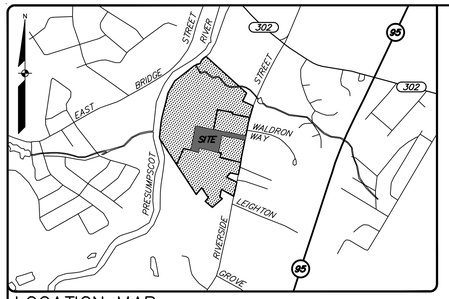

LOCATION MAP

N.T.S.

GRID

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, PLS 2009 — OCTOBER 29, 2015

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'

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" W	277.08'
E4	N 11°10'09" E	30.00'
E5	N 78°49'51" W	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'

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	196.44'	995.68'	S 19°03'50" W	196.12'
C2	41.92'	995.68'	S 12°12'21" W	41.92'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L12	S 13°58'48" W	75.00'
L13	S 76°01'12" E	51.70'
L14	N 10°38'44" E	26.77'

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- TIE LINE
- SETBACK
- EASEMENT
- MONUMENT
- IRON PIPE/ROD
- C1/L1 DEED CALL
- BENCHMARK DESCRIPTION WITH ELEVATION
- BUILDING
- EDGE PAVEMENT
- EDGE CONCRETE
- EDGE GRAVEL
- EDGE OF WATER
- TREELINE
- 120 / 118 CONTOURS
- X120.00 SPOT GRADE
- CHAIN LINK FENCE
- G GAS
- W WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- S SANITARY SEWER
- SANITARY MANHOLE
- SD STORM DRAIN
- DECIDUOUS TREE
- CATCH BASIN
- OHU OVERHEAD UTILITY
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FLOODPLAIN
- ZONE LINE
- ZONE LINE ON PL
- B-1 BORING
- EDGE WETLAND
- WETLANDS
- CURB LINE
- SHEET METAL FENCE
- GUARD RAIL
- CONCRETE BLOCK ENCLOSURE
- SIGN
- G GAS
- GAS GATE VALVE
- GM GAS METER
- TRANSFORMER PAD
- E ELECTRICAL MANHOLE
- RIPRAP
- 5/8" REBAR W/CP TO BE SET
- 8434 STRUCTURE NUMBER
- GRADE STAKE SET

FOR CITY OF PORTLAND USE

GENERAL NOTES:

1. 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.
2. 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 DISTRICT.
3. 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.

4. TOTAL AREA OF THE PROPOSED LOT IS APPROXIMATELY 4.12 ACRES.
5. 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.
6. 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 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 129.
   - 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.
7. 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 CORPSCON 6.0.1 SOFTWARE, THE CHANGE FROM NAVD88 TO NGVD29 IS +0.688 FEET IN THIS VICINITY.
8. 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.
9. 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 PRESUMPSCOT RIVER, IT'S 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.
10. THE WETLAND DELINEATION AS DEPICTED HEREON IS AS DEPICTED ON PLAN REFERENCE 6A, SEBAGO TECHNICS, INC. HAS NOT PERFORMED AN INDEPENDENT WETLAND SURVEY.
11. 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.
12. THERE ARE NO BUILDINGS LOCATED ON THE PROPOSED PARCEL.
13. THE PROPOSED LOT IS SUBJECT TO DRAINAGE EASEMENTS AS DEPICTED HEREON.

APPROVAL- CITY OF PORTLAND PLANNING BOARD

_____ DATE

_____ CHAIRPERSON

_____

_____

_____

_____

_____

_____

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED _____,
20_____
AT _____ h _____ m _____
M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST
_____
REGISTRAR

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

CHARLES D. MARCHESE, PLS 2009

DESIGNED	CHECKED
CDM	CLB

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

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 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-9556

2ND AMENDED RIVERSIDE SUBDIVISION

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-2.1

15254SB - to FST.dwg, TAB:15254SB