GENERAL NOTES CONTINUED:

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
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 LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WTHIN 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 0013 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. STREET LINES HAVE BEEN RETRACED BASED ON PLAN REFERENCE 6E HEREON.
11. INSTALLATION OF GROUNDWATER EXTRACTION WELLS AND EXCAVATION OF SOILS GREATER THAN ONE (1) FOOT BELOW THE SURFACE IS PROHIBITED EXCEPT WITH THE CONSENT OF THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. SEE CCRD BOOK 24639, PAGE 111.
12. REFERENCE IS MADE TO RIGHTS AND OBLIGATIONS OF BAYSIDE BEAUTIFICATION PROJECT, LLC AND AK110 LLC REGARDING COVENANTS RUNNING WITH THE LAND FOR THE BENEFIT OF LAND RETAINED BY BAYSIDE BEAUTIFICATION PROJECT, LLC AND BINDING UPON AK110 LLC AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS. SEE CCRD BOOK 24639, PAGE 111.
13. THERE ARE NUMEROUS EASEMENTS RECITED IN CCRD BOOK 24639, PAGE 111 REGARDING RAILROAD EASEMENTS AFFECTING THIS PROPERTY. THE MAIN LINE RAILROAD AND ALL RELATED INFRASTRUCTURE HAS BEEN REMOVED AND REPLACED BY THE BAYSIDE TRAIL. IT IS RECOMMENDED THAT YOU CONSULT WITH YOUR ATTORNEY REGARDING THE RAILROAD EASEMENTS RECITED IN THE HEREIN REFERENCED DEED.

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 86°29'18" W	58.00'
L2	S 2°30'27" E	20.43'
L3	S 86°19'52" W	5.05'
L4	S 49°13'20" W	37.64'
L5	S 40°57'47" E	99.40'
L6	N 48°51'20" E	37.12'

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS ANDERSON STREET REALTY, LLC BY DEED DATED DECEMBER 22, 2006 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24689, PAGE 111.
2. THE PROPERTY IS DEPICTED AS LOT 5, BLOCK H ON THE CITY OF PORTLAND TAX MAP 10, LOT 1, BLOCK N ON THE CITY OF PORTLAND TAX MAP 12 AND LOT 8, BLOCK H ON THE CITY OF PORTLAND TAX MAP 10 AND IS LOCATED IN THE I-Lb INDUSTRIAL ZONE.
3. SPACE AND BULK CRITERIA FOR THE I-Lb INDUSTRIAL ZONE ARE AS FOLLOWS:

MAXIMUM IMPERVIOUS SURFACE RATIO:	100%
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	60 FEET
MINIMUM FRONT YARD:	NONE PRINCIPAL & ACCESSORY
MINIMUM SIDE YARD:	NONE - 25' ABUTTING RESIDENTIAL
MINIMUM REAR YARD:	NONE - 25' ABUTTING RESIDENTIAL
MAXIMUM BUILDING HEIGHT:	45 FEET
MINIMUM PAVEMENT SETBACK:	15 FEET

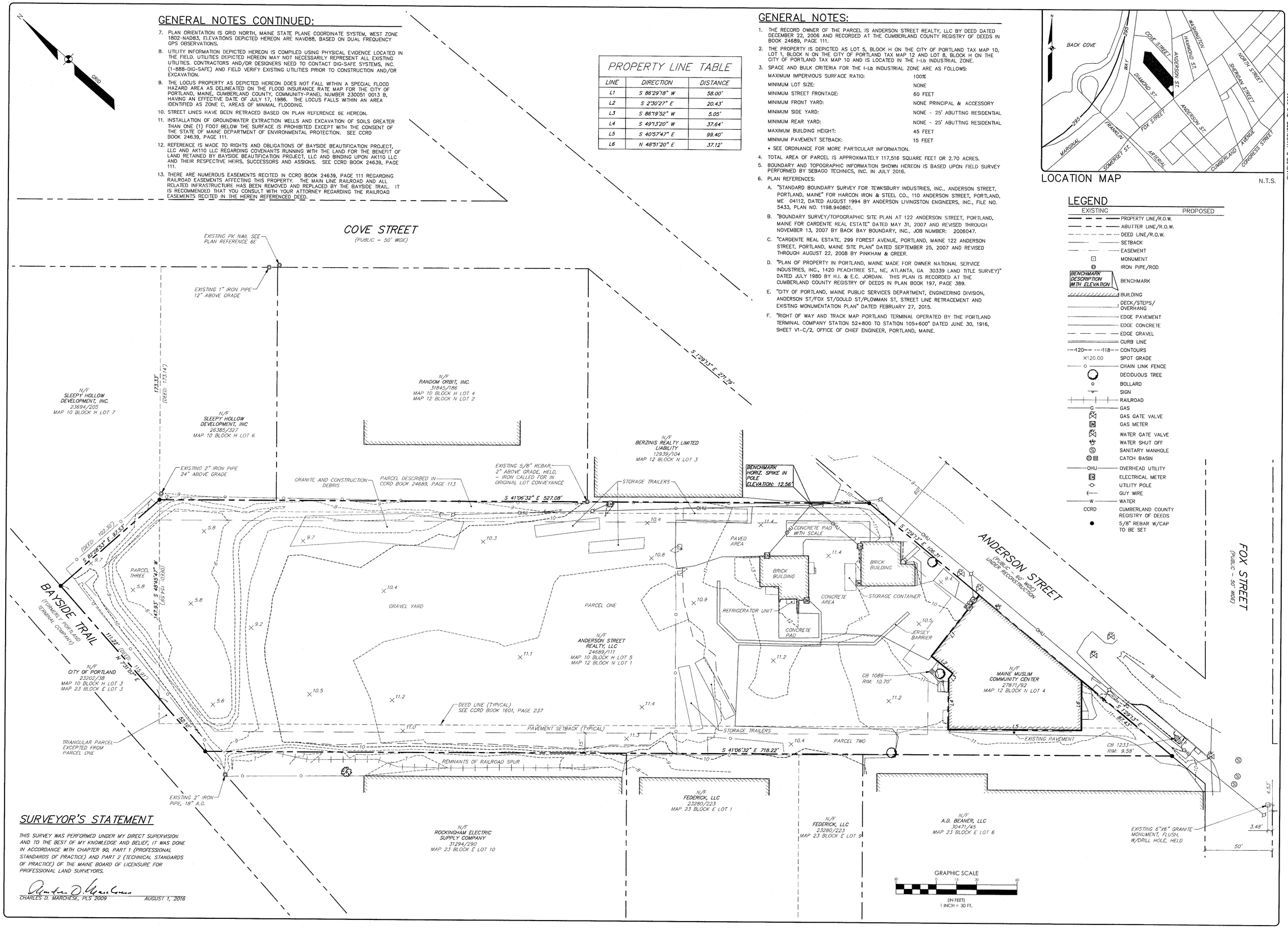
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 117,516 SQUARE FEET OR 2.70 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JULY 2016.
6. PLAN REFERENCES:
   A. "STANDARD BOUNDARY SURVEY FOR TEWKSBURY INDUSTRIES, INC., ANDERSON STREET, PORTLAND, MAINE" FOR HARCON IRON & STEEL CO., 110 ANDERSON STREET, PORTLAND, ME 04112, DATED AUGUST 1994 BY ANDERSON LIVINGSTON ENGINEERS, INC., FILE NO. 5433, PLAN NO. 1198.940801.
   B. "BOUNDARY SURVEY/TOPOGRAPHIC SITE PLAN AT 122 ANDERSON STREET, PORTLAND, MAINE FOR CARDENTE REAL ESTATE" DATED MAY 31, 2007 AND REVISED THROUGH NOVEMBER 13, 2007 BY BACK BAY BOUNDARY, INC., JOB NUMBER: 2006047.
   C. "CARDENTE REAL ESTATE, 299 FOREST AVENUE, PORTLAND, MAINE 122 ANDERSON STREET, PORTLAND, MAINE SITE PLAN" DATED SEPTEMBER 25, 2007 AND REVISED THROUGH AUGUST 22, 2008 BY PINKHAM & GREER.
   D. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR OWNER NATIONAL SERVICE INDUSTRIES, INC., 1420 PEACHTREE ST., NE, ATLANTA, GA 30339 LAND TITLE SURVEY)" DATED JULY 1980 BY H.I. & E.C. JORDAN. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197, PAGE 389.
   E. "CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, ANDERSON ST/FOX ST/GOULD ST/PLOWMAN ST, STREET LINE RETRACEMENT AND EXISTING MONUMENTATION PLAN" DATED FEBRUARY 27, 2015.
   F. "RIGHT OF WAY AND TRACK MAP PORTLAND TERMINAL OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 52+800 TO STATION 105+600" DATED JUNE 30, 1916, SHEET V1-C/2, OFFICE OF CHIEF ENGINEER, PORTLAND, MAINE.

LOCATION MAP N.T.S.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
SETBACK	
EASEMENT	
MONUMENT	
IRON PIPE/ROD	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	
EDGE GRAVEL	
CURB LINE	
--120-- --118-- CONTOURS	
×120.00 SPOT GRADE	
CHAIN LINK FENCE	
DECIDUOUS TREE	
BOLLARD	
SIGN	
RAILROAD	
GAS	
GAS GATE VALVE	
GAS METER	
WATER GATE VALVE	
WATER SHUT OFF	
SANITARY MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	
ELECTRICAL METER	
UTILITY POLE	
GUY WIRE	
W WATER	
CCRD CUMBERLAND COUNTY REGISTRY OF DEEDS	
5/8" REBAR W/CAP TO BE SET	



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 AUGUST 1, 2016

CHARLES D. MARCHESE, PLS 2009

STATE OF MAINE CHARLES D. MARCHESE 2009 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
CDM	SPP

REV.	BY:	DATE:	STATUS:
B	JRS	9/21/16	LEVEL 3 SITE PLAN APPLICATION
A	CDM	08-01-16	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 Gosbrd Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

EXISTING CONDITIONS

OF LAND OWNED BY:
ANDERSON STREET INDUSTRIAL FLEX
122 ANDERSON STREET
PORTLAND, MAINE

PREPARED FOR:
ANDERSON STREET REALTY, LLC
322 FORE STREET, THIRD FLOOR
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
16037	1" = 30'

16037EC.dwg, TAB:16037EC