LOCATION MAP N.T.S.

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- TIE LINE
- CENTERLINE
- MONUMENT
- IRON PIPE/ROD
- DRILL HOLE
- BENCHMARK DESCRIPTION WITH ELEVATION — BENCHMARK
- WETLANDS
- EDGE PAVEMENT
- CURB LINE
- 120 118 CONTOURS
- WATER GATE VALVE
- SANITARY SEWER
- SANITARY MANHOLE
- OHU OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS ANDREW SIGFRIDSON AND APRIL WERNIG BY QUITCLAIM DEED WITH COVENANT DATED DECEMBER 13, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON DECEMBER 23, 2013 IN BOOK 31248, PAGE 49.
2. THE PROPERTY IS SHOWN AS LOT 5 IN BLOCK C ON THE CITY OF PORTLAND'S TAX MAP 326 AND IS LOCATED IN THE INDUSTRIAL MODERN IMPACT (IM) DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY ±3.24 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2015 AS WELL AS GROUND PROOFED LIDAR DATA.
5. MOST EASTERLY FOUND REBAR AND MOST SOUTHWESTERLY FOUND REBAR HELD WHEN ESTABLISHING THE SIDELINES OF LOT 5 DUE TO THEM BEING ORIGINAL CORNERS OF SUBDIVISION REFERENCED IN PLAN (SEE PLAN REFERENCE 6A)
6. PLAN REFERENCES:
   A. TURNPIKE INDUSTRIAL PARK RECORDING PLAT, RIVERSIDE STREET, BY LAND USE CONSULTANTS DATED MARCH 25, 1986, LAST REVISED SEPTEMBER 9, 1986, PLAN BOOK 157/PAGE 61
   B. RIVERSIDE SOUTH GOLF COARSE EXISTING CONDITIONS STANDARD BOUNDARY SURVEY #986-1040 RIVERSIDE STREET BY THE CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DATE MAY 2011 AND LAST REVISED APRIL 24, 2012, PLAN NUMBER 881/18
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE BASED ON THE CITY OF PORTLAND'S TEMPORARY SITE BENCHMARK #8 (SEE PLAN REFERENCE 5B)
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. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER, PUBLIC SEWER AND UNDERGROUND ELECTRIC AND TELEPHONE.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0001 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER 2013 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.

STATE OF MAINE
Reviewed for Code Compliance
Inspections Division
Planning & Development
Date: 10/15/15

MATTHEW W. EK, PLS2117
STATE OF MAINE
MATTHEW W. EK
EK
2117
PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
.	WCS

REV.	BY:	DATE:	STATUS:
B	RLM	6-29-15	SUBMIT FINAL SITE PLAN APPLICATION TO CITY
A	RLM	5-21-15	SUBMIT PRELIMINARY SITE PLAN APPLICATION TO CITY

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. 207-783-3835

EXISTING CONDITIONS PLAN

OF:
LOT 5 INDUSTRIAL WAY
81 INDUSTRIAL WAY
PORTLAND, ME 04103

FOR:
DEERFIELD 91 INDUSTRIAL, LLC.
1 CANAL PLAZA
PORTLAND, ME 04101

PROJECT NO.	SCALE
04479	1" = 30'

SHEET 2 OF 7

04479EC.dwg, TAB:EC