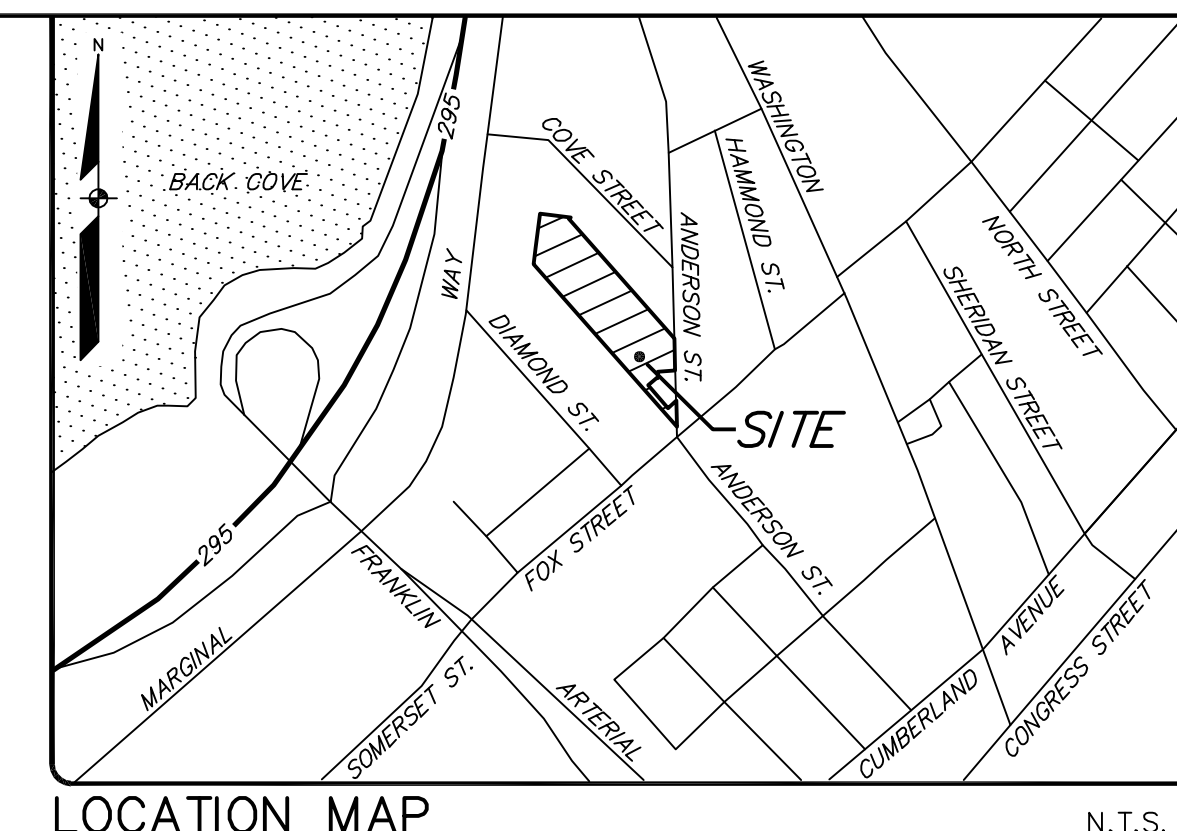


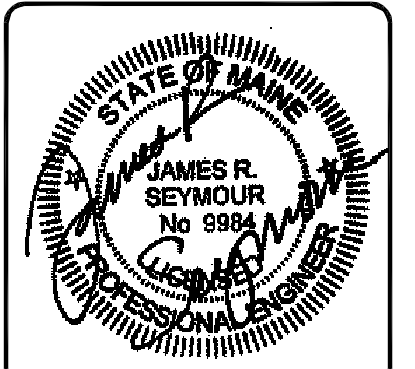
COVE STREET
(PUBLIC - 50' WIDE)

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'

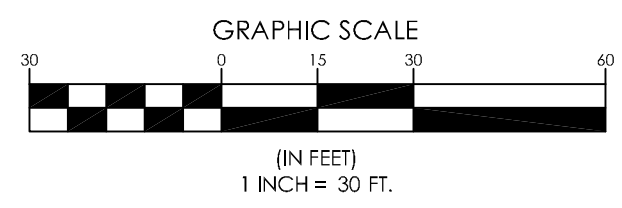
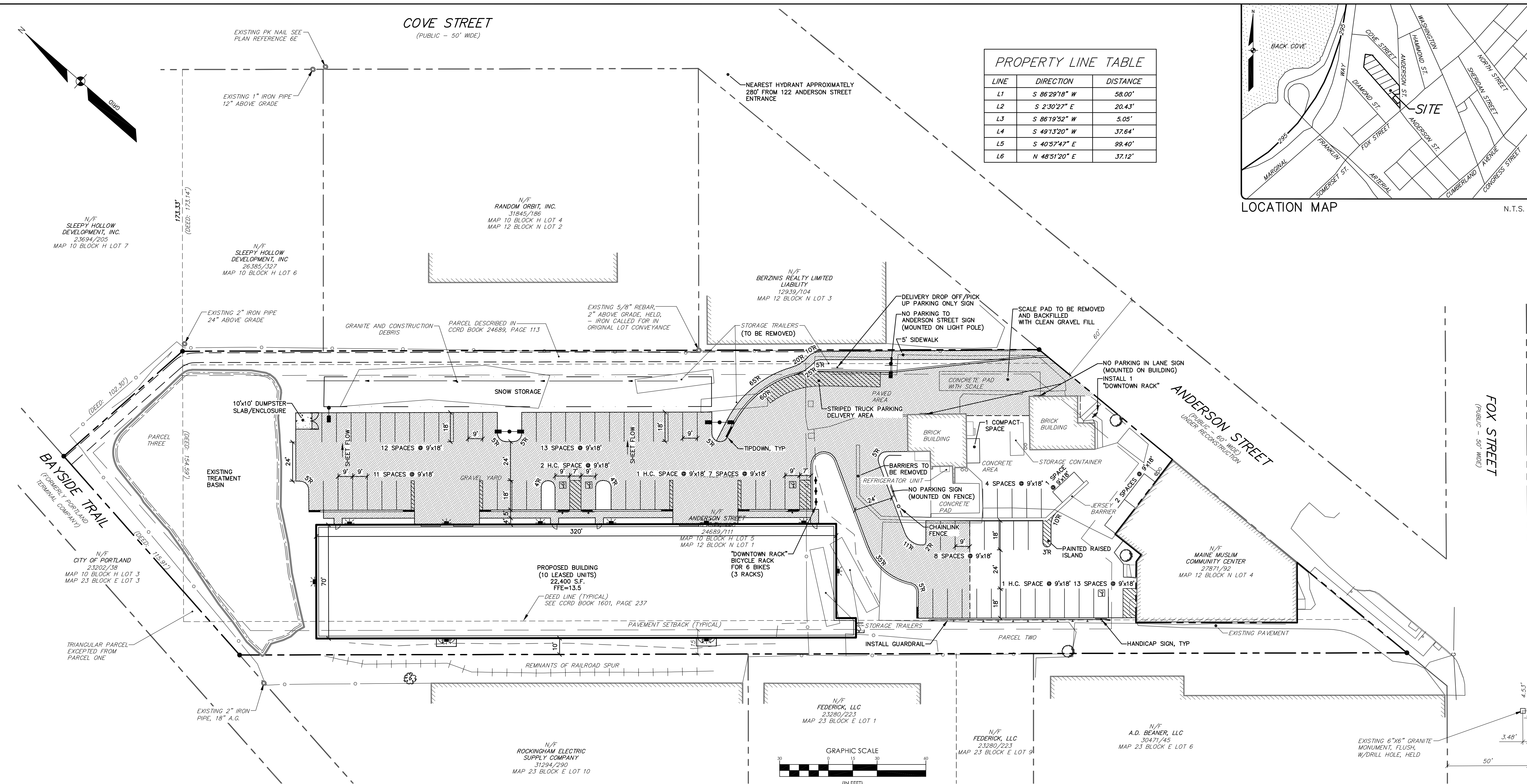


LOCATION MAP N.T.S.



DESIGNED	CHECKED
JRS	JRS

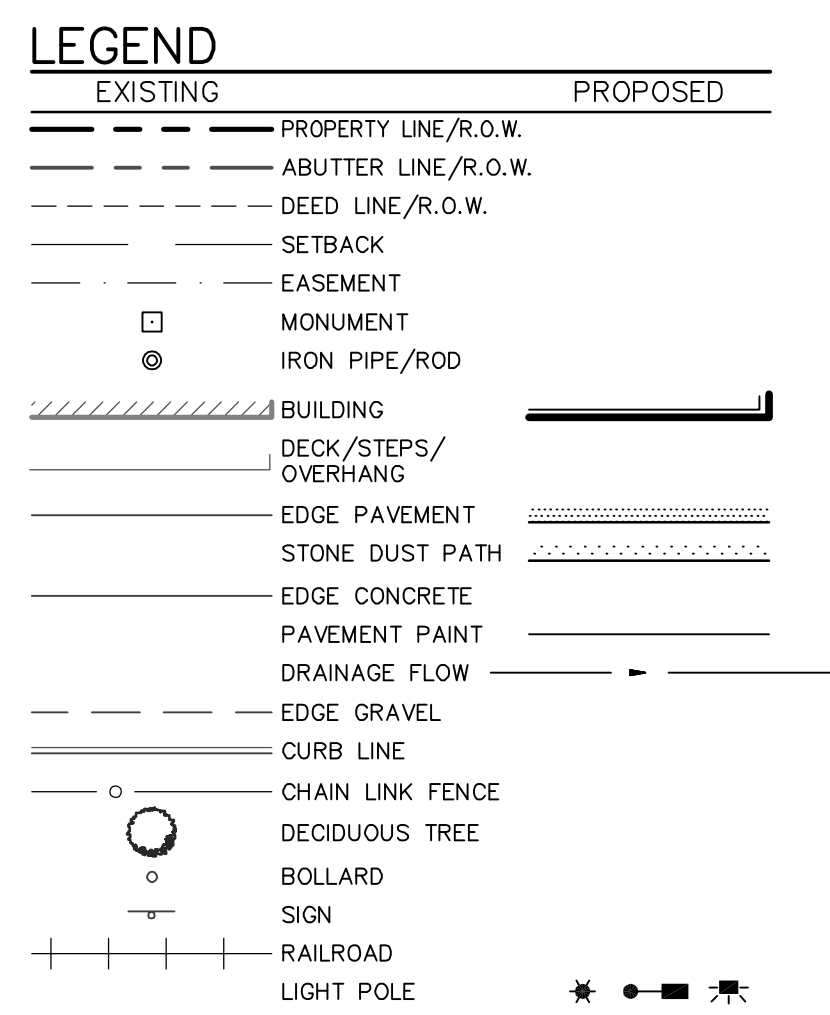
A. JRS 9/21/16 LEVEL 3 SITE PLAN APPLICATION
 REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



GENERAL NOTES:

- 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.
- 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.
- 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.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 117,516 SQUARE FEET OR 2.70 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JULY 2016.
- 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.J. & 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/PLUMMAN 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 VI-C/2, OFFICE OF CHIEF ENGINEER, PORTLAND, MAINE.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- 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.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN 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.
- ALL SOIL DISTURBED, OR EXCAVATED 1 FOOT BELOW THE EXISTING SURFACE MUST COMPLY WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF REMEDIATION AND WASTE MANAGEMENT DUE TO PRESENCE OF SOIL CONTAMINATION AND MUST HAVE THEIR CONSENT PRIOR TO SUCH EARTH MOVING OR SOIL DISTURBANCE AS A RESULT OF CONSTRUCTION ACTIVITY.

SPACES PROVIDED WITH STRUCTURE = 1 SPACE PER 1,000 S.F. INDUSTRIAL BUILDING
 PROPOSED BUILDING AREA: 22,400 S.F. + EX. BUILDING AREA 2,216 S.F. = 24,616 S.F.
 REQUIRES:
 25 PARKING SPACES
 10 SPACES LEASED TO MAINE MUSLIM COMMUNITY CENTER
 35 TOTAL PARKING SPACES REQUIRED
 PROVIDED:
 43 SPACES + 3 H.C. SPACES @ MAIN LOT
 23 SPACES @ SOUTH LOT (9 SPACES + 1 H.C. @ MUSLIM CENTER)
 6 SPACES BETWEEN COFFEE & BREWERY
 1 BICYCLE SPACE PER 10 PROPOSED SPACES = 8 PROVIDED



SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd., Suite B
 South Portland, ME 04106
 Tel. 207-200-9100

AMENDED SITE PLAN
 OF: ANDERSON STREET INDUSTRIAL FLEX BUILDING
 122 ANDERSON STREET
 PORTLAND, MAINE
 FOR: ANDERSON STREET REALTY, LLC
 322 FORE STREET, THIRD FLOOR
 PORTLAND, MAINE 04101

PROJECT NO. 16037 SCALE 1" = 30'
 SHEET 3 OF 11