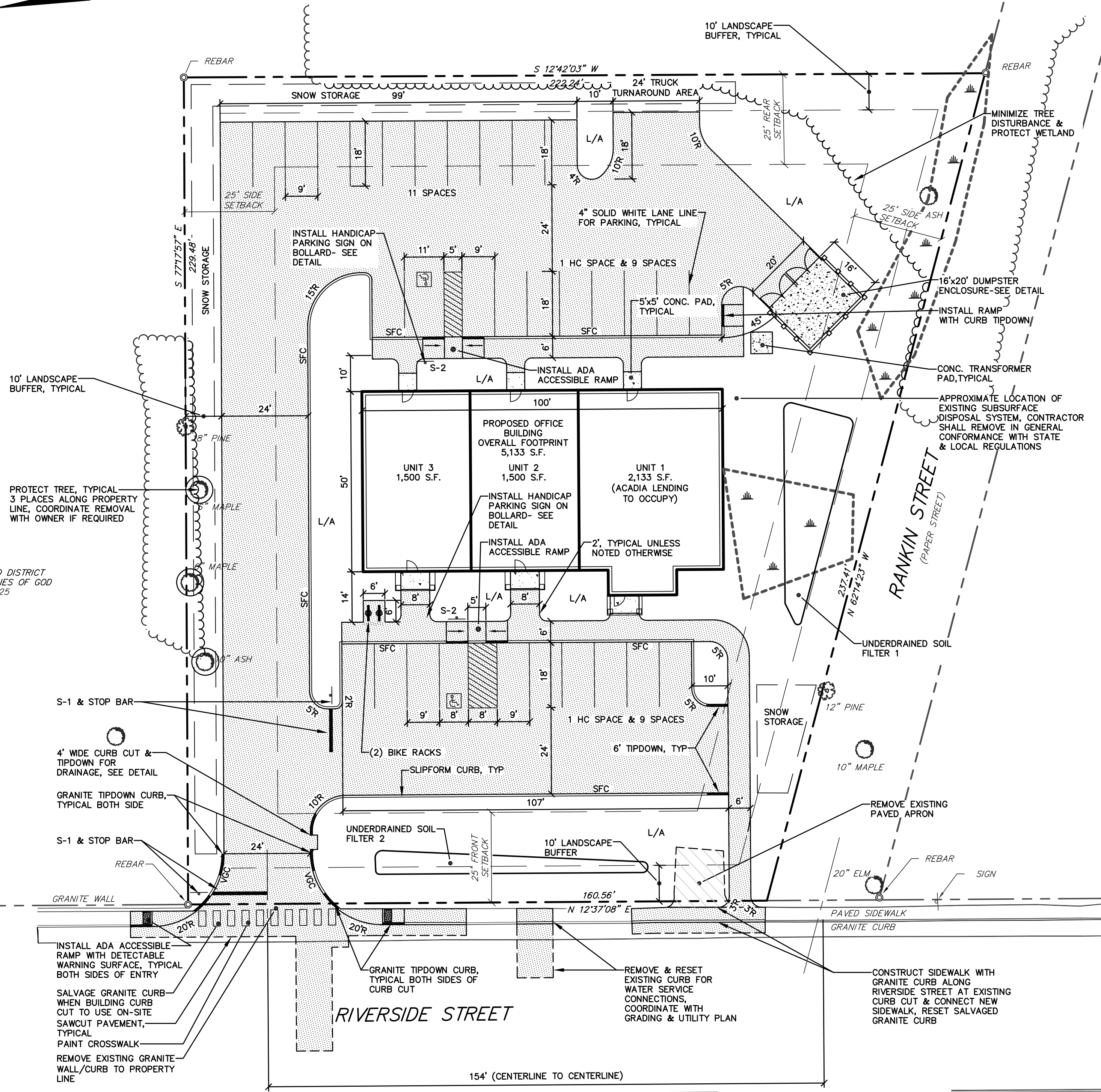


N/E
NORTHERN NEW ENGLAND DISTRICT
COUNCIL OF THE ASSEMBLIES OF GOD
BK: 6529 PG: 325



LEGEND

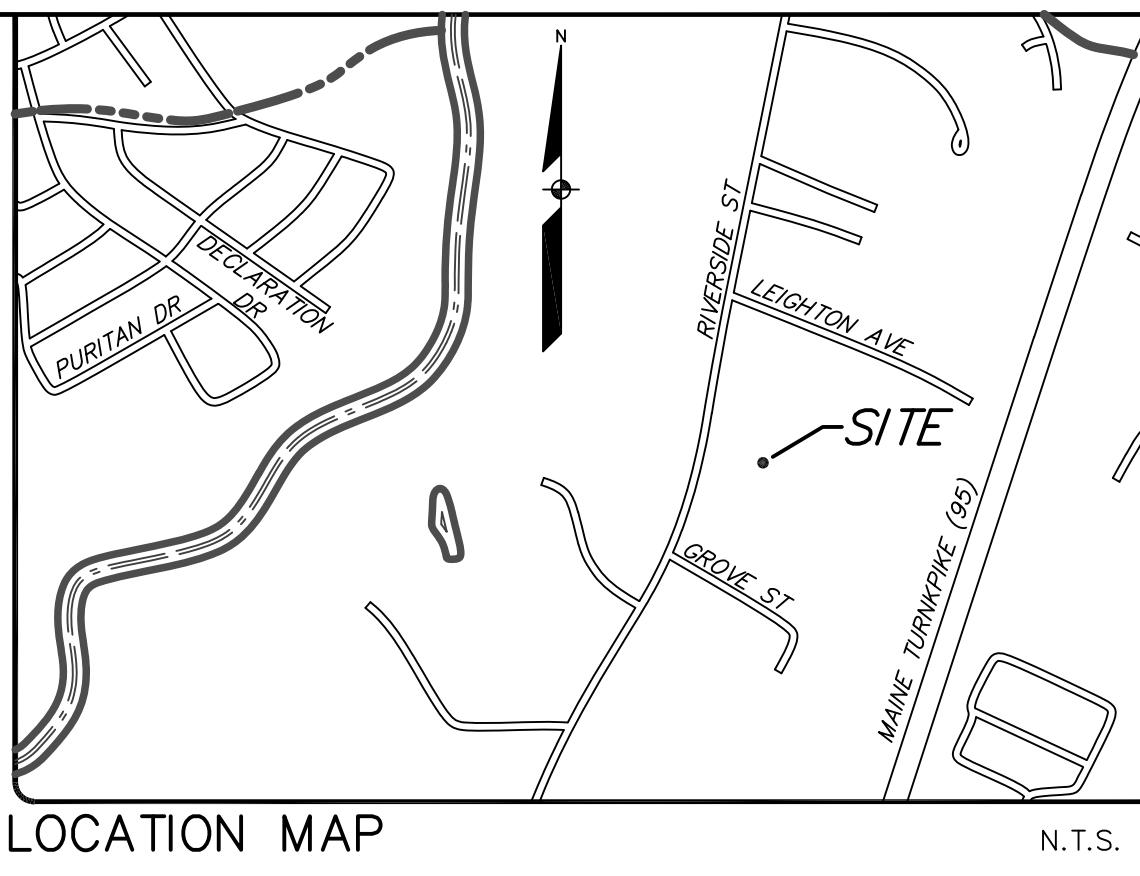
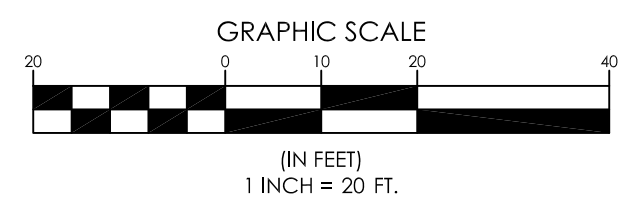
EXISTING	PROPOSED
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ABBREVIATIONS

L/A	LANDSCAPED AREA
VGC	VERTICAL GRANITE CURB
SFC	SLIPFORM CURB

SIGN LEGEND

S-1	STOP
S-2	ADA ACCESSIBLE PARKING (ON BOLLARD)



LOCATION MAP N.T.S.

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS NORTHERN NEW ENGLAND DISTRICT COUNCIL OF ASSEMBLIES OF GOD BY DEED DATED APRIL 30, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 10051, PAGE 213.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 312 - BLOCK A - LOT 6, 7 & 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:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE (CORRECTIONAL 10,000 S.F.)	43,897 S.F.
MINIMUM STREET FRONTAGE:	60 FEET	160.56 FEET
MINIMUM FRONT YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT	25 FEE.
MINIMUM SIDE YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET (OR)	25 FEET
	35 FEET WHEN ABUTTING RESIDENTIAL ZONES	
MINIMUM REAR YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET (OR)	25 FEET
	35 FEET WHEN ABUTTING RESIDENTIAL ZONES	
MAXIMUM BUILDING HEIGHT:	75 FEET	25 FEET±
PAVEMENT SETBACK FROM LOT BOUNDARY:	10 FEET	10 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%	56%

 - SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 43,897 SQUARE FEET OR 1.0 ACRES.
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICIS INC. IN SEPTEMBER OF 2016 AND PLAN REFERENCE 6A.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN MARCH 2017 AND UPDATED IN AUGUST 2015 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICIS, INC. AND LOCATED BY GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. LOCATED THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
- 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 NADÉAU LAND SURVEYS, FILE NUMBER Z161662B.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NGVD29. THE ELEVATIONS WERE OBSERVED IN NAVD88 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 NAVD88 TO NGVD29 IS +0.69 FEET.
- 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 Z30051-00060, 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 3, 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.
- PARKING SUMMARY:
 - REQUIRED: (1 PARKING SPACE / 400 S.F.) 5,133 S.F. BUILDING = 13 SPACES
 - PROVIDED: 31 SPACES (2 HANDICAP)

CRAIG BURGESS, P.E. #12638

DESIGNED: CAB
CHECKED: WTC

REVISIONS:

NO.	DATE	DESCRIPTION
1	04-24-17	REVISED PER CITY COMMENTS
2	04-24-17	REVISED PER CITY REVIEW & APPROVAL

REVISED PER CITY COMMENTS & APPROVAL

STATUS: SUBMITTED FOR CITY REVIEW & APPROVAL

DATE: 04-24-17

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICIS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICIS, INC.

WWW.SEBAGOTECHNICALS.COM

250 Goddard Rd.
Suite B
South Portland, ME 04106
Tel: 207-783-5656

SITE PLAN

OF: PROPOSED OFFICE BUILDING

473 & 483 RIVERSIDE ST

PORTLAND, ME

FOR: ACADIA LENDING GROUP

190 RIVERSIDE ST. UNIT 48

PORTLAND, ME 04103

PROJECT NO. 16078 SCALE 1" = 20'

SHEET 3 OF 12

16078S.dwg, 1/46/18