

Locus Map
(NOT TO SCALE)

vhb.com

500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150

- Legend**
- ⊕ DRAIN MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ SEWER MANHOLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊕ MANHOLE
 - ⊕ HH - HANDHOLE
 - ⊕ BOLLARD
 - ⊕ WATER GATE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS GATE
 - ⊕ STREET SIGN
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY POLE
 - ⊕ GUY WIRE
 - ⊕ MONITORING WELL
 - EDGE OF PAVEMENT
 - CONCRETE CURB
 - VERTICAL GRANITE CURB
 - SLOPED GRANITE EDGE
 - BITUMINOUS BERM
 - GUARD RAIL
 - CHAIN LINK FENCE
 - DRAINAGE LINE
 - SEWER LINE
 - OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - TELEPHONE LINE
 - GAS LINE
 - WATER LINE
 - STONE WALL
 - TREE LINE
 - WF1-100 VEGETATED WETLAND BOUNDARY

Plan References

1. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WENDWORD CORP. PROPOSED WENDY'S SITE PROPOSED BUILDING ON 50' SETBACK" PREPARED BY H.I. & E.C. JORDAN - SURVEYORS, DATED MARCH 17, 1977 AND RECORDED IN PLAN BOOK 118, PAGE 63.
2. "CONDOMINIUM PLAT OF NORTHPORT BUSINESS PARK WASHINGTON AVE AND ALLEN AVE. PORTLAND, MAINE FOR : LL BEAN, INC." DATED 6-1-06, REVISED TO 7-20-06 AND RECORDED IN PLAN BOOK 207, PAGE 20.
3. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND LAND COMPANY" PREPARED BY H.I. & E.C. JORDAN - SURVEYORS, DATED MAY 20, 1970 AND RECORDED IN PLAN BOOK 86, PAGE 29.
4. "RIGHT OF WAY MAP STATE HIGHWAY "15" (WASHINGTON AVE. & ALLEN AVE.) PORTLAND CUMBERLAND COUNTY FEDERAL AID PROJECT NO. STP-7541 (00)X", DATED JANUARY 2003.

General Notes

1. THE OWNER OF RECORD AT THE TIME OF THE SURVEY IS:
CHAU TSAN
238 GORHAM ROAD
SCARBOROUGH, MAINE 04074
2. THE PROPERTY LINES SHOWN WERE DETERMINED BY ACTUAL FIELD SURVEY CONDUCTED IN NOVEMBER 2015 WITH AN ERROR OF CLOSURE LESS THAN 1:10,000 AND PLANS AND DEEDS OF RECORD.
3. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC IN NOVEMBER 2015
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
5. HORIZONTAL DATUM IS N.A.D. 1983. (MAINE WEST)
6. CONTOURS AND SPOT ELEVATIONS SHOWN ARE BASED UPON N.A.V.D. 1988.
7. MAP 401 LOT A002 LIES PARTIALLY WITHIN ZONE X (AREA OUTSIDE OF 500 YEAR FLOODPLAIN) AND ZONE X (AREA OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FT) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF PORTLAND COMMUNITY PANEL NUMBER 230051 0002 C, AND 230051 0007 C, EFFECTIVE DATE DECEMBER 8, 1988.
8. MAP 426 LOT 44-6 LIES ENTIRELY WITHIN THE BUSINESS COMMUNITY (B2) ZONING DISTRICT AS DEFINED BY THE PORTLAND ZONING ORDINANCE, DIMENSIONAL REQUIREMENTS FOR THE COMMERCIAL DISTRICT AT THE TIME OF THE SURVEY ARE AS FOLLOWS:

MINIMUM LOT AREA	NONE
MINIMUM FRONTAGE	80 FEET
MINIMUM FRONT YARD SETBACK	15 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	25 FEET
9. 15 PARKING SPACES WERE OBSERVED ON LOCUS.

MAP 401, LOT A004
N/F
REALTY INCOME CORPORATION
BK. 25785, PG. 034

MAP 401, LOT A056
N/F
NORTHPORT UPHAM LLC
BK. 31556, PG. 171

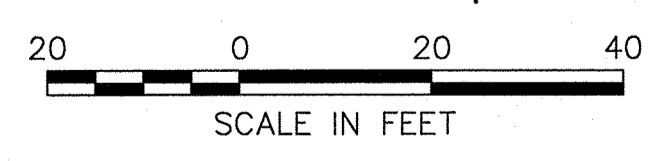
MAP 401, LOT A002
N/F
CHAU TSAN
BK. 7371, PG. 316

LOT A002
AREA = 18,757 SQ. FT.
(0.431 ACRES)

MAP 401, LOT A006
N/F
MICHAEL S. ORR
BK. 14120, PG. 65

WASHINGTON AVENUE (ROUTE 26)
(PUBLIC - VARIABLE WIDTH)

B2 - BUSINESS COMMUNITY
RP - RESIDENTIAL PROFESSIONAL



Utility Contacts

WATER		
PORTLAND WATER DISTRICT	KEVIN ISHIHARA	207-774-5961
WASTE WATER		
PORTLAND SEWER DISTRICT	MICHELLE SWEENEY	207-874-8682
NATURAL GAS		
UNITIL	ESTHER OLSON-MURPHY	603-773-6556
ELECTRIC		
CENTRAL MAINE POWER	TOM ATWOOD	207-791-1022
TELEPHONE/INTERNET/TV		
TIME WARNER CABLE	DON JOHNSON	207-253-2291

1363 Washington Avenue
Route 26
Portland, Maine 04101

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
Issued for _____ Date _____
December 13, 2015

Drawing Title
**Existing Conditions
Plan of Land**
Drawing Number

Sv-1

Sheet 1 of 1
Project Number 52387.04