



LEGEND

EXISTING	PROPOSED
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BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
B-1 BORING	
BUILDING	
EDGE WETLAND	
WETLANDS	
UPLANDS	
STREAM	
LEDGE	
EDGE PAVEMENT	
EDGE GRAVEL	
TREELINE	
CONTOURS	
SPOT GRADE	
CHAIN LINK FENCE	
DECIDUOUS TREE	
CONIFEROUS TREE	
SIGN	
SD STORM DRAIN	
UD UNDER DRAIN	
DRAINAGE MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	
UQU UNDERGROUND UTILITY	
TRANSFORMER PAD	
ELECTRICAL MANHOLE	
TELEPHONE MANHOLE	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
FENCE POSTS	
EROSION CONTROL	
FILTER BARRIER	
RIPRAP	
CHECK DAM	

**APPROVAL-
CITY OF PORTLAND
PLANNING BOARD**

DATE _____

CHAIRPERSON _____

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE CITY OF PORTLAND BY DEED DATED MAY 18, 2010 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27825, PAGE 68.
- THE PROPERTY IS SHOWN AS MAP 322 LOT A-1 AND MAP 323 LOTS A-3 & A-5 ON THE CITY OF PORTLAND TAX MAPS AND IS LOCATED IN THE IH ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE IH ZONING DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: NONE (CORRECTIONAL 10,000 SF)
 MINIMUM STREET FRONTAGE: 60 FEET
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 35 FEET
 MINIMUM REAR YARD: 35 FEET
 MAXIMUM BUILDING HEIGHT: 75 FEET
 MAXIMUM IMPERVIOUS SURFACE RATIO: 85%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF THE PROPOSED LOT IS APPROXIMATELY 4.12 ACRES.
- BOUNDARY INFORMATION AS DEPICTED HEREON IS BASED ON PLAN REFERENCE 6A, 6B AND 6C HEREON. SEBAGO TECHNICS, INC. HAS DONE A RETRACEMENT SURVEY OF LOT 2 AND A PARTIAL RETRACEMENT OF LOT 1 AND LOT 3 AS DEPICTED THEREON. THE PROPOSED LOT TO BE CONVEYED TO SUBURBAN PROPANE BEING A PORTION OF LOT 4 AS DEPICTED ON THE HEREIN REFERENCED PLANS. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 6A AND FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. ON THE PROPOSED SUBURBAN PROPANE LOT AND 60-FOOT WIDE RIGHT-OF-WAY IN OCTOBER 2015.
- PLAN REFERENCES:
 A. "RIVERSIDE SUBDIVISION - SUBDIVISION RECORDING PLAN - OWNER OF RECORD: CITY OF PORTLAND, MAINE, PUBLIC SERVICES DEPARTMENT, ENGINEERING SECTION, 389 CONGRESS STREET, PORTLAND, MAINE 04101" DATED OCTOBER 7, 2010 BY WOODARD & CURRAN, STAMPED BY JOHN W. SWAN, PLS 1038. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 210, PAGE 352.
 B. "CONSERVATION EASEMENT PLAN FOR THE TRUST FOR PUBLIC LAND, 116 NEW MONTGOMERY STREET, SAN FRANCISCO, CA 94105 EASEMENT LOCATED RIVERSIDE STREET, PORTLAND, MAINE" DATED MARCH 3, 2010 BY BOUNDARY POINTS, PROFESSIONAL LAND SURVEYING, LLC. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 210, PAGE 128.
 C. "AMENDMENT TO RIVERSIDE SUBDIVISION LOT #3, (EXISTING CONDITIONS/PROPOSED LEASE AREA & ACCESS/UTILITY EASEMENT PLAN), MAP 323 LOT A008, LUCAS TREE, 636 RIVERSIDE STREET, PORTLAND, MAINE" DATED JANUARY 3, 2014 BY PROMISED LAND SURVEY, LLC. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 218.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS WERE CONVERTED TO NGVD29 UTILIZING THE U.S. ARMY CORPS CORPSSOFT 6.0.1 SOFTWARE, THE CHANGE FROM NAVD83 TO NGVD29 IS +0.688 FEET IN THIS VICINITY.
- 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.
- A PORTION OF THE REMAINDER OF LOT 4 AS DEPICTED HEREON DOES 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 0006 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. PORTIONS OF THE SUBDIVISION PROPERTY IN PROXIMITY TO THE PRESUMPSCOT RIVER, ITS TRIBUTARIES AND ADJACENT AREAS FALL WITHIN A ZONE AE, AREAS OF 100-YEAR FLOOD, HAVING A BASE FLOOD ELEVATION OF 35 NGVD FEET IN THE SUBJECT AREA. THE PROPOSED PORTION OF LOT 4 AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPOSED LOT FALLS IN AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
- THE WETLAND DELINEATION AS DEPICTED HEREON IS AS DEPICTED ON PLAN REFERENCE 6A, SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT WETLAND SURVEY.
- THIS LINE REPRESENTS THE LIMITS OF THE TOPOGRAPHIC SURVEY PERFORMED BY SEBAGO TECHNICS, INC. FOR THIS PROJECT. THE REMAINING TOPOGRAPHIC INFORMATION WAS TAKEN DIRECTLY FROM PLAN REFERENCE 6A.
- THERE ARE NO BUILDINGS LOCATED ON THE PROPOSED LOT 4-2.
- THE PROPOSED LOT IS SUBJECT TO DRAINAGE EASEMENTS AS DEPICTED HEREON.
- THE 60' WIDE AND 37' WIDE RIGHTS-OF-WAY WILL BE OWNED IN FEE BY LOT 4-1. LOTS 2, 3 WILL HAVE RIGHTS OF INGRESS AND EGRESS OVER THIS 60' WIDE STRIP OF LAND TO THEIR RESPECTIVE LOTS. LOT 4 WILL HAVE RIGHTS OF INGRESS AND EGRESS OVER BOTH THE 60' AND 37' WIDE RIGHTS-OF-WAY. THESE RIGHTS-OF-WAY MAY ALSO BE USED FOR PURPOSES OF THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED. CLEAR TREES AS SHOWN ON THE PLANS HEREON OR AS APPROVED BY OWNER.
- SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H:V) SHALL BE LINED WITH EROSION CONTROL BLANKET.
- GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS IDENTIFIED ON THIS PLAN.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" MANUAL PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2014 REVISION OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- COORDINATE UNDERGROUND POWER EXTENSION FROM RIVERSIDE STREET WITH CENTRAL MAINE POWER (CMP). COORDINATE UNDERGROUND TELEPHONE/ DATA WITH UTILITY COMPANY.
- BORINGS FOR THE TOWER WERE OBSERVED BY TERRACON. REFER TO GEOTECHNICAL REPORT FOR BORING DATA.
- THE TEMPORARY GRAVEL ACCESS DRIVE WILL SERVE THE TOWER ENCLOSURE UNTIL SUCH TIME LOT IS SOLD BY CITY OF PORTLAND. AFTER SELLING OF LOT, THE TOWER ENCLOSURE SHALL BE ACCESSED BY RIGHTS OF EASEMENT TO THE ENTRY AS GENERALLY DEPICTED ON THIS PLAN.
- ALL NON-IMPERVIOUS DISTURBED AREAS SHALL BE PROPERLY STABILIZED IN GENERAL CONFORMANCE WITH THE NOTES AND DETAILS ON SHEET 5. FINAL SURFACE TREATMENT OF NON-IMPERVIOUS AREAS SHALL BE 4" LOAM AND SEED UNLESS NOTED OTHERWISE ON THIS PLAN.

CRAIG A. BURGESS P.E. 12638

Craig Burgess 12-9-16

DESIGNED CAB	CHECKED CAB
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REVISED PER CITY COMMENTS
 CAB 12-09-16
 CAB 12-09-16
 CAB 11-15-16
 CAB 11-14-16
 CAB 11-08-16

REVIEWED PER CITY PEER REVIEW & STAFF COMMENTS
 CAB 10-21-16
 DATE: STATUS:

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

WWW.SEAGOTECHNICS.COM
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 Suite 1A
 South Portland, ME 04106
 Tel: 207-200-2100

250 Gossard Rd.
 Lewiston, ME 04240
 Tel: 207-783-5858

SEBAGO
TECHNICS

SITE PLAN-TOWER DEVELOPMENT
 OF:
 RIVERSIDE SUBDIVISION, LOT 4
 RIVERSIDE STREET
 PORTLAND, MAINE 04103
 FOR:
 THE CITY OF PORTLAND, MAINE
 389 CONGRESS STREET
 PORTLAND, MAINE 04101

PROJECT NO. 16354 SCALE AS NOTED

SHEET 3 OF 5

16354-05.dwg, TAB: 16354-5