

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L9	S 11°10'09" W	60.00'
L10	S 13°58'48" W	75.00'
L11	N 76°01'12" W	119.58'

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. MARCHESI, PLS 2009 OCTOBER 29, 2015

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____
 AT _____ h _____ m _____
 M. AND RECORDED IN _____ PAGE
 PLAN BOOK _____

FOR CITY OF PORTLAND USE

ATTEST
 REGISTRAR

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E1	S 11°10'24" W	30.17'
E2	N 72°49'13" W	238.38'
E3	N 14°27'20" E	277.08'
E4	N 11°10'09" E	30.00'
E5	N 78°49'51" E	288.53'
E6	S 14°27'20" E	164.78'
E7	S 72°49'13" E	218.47'
E8	N 76°01'12" W	122.53'

LEGEND

- EXISTING**
- PROPERTY LINE/R.O.W.
 - ABUTTER LINE/R.O.W.
 - SETBACK
 - EASEMENT
 - 5/8" REBAR W/CAP
 - BENCHMARK
 - BUILDING
 - EDGE PAVEMENT
 - EDGE CONCRETE
 - EDGE GRAVEL
 - EDGE OF WATER
 - TREELINE
 - CONTOURS
 - X120.00
 - SPOT GRADE
 - CHAIN LINK FENCE
 - GAS
 - WATER
 - WATER GATE VALVE
 - SANITARY SEWER
 - SANITARY MANHOLE
 - STORM DRAIN
 - DECIDUOUS TREE
 - CATCH BASIN
 - OVERHEAD UTILITY
 - UTILITY POLE
 - GUY WIRE
 - LIMIT OF TOPOGRAPHIC SURVEY
 - FLOODPLAIN
 - ZONE LINE
 - ZONE LINE ON PL
 - BORING (SUMMIT GEOTECHNICAL ENGINEERING SERVICES 10.17.15)
 - EDGE WETLAND
 - WETLANDS
 - CURB LINE
 - SHEET METAL FENCE
 - CONCRETE BLOCK ENCLOSURE
 - SIGN
 - GAS
 - GAS GATE VALVE
 - ELECTRICAL METER
 - RIPRAP
 - 5/8" REBAR W/CAP TO BE SET
 - STRUCTURE NUMBER
 - GRADE STAKE SET

GENERAL NOTES:

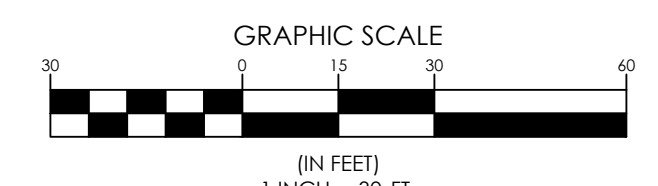
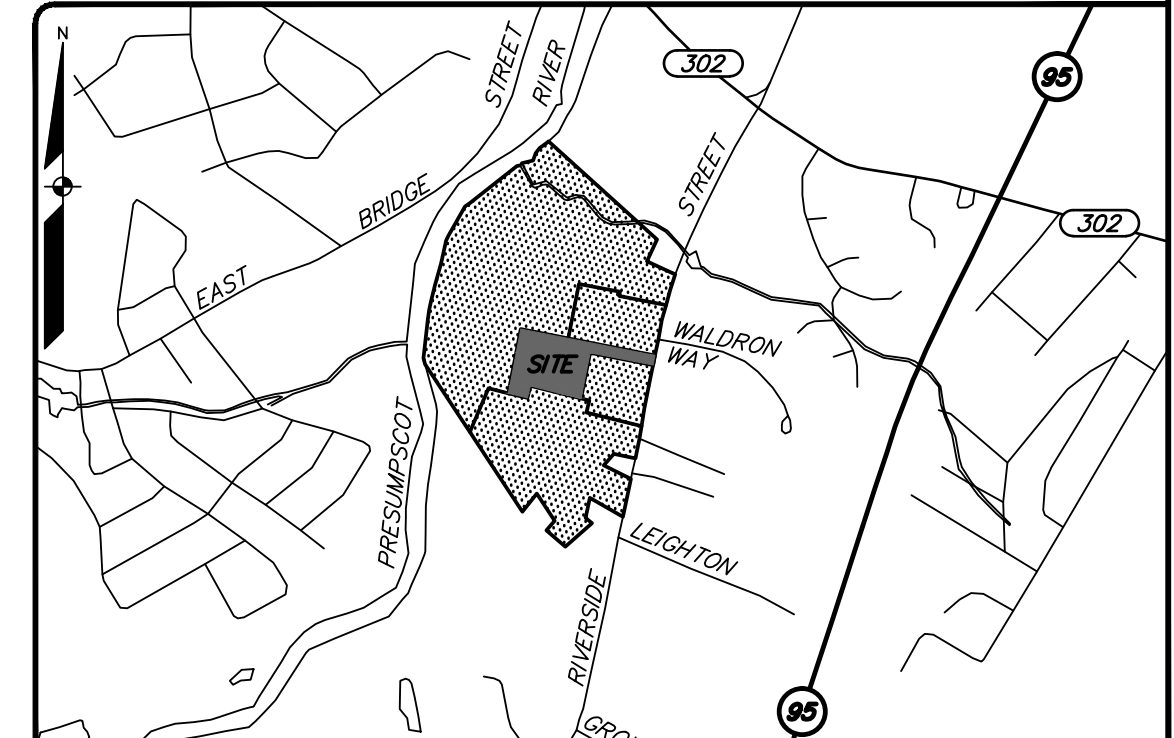
- THE RECORD OWNER OF THE PARCEL IS THE CITY OF PORTLAND BY DEED DATED MAY 18, 2010 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27825, PAGE 68.
- THE PROPERTY IS SHOWN AS MAP 322 LOT A-1 AND MAP 323 LOTS A-3 & A-5 OF THE CITY OF PORTLAND TAX MAPS AND IS LOCATED IN THE IH ZONING DISTRICT.
- 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 PLAT - 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 1036. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 210, PAGE 352.

- "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 129.
- "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.
- "2ND AMENDED RIVERSIDE SUBDIVISION FOR RECORD OWNER THE CITY OF PORTLAND, MAINE C/O PUBLIC SERVICES DEPARTMENT, ENGINEERING SECTION PREPARED FOR FOREFRONT PARTNERS I, LP 501 DANFORTH STREET, PORTLAND, MAINE 04102" DATED OCTOBER 29, 2015 BY SEBAGO TECHNICS, INC., PROJECT 15254.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-18083. ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS WERE CONVERTED TO NGVD29 UTILIZING THE U.S. ARMY CORPS CORPSPCON 6.0.1 SOFTWARE, THE CHANGE FROM NAVD88 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.
- PORTIONS OF THE 2ND AMENDED SUBDIVISION 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 PRESUMSCOT RIVER, ITS TRIBUTARIES AND ADJACENT AREAS FALL WITHIN A ZONE AE, AREAS OF 100-YEAR FLOOD, HAVING A BASE FLOOD ELEVATION OF 35 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.

STRUCTURE TABLE

STRUCTURE #	RIM	SUMP	INVERT IN	INVERT OUT
9057	70.09	62.03	64.23 12" HDPE @ 3 65.49 6" PVC @ 6	64.33 12" HDPE @ 9
8116	72.09	64.04	66.09 6" HDPE @ 6	66.22 12" HDPE @ 9
8113	69.39	64.37	66.56 6" PVC @ 11 66.44 4" PVC @ 3	66.41 6" PVC @ 7
9005	70.59	64.75	66.89 4" PVC @ 3	66.79 6" PVC @ 8
8923	71.62	66.95	68.21 4" PVC @ 7	67.98 6" PVC @ 1
8914	74.4	71.9	72.4 4" PVC @ 2	
8307	74.7	69.7	70.7 3" PVC @ 7	70.7 4" PVC @ 1
8232	72.94	68.84	70.99 6" CMP @ 6	70.84 6" CMP @ 12
8346	70.11	62.27	67.79 6" CMP @ 6 67.89 4" PVC @ 7	67.89 10" CMP @ 12
8391	64.10	60.57	62.12 10" CMP @ 6 61.30 6" PVC @ 3	61.18 12" PVC @ 12
8408	64.30	60.34	62.30 6" PVC @ 4	62.08 6" PVC @ 10
8428	62.48	58.64	59.28 4" HDPE @ 5 59.61 4" HDPE @ 6 59.23 4" HDPE @ 7	59.29 12" PVC @ 12
8540	65.80	58.95	62.74 8" PVC @ 5	59.60 12" PVC @ 1
8470	58.70	53.71	54.68 3" PVC @ 7	54.67 4" PVC @ 1
8434	60.76	48.82	54.30 12" PVC @ 5 54.00 12" PVC @ 8	49.26 12" PVC @ 12

LOCATION MAP



CHARLES D. MARCHESI, PLS 2009

DESIGNED	CHECKED
CDM	CLB

A. CDM 10-29-15 ISSUED TO CLIENT FOR REVIEW
 REV. BY: 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.

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd., Suite B
 South Portland, ME 04106
 Tel: 207-209-2100
 Tel: 207-783-5656

EXISTING CONDITIONS PLAN OF LAND
 FOR RECORD OWNER:
 THE CITY OF PORTLAND, MAINE
 C/O PUBLIC SERVICES DEPARTMENT, ENGINEERING SECTION
 389 CONGRESS STREET, PORTLAND, MAINE 04101
 PREPARED FOR:
 FOREFRONT PARTNERS I, LP
 501 DANFORTH STREET
 PORTLAND, MAINE 04102

PROJECT NO.	SCALE
15254	1" = 100'

SHEET C-2.0