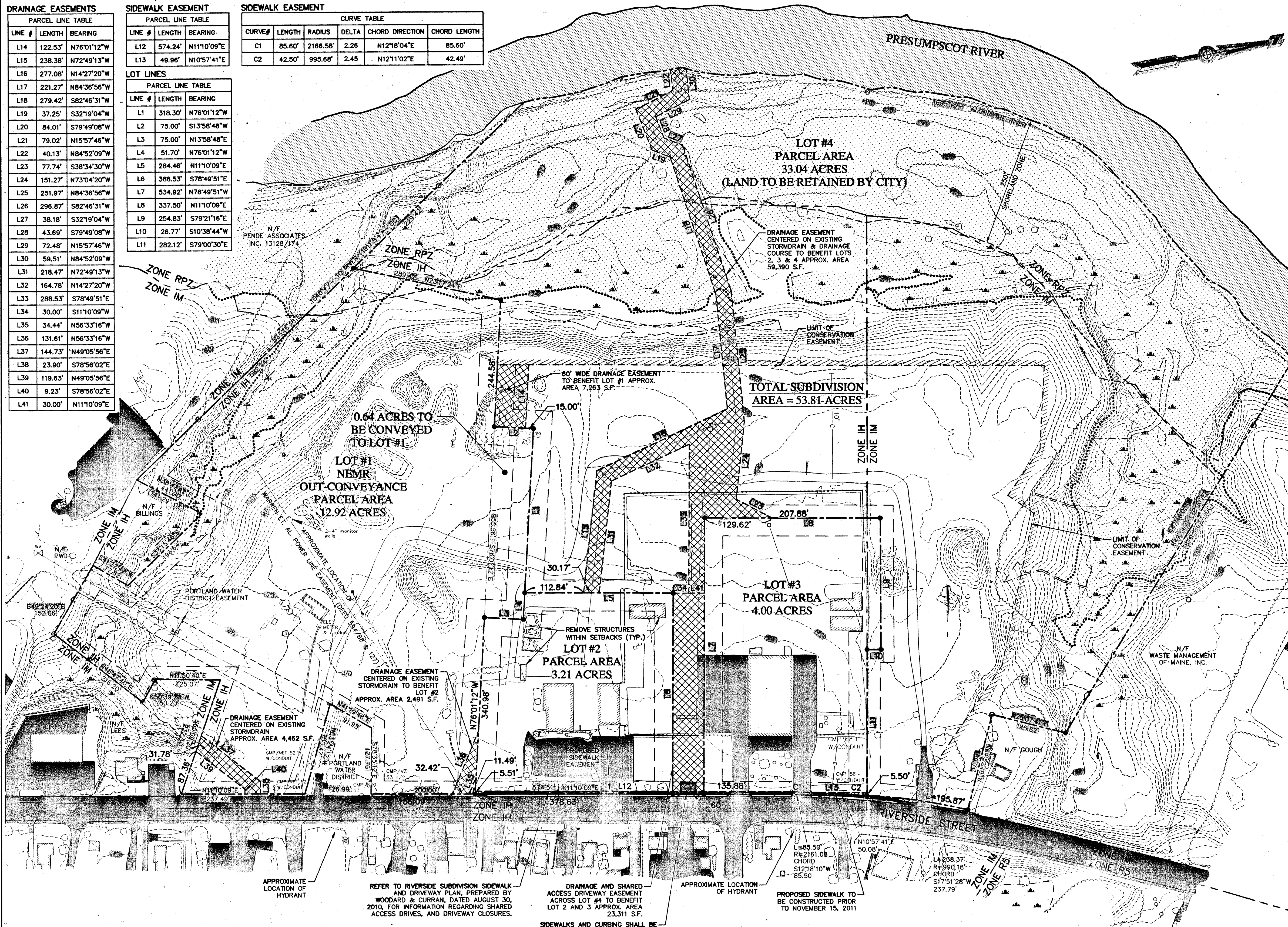


DRAINAGE EASEMENTS		
LINE #	LENGTH	BEARING
L14	122.53'	N76°01'12"W
L15	238.38'	N72°49'13"W
L16	277.08'	N14°27'20"W
L17	221.27'	N84°36'56"W
L18	279.42'	S82°46'31"W
L19	37.25'	S32°19'04"W
L20	84.01'	S79°49'08"W
L21	79.02'	N15°57'46"W
L22	40.13'	N84°32'09"W
L23	77.74'	S38°34'30"W
L24	151.27'	N73°04'20"W
L25	251.97'	N84°36'56"W
L26	298.87'	S82°46'31"W
L27	38.18'	S32°19'04"W
L28	43.69'	S79°49'08"W
L29	72.48'	N15°57'46"W
L30	59.51'	N84°32'09"W
L31	218.47'	N72°49'13"W
L32	164.78'	N14°27'20"W
L33	288.53'	S78°49'51"E
L34	30.00'	S11°10'09"W
L35	34.44'	N56°33'16"W
L36	131.61'	N56°33'16"W
L37	144.73'	N49°05'56"E
L38	23.90'	S78°56'02"E
L39	119.63'	N49°05'56"E
L40	9.23'	S78°56'02"E
L41	30.00'	N11°10'09"E

SIDEWALK EASEMENT		
LINE #	LENGTH	BEARING
L12	574.24'	N11°10'09"E
L13	49.96'	N10°57'41"E

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	85.60'	2166.58'	2.28	N12°18'04"E	85.60'
C2	42.50'	995.68'	2.45	N12°11'02"E	42.49'

LOT LINES		
LINE #	LENGTH	BEARING
L1	318.30'	N76°01'12"W
L2	75.00'	S13°58'48"W
L3	75.00'	N13°58'48"E
L4	51.70'	N76°01'12"W
L5	284.46'	N11°10'09"E
L6	388.53'	S78°49'51"E
L7	534.92'	N78°49'51"W
L8	337.50'	N11°10'09"E
L9	254.83'	S79°21'16"E
L10	26.77'	S10°38'44"W
L11	282.12'	S79°00'30"E



NOTE: ALL TOPOGRAPHY, EXISTING IMPROVEMENTS, AND PERIMETER PROPERTY LINES TAKEN FROM PLAN REFERENCES 1 AND 2. NO FIELD SURVEYING OR DEED RESEARCH COMPLETED BY OWEN HASKELL, INC. INTERIOR LOT COMPUTATIONS ONLY BY OWEN HASKELL, INC.

LOT	IMPERVIOUS AREAS (ACRES)
1	0.63
2	2.81
3	3.51
4	2.61

APPROVED BY CITY OF PORTLAND PLANNING BOARD:

[Signatures]

DATE: 9-21-10

LEGEND

---	EXISTING CONTOUR (INDEX)
---	EXISTING CONTOUR (INTERVAL)
---	100' YEAR FLOOD BOUNDARY
---	ZONE LINE
---	250' SHORELAND ZONE LINE
---	CONSERVATION EASEMENT
---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	SETBACK LINE
---	FORMER LOT LINE
---	CAPPED IRON ROD TO BE SET
---	GRAVEL
---	EXISTING TREE LINE
---	WETLAND
---	EXISTING PAVEMENT
---	PROPOSED PAVEMENT
---	EXISTING BUILDING
---	PROPOSED EASEMENT
---	PROPOSED ACCESS DRIVE

- PLAN REFERENCES:**
- BOUNDARY SURVEY PROVIDED BY CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, DATED DECEMBER 16, 2005 AND REVISED APRIL 11, 2006, NUMBERED 1 OF 2, TITLED "STANDARD BOUNDARY SURVEY OF LUCAS TREE COMPANY SITE, RIVERSIDE STREET, PORTLAND, MAINE."
 - TOPOGRAPHIC PLAN PROVIDED BY CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, DATED DECEMBER 16, 2005 AND REVISED MAY 7, 2010, NUMBERED 2 OF 2, TITLED "TOPOGRAPHIC PLAN OF LUCAS TREE COMPANY SITE, RIVERSIDE STREET, PORTLAND, MAINE."
 - CONSERVATION EASEMENT PROVIDED BY THE CUMBERLAND COUNTY REGISTRY OF DEEDS, RECEIVED MARCH 31, 2010 AT 9:51 AM AND RECORDED IN PLAN BOOK 210, PAGE 129, PLAN TITLED "CONSERVATION EASEMENT PLAN FOR THE TRUST FOR PUBLIC LAND, 116 NEW MONTGOMERY STREET, SAN FRANCISCO, CA 94106, EASEMENT LOCATED RIVERSIDE, STREET PORTLAND MAINE", DATED MARCH 3, 2010.
 - DRAINAGE INFRASTRUCTURE LOCATED VIA GPS BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES DURING A SITE VISIT ON SEPTEMBER 7, 2010; SUPPLEMENTED WITH CATCH BASIN LOCATIONS SHOWN ON THE FIELD SURVEY PLAN FROM OWEN HASKELL DATED AUGUST 31, 2010.
- WAIVERS:**
- THE APPLICANT REQUESTS A WAIVER OF SECTION 14-496 (A) 15 RELATIVE TO SHOWING PROPOSED FINISH SPOT ELEVATIONS AROUND THE PERIMETER OF THE SUBDIVISION.

OWNER OF RECORD:
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101
C.C.R.D. BOOK 27825 PAGE 88

RIVERSIDE SUBDIVISION PLANNING BOARD CONDITIONS OF APPROVAL
DATED SEPTEMBER 21, 2010.

- THE APPLICANT SHALL SUBMIT A LETTER FROM PORTLAND TRAILS CONFIRMING PERMISSION TO ESTABLISH DRAINAGE EASEMENT(S) WITHIN THE CONSERVATION EASEMENT OF LOT 4 FOR CORPORATION COUNSEL REVIEW AND APPROVAL.
- THE APPLICANT SHALL SUBMIT FINAL AND EXECUTED COPIES OF VARIOUS PROPERTY AGREEMENTS AND EASEMENTS ASSOCIATED WITH THE SUBDIVISION FOR CORPORATION COUNSEL REVIEW AND APPROVAL PRIOR TO THE RELEASE OF THE SUBDIVISION PLAN.
- THE SUBDIVISION RECORDING PLAT SHALL INCLUDE A NOTATION THAT A TRAFFIC MOVEMENT PERMIT WILL BE NECESSARY IF AND WHEN THE TRIP LEVELS FOR THE SUBDIVISION REACHES PERMIT THRESHOLDS.
- UNLESS OTHERWISE APPROVED BY THE PLANNING BOARD UNDER SITE PLAN REVIEW, UNDERGROUND UTILITIES SHALL BE REQUIRED.

- ZONE IM DIMENSIONAL REQUIREMENTS**
- MINIMUM LOT SIZE:
 - CORRECTIONAL PRERELEASE FACILITIES: TEN THOUSAND (10,000) SQUARE FEET
 - OTHER USES NONE.
 - MAXIMUM IMPERVIOUS SURFACE RATIO: I-M ZONE: SEVENTY-FIVE (75) PERCENT.
 - MAXIMUM BUILDING HEIGHT: I-M ZONE: SEVENTY-FIVE (75) FEET.
 - MINIMUM SIDE YARDS: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-M ZONE: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM EACH SIDE PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT, UP TO TWENTY-FIVE (25) FEET, EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE THIRTY-FIVE (35) FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
 - MINIMUM REAR YARDS: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-M ZONE: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM THE REAR PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT, UP TO TWENTY-FIVE (25) FEET, EXCEPT THAT THE MINIMUM REAR YARD SHALL BE THIRTY-FIVE (35) FEET WHEN THE REAR PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
 - MINIMUM FRONT YARD: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-M ZONE: EACH STRUCTURE SHALL BE SET BACK ONE (1) FOOT FROM THE FRONT PROPERTY LINE FOR EACH ONE (1) FOOT OF BUILDING HEIGHT.
 - MINIMUM STREET FRONTAGE: SIXTY (60) FEET.
 - PAVEMENT SETBACK FROM LOT BOUNDARIES: TEN (10) FEET.

- ZONE IH DIMENSIONAL REQUIREMENTS**
- MINIMUM LOT SIZE:
 - CORRECTIONAL PRERELEASE FACILITIES: TEN THOUSAND (10,000) SQUARE FEET
 - OTHER USES NONE.
 - MAXIMUM IMPERVIOUS SURFACE RATIO: I-H ZONE: EIGHTY-FIVE (85) PERCENT.
 - MAXIMUM BUILDING HEIGHT: SEVENTY-FIVE (75) FEET.
 - MINIMUM SIDE YARDS: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-H ZONE: THIRTY-FIVE (35) FEET.
 - MINIMUM REAR YARDS: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-H ZONE: THIRTY-FIVE (35) FEET.
 - MINIMUM FRONT YARD: PRINCIPAL AND ACCESSORY STRUCTURES IN THE I-H ZONE: TWENTY-FIVE (25) FEET.
 - MINIMUM STREET FRONTAGE: SIXTY (60) FEET.
 - PAVEMENT SETBACK FROM LOT BOUNDARIES: TEN (10) FEET.

- ZONE RPZ DIMENSIONAL REQUIREMENTS**
- NO BUILDING OR STRUCTURE SHALL BE ERRECTED, ALTERED, ENLARGED, REBUILT, OR USED IN R-R RESOURCE PROTECTION ZONE WHICH DOES NOT COMPLY WITH THE FOLLOWING REQUIREMENTS:
- MINIMUM REAR YARDS: PRINCIPAL BUILDING OR STRUCTURE, OTHER THAN A BOATHOUSE OR STOREHOUSE FOR FISHERMAN'S GEAR: SEVENTY-FIVE (75) FEET.
 - MINIMUM SIDE YARDS:
 - PRINCIPAL BUILDING OR STRUCTURE: FIFTEEN (15) FEET.
 - ACCESSORY BUILDING OR STRUCTURE: FIVE (5) FEET.
 - MINIMUM SIDE YARD ON SIDE STREETS:
 - PRINCIPAL BUILDING OR STRUCTURE: TWENTY (20) FEET.
 - ACCESSORY BUILDING OR STRUCTURE: TWENTY (20) FEET.
 - MINIMUM FRONT YARDS:
 - PRINCIPAL BUILDING OR STRUCTURE: TWENTY-FIVE (25) FEET.
 - ACCESSORY BUILDING OR STRUCTURE: TWENTY-FIVE (25) FEET.
 - MAXIMUM HEIGHT:
 - PRINCIPAL BUILDING OR STRUCTURE: TWO (2) STORIES OR TWENTY-FIVE (25) FEET.
 - ACCESSORY BUILDING OR STRUCTURE: ONE (1) STORY OR FIFTEEN (15) FEET.
 - MAXIMUM BUILDING AREA: PRINCIPAL BUILDING OR GROUP OF BUILDINGS: TEN (10) PERCENT OF LOT AREA.
 - MINIMUM LOT AREA: TWENTY THOUSAND (20,000) SQUARE FEET.
 - MINIMUM WIDTH OF LOT: ONE HUNDRED (100) FEET.
 - MINIMUM LOT FRONTAGE ON STREET OR SHORELINE: ONE HUNDRED (100) FEET.
 - MINIMUM SHORELINE SETBACK: ALL PRINCIPAL STRUCTURES OTHER THAN PERMITTED PIERS, DOCKS, WHARVES, BREAKWATERS, CAUSEWAYS, BRIDGES, BOATHOUSES AND STOREHOUSES FOR FISHERMAN'S GEAR: SEVENTY-FIVE (75) FEET.

CONFORMANCE OF LOTS:

UPON APPROVAL OF THE PROPOSED SUBDIVISION, THE FOLLOWING SITE MODIFICATIONS SHALL BE PERFORMED TO BRING THE PROPOSED SUBDIVISION LOTS INTO CONFORMANCE WITH ZONING REGULATIONS. ITEMS OF WORK SHALL BE PERFORMED AS SOON AS POSSIBLE, BUT NO LATER THAN JUNE 2011.

- ALL PAVEMENT WITHIN 10 FEET OF THE LOT BOUNDARIES WILL BE REMOVED.
- ALL BUILDING OR STORAGE STRUCTURES WITHIN THE SETBACKS WILL BE REMOVED.
- REMOVAL OF IMPERVIOUS SURFACES AS NECESSARY TO MEET THE MAXIMUM IMPERVIOUS SURFACE RATIO.
- LANDSCAPING SHALL BE CONSERVED OR PLANTED TO ADDRESS SEC. 14-267(a) "REQUIRED LANDSCAPING FOR PARKING AREAS" FOR DEVELOPED LOTS.

STREET TREES:

- A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED MEETING CITY OF PORTLAND LANDSCAPING AND LANDSCAPE PRESERVATION STANDARDS OF THE CITY OF PORTLAND TECHNICAL MANUAL.

41 HUTCHINS DRIVE
PORTLAND, MAINE 04102
800.426.4262 | www.woodardcurran.com

WOODARD & CURRAN
COMMITMENT & INTEGRITY DRIVE RESULTS

LDD PROJECT NAME: _____
DRAWING NAME: ACAD-222804.02-C001.DWG
FIELD BOOK USED: _____

REFERENCES:

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: 1"=100'
DATE: 10/07/2010

SEAL: [Professional Engineer Seal]

RIVERSIDE SUBDIVISION
SUBDIVISION RECORDING PLAT

OWNER OF RECORD:
CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING SECTION
389 CONGRESS STREET
PORTLAND, MAINE 04101

SEAL: [City of Portland Seal]

SHEET # 1
PLAN NUMBER _____

C:\2010-09\Portland\ACAD-222804.02-C001.dwg, Oct 08, 2010 - 10:46am