



**GENERAL NOTES:**

- THE RECORD OWNER OF THE LOCUS PARCEL IS JOHN CHAU AND PHUONG NEANG BY WARRANTY DEED DATED JUNE 20, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) ON JUNE 23, 2008 IN BOOK 26148, PAGE 266.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B, ON THE CITY OF PORTLAND ASSESSORS MAP 327 AND IS LOCATED IN THE B-2 ZONE.
- SPACE AND BULK CRITERIA:
  - B-2 ZONE BUSINESS AND NON-RESIDENTIAL USES
  - MIN. LOT SIZE: NONE
  - MIN. STREET FRONTAGE: 20 FEET
  - MIN. FRONT YARD: NONE
  - MAX. FRONT YARD: NO MORE THAN 10 FEET \*
  - MIN. SIDE YARD: NONE \*
  - MIN. REAR YARD: 10 FEET \*
  - MAX. BUILDING HEIGHT: 45 FEET \*
  - MAX. IMPERVIOUS SURFACE RATIO: 80% \*
  - \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.61 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING JULY AND AUGUST OF 2011, JANUARY OF 2012, AND APRIL OF 2016.
- PLAN REFERENCES:
  - A. BLUE SHEETS 34 AND 35 OF FOREST AVENUE AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS.
  - B. AMENDED SUBDIVISION PLAN ON FOREST AVENUE, PORTLAND, MAINE MADE FOR OWNER: WELLESLEY ESTATES, LLC DATED OCTOBER 8, 2002 AND REVISED THROUGH 12-18-02 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 202 PAGE 744 CCRD.
  - C. PLAN OF RIVERTON DRIVE, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, AND ON FILE AS 493/5 WITH THE SAME.
  - D. MAINE DEPARTMENT OF TRANSPORTATION (MDOT), RIGHT OF WAY MAP FOR STATE HIGHWAY "14" US ROUTE 302 - FOREST AVENUE, DATED MAY 2011, AND ON FILE WITH THE SAME AS D.O.T. FILE NO. 3-572.
  - E. TURNKEY FAMILY HOUSING, FOREST AVENUE, PORTLAND, MAINE, BY OWEN HASKELL, INC. REVISED THROUGH JUNE 8, 1997.
- PROJECT ELEVATIONS SHOWN HEREON ARE BASED ON THE TOP OF THE BRASS PLUG IN A GRANITE MON. LOCATED GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY. THE CITY OF PORTLAND PUBLISHED ELEVATION OF 83.248 IS HELD (SEE LEVEL BOOK 316 PAGE 106) AS THE DATUM AS SHOWN HEREON. THE ELEVATION OF THIS BENCHMARK WAS CHECKED AGAINST PRE-EXISTING MDOT CONTROL FROM A SURVEY PERFORMED IN 2006. THE CORRELATION OF 88 DATUM TO CITY DATUM OF THESE CONTROL POINTS MEETS THE EXPECTATION OF THIS SURVEYOR.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- THE STREET LINE OF FOREST AVENUE IS BASED ON HOLDING THE THREE FOOT OFFSET MONUMENT NEAR THE INTERSECTION OF FOREST AND RIVERSIDE STREETS, THE THREE FOOT OFFSET MONUMENT GENERALLY AT THE NORTHERLY MIDDLE OF THE LOCUS PROPERTY AND AN EASTERLY PROJECTED ANGLE OF 155° 54' 30" PER PLAN REFERENCE 6A
- THE 16 FOOT WIDE EMERGENCY ACCESS EASEMENT SHOWN ON PLAN REFERENCE 6B HAS BEEN CONVEYED IN FEE TO WELLESLEY ESTATES LIMITED PARTNERSHIP PER WARRANTY DEED DATED MARCH 21, 2003 AND RECORDED AT CCRD ON MARCH 26, 2003 IN BOOK 19078, PAGE 59.
- THE 1 INCH IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF THE LOCUS PROPERTY WAS HELD ON THE NORTHERLY EXTENSION OF THE EASTERLY PROPERTY LINE AS CALLED FOR IN THE LOCUS DEED. THE STREET LINE ACCEPTANCE FOR RIVERTON DRIVE WAS HELD FOR THE WESTERLY PROPERTY LINE AND RECORD ANGLES AND DISTANCES PER THE LOCUS DEED ARE HELD IN RELATION TO IT FOR THE SOUTHERLY PROPERTY LINE. THE RIVERTON DRIVE ACCEPTANCE DOES NOT CALL FOR AN ABUTTER AS IT RUNS ALONG THE LOCUS PARCEL.
- STREET IMPROVEMENTS (EG. PAVEMENT AND CURBING) EXIST OVER THE NORTHWESTERLY CORNER OF THE LOCUS PROPERTY AND ARE SHOWN HEREON. THE SOUTHEASTERLY PORTION OF THE LOCUS PROPERTY IS CURRENTLY USED AS AN ACCESS TO AND FROM FOREST AVENUE BY THE TENANTS OF THE PORTLAND HOUSING. RECORD EASEMENT FOR THIS ACCESS OVER THE LOCUS PROPERTY WAS NOT FOUND.
- UTILITIES SHOWN IN FOREST AVENUE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6D. UTILITIES SHOWN IN RIVERTON DRIVE ARE DERIVED FROM FIELD LOCATIONS AND PLAN REFERENCE 6E. PHYSICAL LOCATIONS SHOULD BE FIELD VERIFIED BEFORE DIGGING.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMHS, CBS, HYDRANTS, ETC., IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

MATHEW W. EK. PLS 2117

DRAWN	CHECKED
MAC	MWE

REV: BY: DATE: STATUS:

A. MWE 09-10-18 SUBMIT TO CITY OF PORTLAND

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.

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**SEBAGO**  
TECHNICS

EXISTING CONDITIONS PLAN  
OF:  
PINE STATE FAMILY MART  
1884 FOREST AVENUE  
PORTLAND, MAINE 04103  
FOR:  
JOHN CHAU  
75 ARCADIA ST.  
PORTLAND, MAINE 04103

PROJECT NO. SCALE  
11142 1" = 30'

SHEET 2 OF 9