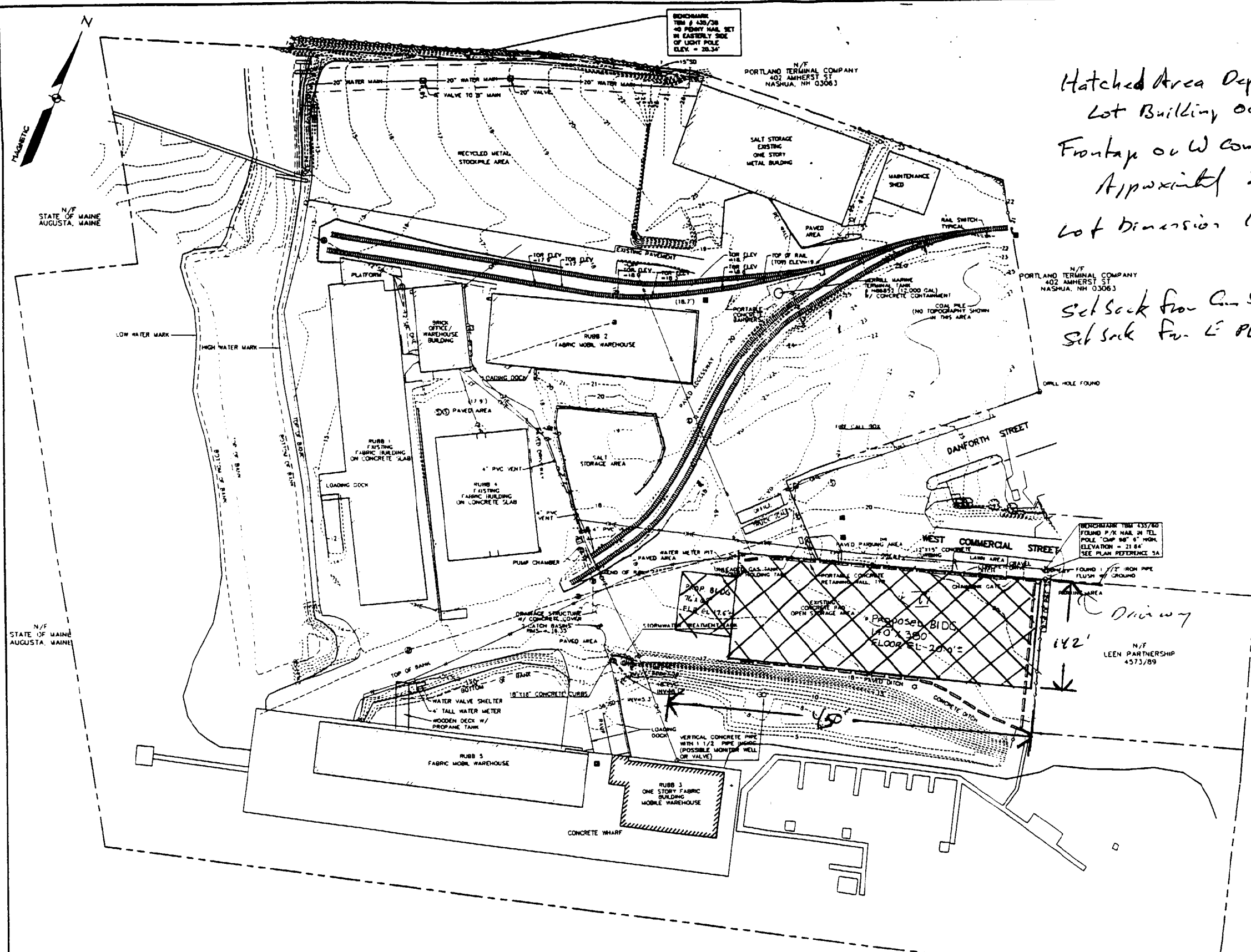


LOCATION MAP

Hatched Area Depicts
Lot Building Occupies
Frontage on W Commercial
Approximately 280'
Lot Dimension 142' x 450'

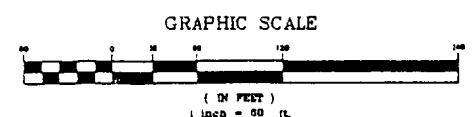
GENERAL NOTES:

- RECORD OWNER OF PROPERTY IS MERRILL INDUSTRIES, INC. WHOSE MAILING ADDRESS IS 601 DANFORTH STREET, PORTLAND, MAINE 04107, AND IS RECORDED BY DEED BOOK 4006, PAGE 319 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE LOCUS PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP T2, LOTS 3A, 1A, AND 19A.
- TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHNIQS, INC. JUNE, 1997. ELEVATIONS ARE RELATED TO MEAN LOW WATER (MLW) + 0.
- PROPERTY IS LOCATED WITHIN THE (UPOZ) WATERFRONT PORT DEVELOPMENT ZONE.
DIMENSION REQUIREMENTS
MINIMUM LOT SIZE NONE
MINIMAL FRONTAGE NONE
SETBACK REQUIREMENTS NONE
MAXIMUM LOT COVERAGE 100%
MAXIMUM BUILDING HEIGHT 45' (UNLESS SUBJECT TO EXCEPTIONS)
- PLAN REFERENCE
A. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MERRILL'S MARINE TERMINAL EXISTING CONDITIONS PLAN BY HJ, AND E.C. JORDAN - SURVEYORS, DATED DECEMBER 18, 1989 AND STAMPED BY JOHN P. MCGONIGLE, JR. PLS 356.
B. PLAN AND PROFILE OF 70' MAIN UNDER VETERAN'S BRIDGE AT MERRILL'S COAL CO.' PLAN BY PORTLAND WATER DISTRICT, 725 DOUGLASS STREET, PORTLAND, MAINE 04104, LAST REV. DATE 3/20/89. THE EASEMENT FOR THE PORTLAND WATER DISTRICT WATER MAIN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6013, PAGE 77.
- PRIOR TO BEGINNING ANY CONSTRUCTION THE OWNER SHALL ACQUIRE ALL THE NECESSARY PERMITS FROM THE CITY OF PORTLAND AND NOTIFY DIG SAFE 72 HOURS IN ADVANCE OF COMMENCING EXCAVATION ACTIVITIES TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES.
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
- CONTRACTOR OR EXCAVATOR TO FIELD VERIFY INVERTS OF EXISTING STRUCTURES TO BE ALTERED PRIOR TO EXCAVATION ACTIVITIES.
- THE ADDITIONAL EXISTING CONDITIONS DATA REFERENCED IN REVISION "C" WAS FIELD LOCATED BY INSTRUMENT SURVEY ON 12-14-01 11-23-02.



LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---	---	OVER-HEAD ELEC. & TEL	---
▬	BUILDING	▬	⊕	GATE VALVE	⊕
▬	EDGE PAVEMENT	▬	⊕	UTILITY POLE	⊕
▬	GRAVEL ROAD	▬	⊕	HYDRANT	⊕
▬	CURBLINE	▬	⊕	CATCH BASIN	⊕
---124---	CONTOURS	---	⊕	MANHOLE	⊕
---	WATER	---	⊕	CULVERT	---
---	SEWER	---	---	RAILROAD	---
---12'50---	STORM DRAIN	---	⊕	BENCHMARK	⊕



PRELIMINARY
NOT FOR CONSTRUCTION

N/F
CIAMBRO CORPORATION
328 WEST COMMERCIAL ST
PORTLAND, MAINE 04102

D	DTM	3-04-02	REMOVE NOTE 10 & HYDROGRAPHIC SURVEY
C	DRL	1-30-02	ADD ADDITIONAL EXISTING CONDITIONS SURVEY DATA & NOTES 9&10
B	DTM	11/22/00	MODS REQUESTED BY CLIENT
A	DTM	06-28-00	SUBMITTED TO CLIENT FOR REVIEW
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

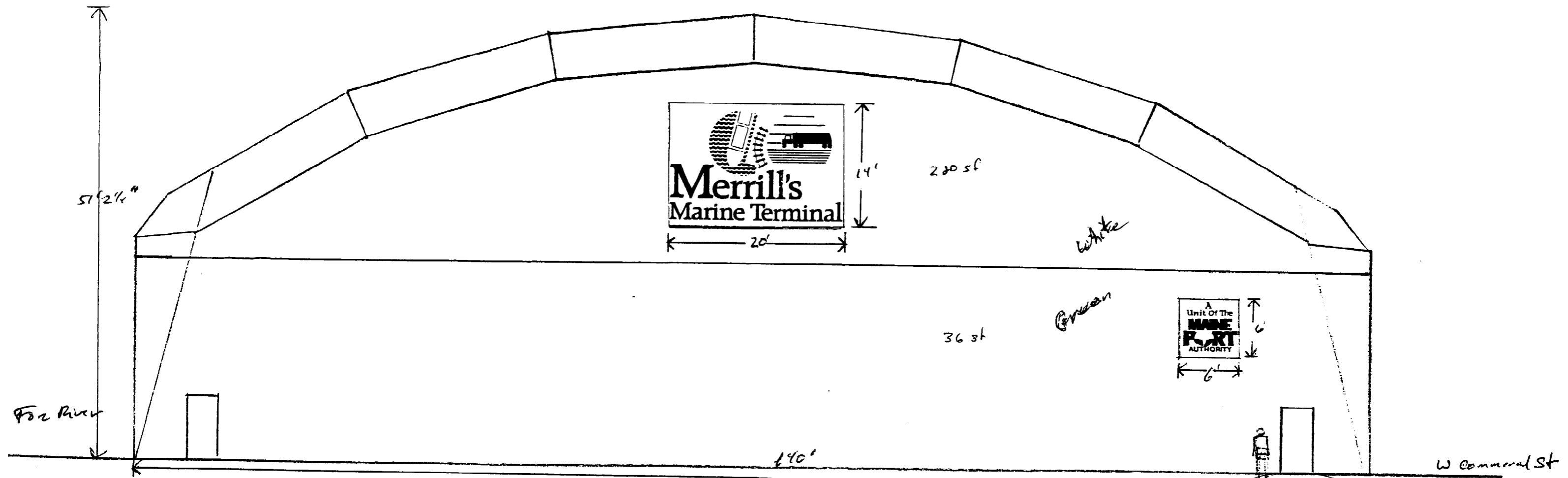
MASTER SITE PLAN
OF:
MERRILL'S MARINE TERMINAL
DANFORTH AND WEST COMMERCIAL STREETS
PORTLAND, MAINE
FOR:
MERRILL INDUSTRIES, INC.
601A DANFORTH STREET
PORTLAND, MAINE 04102

Sebago Technics
Engineering & Planning for the Future
ONE CHABOT STREET
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY:
DRAWN BY: BRJ/DRL
CHECKED BY: DTM
DATE: 06-24-00
SCALE: 1"=60'
FIELD BK: 370&435a
PROJ. NO: 00139
DRAWING: 00139map
SHEET 1 OF 1

BULLHING EAST C/W/D

6% Allowed



Total wall sq 5500 ± — x 6% = 330 Allowed
 Total sign sq 316
 % cover 5.7452
 280
 36
 316^{sq} shown