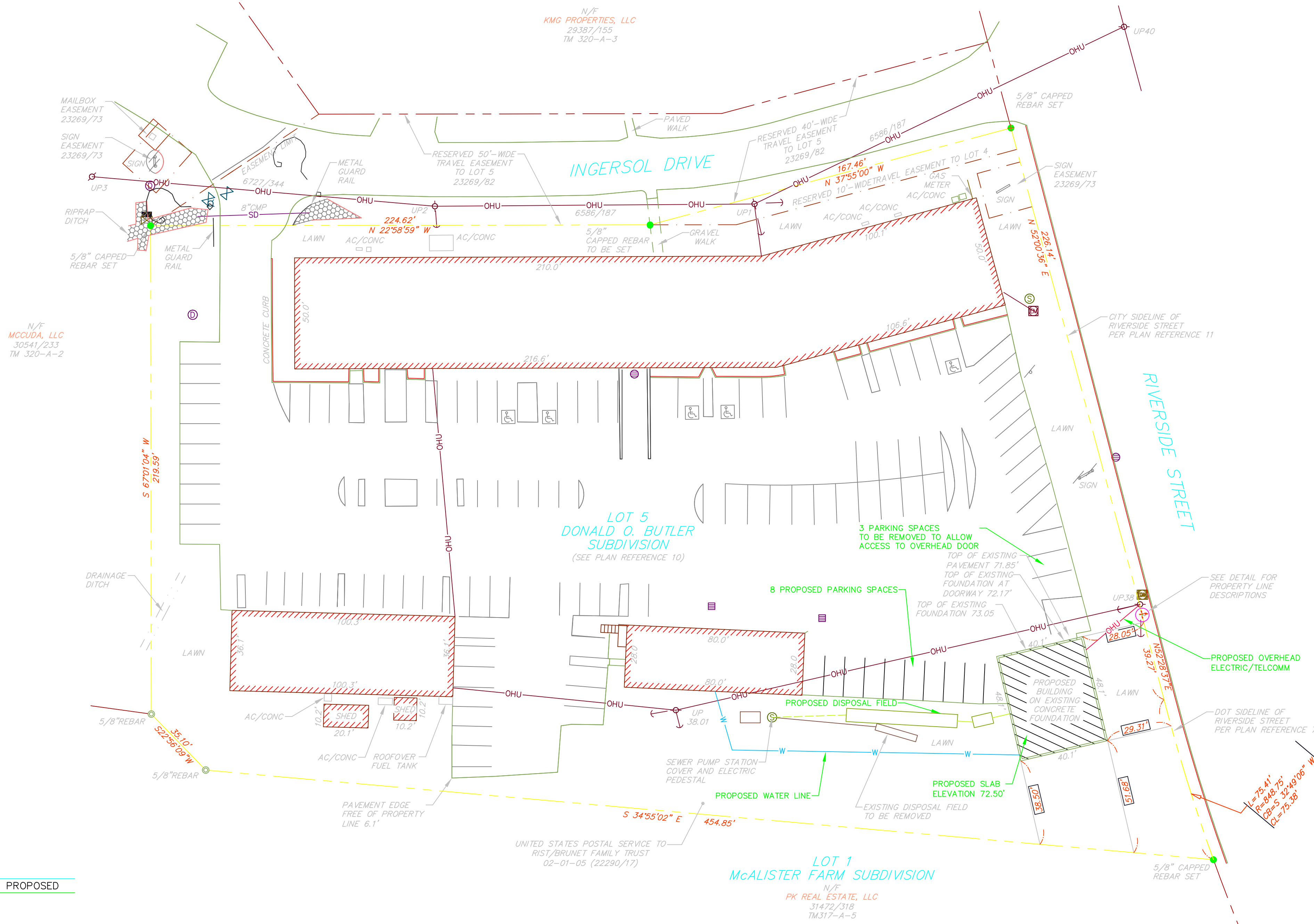


LOCATION MAP N.T.S.

PROGRESS PRINT

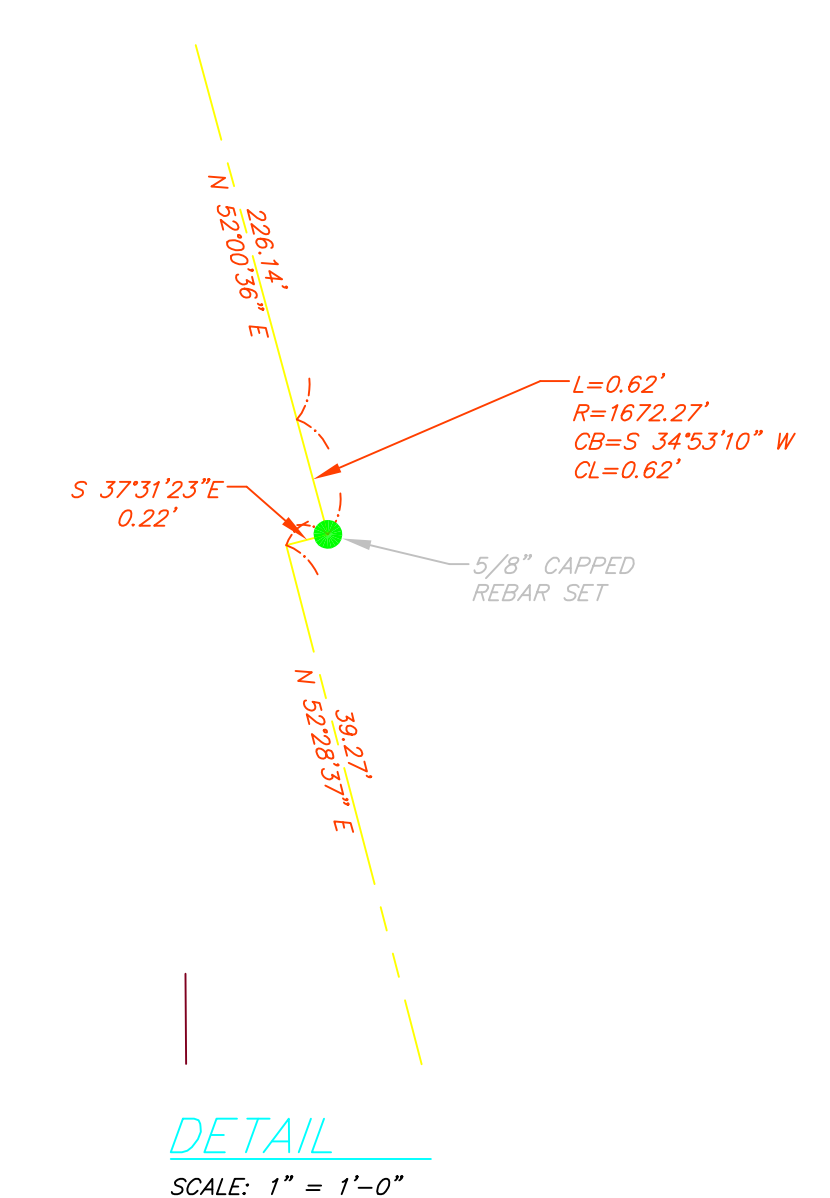
NOT FOR CONSTRUCTION

MATTHEW W. EK PLUS 2117



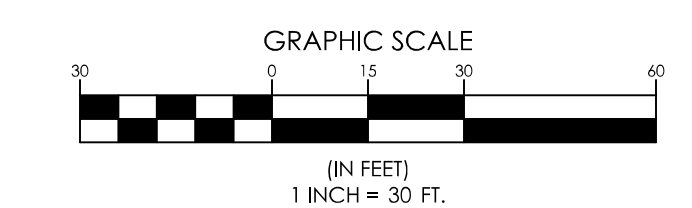
GENERAL NOTES

1. THE RECORD OWNER OF LOT 5 DONALD O. BUTLER SUBDIVISION IS GRMAN F. CUMMINGS BY DEED DATED OCTOBER 13, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23269 PAGE 82. THE RECORD OWNER OF LOT 1 McALISTER FARM SUBDIVISION IS PK REAL ESTATE, LLC, BY DEED DATED APRIL 30, 2014 AND RECORDED IN THE CCRD IN BOOK 31472 PAGE 318.
2. THE PARCEL IS SHOWN AS LOT 4, BLOCK A ON THE CITY OF PORTLAND ASSESSOR'S MAP 320.
3. THE TOTAL AREA OF THE PARCEL IS APPROXIMATELY 118,030 SQUARE FEET, MORE OR LESS (2.71 ACRES MORE OR LESS).
4. BOUNDARY AND LOCATION INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS DURING JUNE OF 2015.
5. BEARINGS SHOWN HEREON ARE BASED ON MONUMENTATION FOUND AS SHOWN ON PLAN REFERENCE 10.
6. REFERENCE IS MADE TO A LETTER DATED JUNE 2, 2015 FROM JENSEN, BAIRD, GARDNER AND HENRY REGARDING TITLE TO THE SURVEYED PREMISES.
7. THE SIDELINE OF RIVERSIDE STREET IS RECREATED, IN PART, FROM COORDINATES SUPPLIED BY THE MAINE DEPARTMENT OF TRANSPORTATION (METRIC) CONVERTED TO US FEET THROUGH CORPSCON. THE REMAINDER OF THE FRONTAGE IS BASED ON PLAN REFERENCE 10.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE X (AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND MAINE COMMUNITY PANEL NO. 230051-0006-C WITH AN EFFECTIVE DATE OF DECEMBER 8, 1998.



SCALE: 1" = 1'-0"

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	DEED LINE/R.O.W.
	EASEMENT
	IRON PIPE/ROD
	DEED CALL
	CURVE/LINE NO.
	BUILDING
	DECK/STEPS/OVERHANG
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	CURB LINE
	SIGN
	GAS METER
	WATER GATE VALVE
	HYDRANT
	SANITARY MANHOLE
	STORM DRAIN
	DRAINAGE MANHOLE
	CATCH BASIN
	OVERHEAD UTILITY
	ELECTRIC METER
	UTILITY POLE
	GUY WIRE
	DRAINAGE DITCH
	RIPRAP
	WATER
	SANITARY SEWER
	FORCE MAIN



PLAN REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY OF: BISSON MOVING 401 RIVERSIDE STREET PORTLAND, MAINE FOR: HARVEY INDUSTRIES, INC. DATED 11-09-01 AND REVISED THROUGH 12-14-01 BY SEBAGO TECHNICS.
2. ALTA SURVEY AT 400 RIVERSIDE STREET IN PORTLAND, CUMBERLAND COUNTY MAINE PREPARED FOR BONNIE BRUNET AND MARTIN RIST DATED JANUARY 28, 1999 AND REVISED THROUGH FEBRUARY 2, 1999 BY DESLAURIERS & ASSOCIATES, INC.
3. ALTA/ACSM LAND TITLE SURVEY 380 RIVERSIDE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR THE DUNHAM GROUP DATED APRIL 24, 2014 BY OWEN HASKELL, INC.
4. SUBDIVISION - REVISED LOT 6 OF: LOTS 1, 1A, & 6 McALISTER FARM & LOT 4 DONALD O. BUTLER SUBDIVISION RIVERSIDE ST. AND McALISTER DRIVE, PORTLAND, MAINE PREPARED FOR DEVELOPER: RIO TERRA LLC AND OWNER OF RECORD: MARTIN RIST & BARNYSUE J. BRUNET DATED 5-6-05 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205 PAGE 389 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
5. McALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, ME AMENDED FINAL SUBDIVISION RECORDING PLAT DATED JANUARY 26, 1987 AND RECORDED IN PLAN BOOK 161, PAGE 16 CCRD.
6. McALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 1, 1988 AND RECORDED IN PLAN BOOK 176, PAGE 17 CCRD.
7. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY NO. 18 PORTLAND CUMBERLAND COUNTY DATED DECEMBER 1998 SHEET 3 OF 11 DOT FILE NO. 3-444 AND RECORDED IN PLAN BOOK 207 PAGE 177 CCRD.
8. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE AMENDED RECORDING PLAT DATED MAY 7, 1984 AND RECORDED IN PLAN BOOK 142 PAGE 29 CCRD.
9. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 14, 1986 AND RECORDED IN PLAN BOOK 154 PAGE 25 CCRD.
10. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE THIRD AMENDED RECORDING PLAT DATED APRIL 30, 1996 AND RECORDED IN PLAN BOOK 197 PAGE 115 CCRD.
11. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RIVERSIDE STREET GUARD RAIL DATED MAY 1984 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT PLAN FILE 709/12.
12. SUBDIVISION AMENDMENT OF LOTS 1, 1A, & 6 McALISTER FARM & LOT 4 DONALD O. BUTLER SUBDIVISION, FOR MARTIN RIST & BONNIE BRUNET, BY SEBAGO TECHNICS, INC. DATED APRIL 27, 2005, AND RECORDED IN PLAN BOOK 205 PAGE 398.

SEBAGO TECHNICS
 WWW.SEBAGO TECHNICS.COM
 79 John Roberts Rd. Suite B
 South Portland, ME 04106
 Tel: 207-200-9100 Tel: 207-783-5656

SITE PLAN OF: PROPOSED BUILDING
 400 RIVERSIDE STREET
 PORTLAND, MAINE
 MADE FOR: DELTA REALTY LLC
 380 WARREN AVENUE
 PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15216	1" = 30'

SHEET 1 OF 1

15216S-EVAL.dwg, TAB: SITE