1 C-1 PLOT PLAN

SCALE: 1" = 60'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LIST OF ABUTTERS

CITY OF PORTLAND

MAP/LOT	RECORD OWNER	ADDRESS
141/B-1	PETER A. & JOSEPH M. TUCCI	P.O. BOX 1321 SACO, ME 04072
141/B-3	KATHERINE M. KARATSANOS	33 CONCO ROAD PORTLAND, ME 04103
141/C-1	ROBB & ELLEN COUTURE	47 CANCO RD PORTLAND, ME 04103
141/C-19	NANCY HOLLAND	53 CANCO RD PORTLAND, ME 04103
141/D-1	NORMAN HUNTLEY KW VET	63 CANCO RD PORTLAND, ME 04103
141/D-19	ALFRED F. & JULIE P. LUCCI II	73 CANCO RD PORTLAND, ME 04103
142/C-1 147/A-1	A HAUSMANN ASSOCIATES, INC.	380 WARREN AVE PORTLAND, ME 04101
142/C-7	STAMCO	151 WALTON STREET PORTLAND, ME 04103
142/I-1	DAKOTA BEAR PROPERTIES LLC	45 SOME VIEW DRIVE SWEDEN, ME 04040
147/A-28	JJ&L CORP	256 READ ST PORTLAND, ME 04102
147/B-1 147/B-2	JB BROWN & SONS	P.O. BOX 207 PORTLAND, ME 04102

ZONING INFORMATION

ZONING DISTRICT:	INDUSTRIAL–MODERATE IMPACT (IM)
MINIMUM STREET FRONTAGE:	60 FEET
FRONT YARD SETBACK:	10 FEET
SIDE YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET
MINIMUM LOT SIZE:	N/A

LEGEND

- PROPERTY LINE
- IRON PIPE FOUND (AS NOTED)
- 5/8 REBAR SET
- UTILITY POLE
- GRANITE MONUMENT FOUND
- ZONING BOUNDARY LINE

VICINITY MAP SCALE: NTS

GENERAL NOTES

1. DATES OF FIELD SURVEY: MARCH 2014
2. SITE NAME: PORTLAND 5
3. SITE NUMBER: 20130930169
4. SITE ADDRESS: 52 CANCO ROAD PORTLAND, ME 04103 CUMBERLAND COUNTY
5. OWNER: F. GILBERT CONGDON III ET ALS 141 PROSPECT ST PORTLAND, ME 04103 CUMBERLAND COUNTY
6. APPLICANT: VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581
7. JURISDICTION: PORTLAND, MAINE
8. ZONING DISTRICT: INDUSTRIAL–MODERATE IMPACT (IM)
9. TAX IDENTIFICATION: MAP 147 BLOCK C LOT 1
   DEED BOOK/PAGE: 18547/226
10. VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929, (MEAN SEA LEVEL).
11. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
12. CENTER OF EXISTING TOWER:
    LATITUDE: 43° 40' 54.07" N (NAD 83)
    LONGITUDE: 70° 17' 13.28" W (NAD 83)
    GROUND EL. = 88.0'±
13. BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (NAD83).
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1(888) 344 –7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP IN THE CITY OF PORTLAND MAINE, CUMBERLAND COUNTY PANEL 7 OF 17, COMMUNITY PANEL NUMBER 230051 0007 B EFFECTIVE DATE JULY 17, 1986. ZONE C IS DEFINED AS AN AREA OF MINIMAL FLOODING.

EQUIPMENT INSTALLATION SHALL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR EQUIPMENT EMISSIONS.

0 1 2 3
ORIGINAL SIZE IN INCHES

CITY OF PORTLAND
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/09/15

PORTLAND 5
20130930169

52 CANCO ROAD
PORTLAND, ME 04103

SHEET TITLE

PLOT PLAN

SHEET NUMBER

C–1