

GENERAL NOTES

1. THE RECORD OWNERS OF THE PARCELS ARE BOTTLING GROUP, LLC BY DEED DATED OCTOBER 6, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21872, PAGE 312. 2. THE PROPERTY IS SHOWN AS LOT 148-A-8 & 154-B-1 IN THE IM ZONE ON THE CITY OF PORTLAND TAX MAPS

3. SPACE AND BULK CRITERIA FOR THE (IM) DISTRICT ARE AS FOLLOWS:

	<u>REQUIRED</u>	PROVIDED
MINIMUM LOT SIZE:	NONE (CORRECTIONAL 10,000 S.F.)	43,897 S.F.
MINIMUM STREET FRONTAGE:	60 FEET	160.56 FEET
MINIMUM FRONT YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT	25 FEET
MINIMUM SIDE YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT	25 FEET
	UP TO 25 FEET (OR)	
	35 FEET WHEN ABUTTING RESIDENTIAL ZONES	
MINIMUM REAR YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT	25 FEET
	UP TO 25 FEET (OR)	
	35 FEET WHEN ABUTTING RESIDENTIAL ZONES	
MAXIMUM BUILDING HEIGHT:	75 FEET	25 FEET±
PAVEMENT SETBACK FROM LOT BOUNDARY:	10 FEET	10 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO:	75%	56%
* SEE ORDINANCE FOR MORE SPECIFIC INFOR	MATION	

* SEE ORDINANCE FOR MORE SPECIFIC INFORMATION 4. TOTAL AREA OF PARCEL IS APPROXIMATELY 221,937 SQUARE FEET OR 4.09 ACRES.

5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN AUGUST 2015. TO CONVERT TO THE CITY OF PORTLAND DATUM ADD 0.67 FEET IN THIS LOCATION, THIS IS

COMPUTED UTILIZING THE U.S. ARMY CORPS CORPSCON 6.0.1 SOFTWARE. 6. 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.

7. 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.

8. PLAN REFERENCES: A. SITE PAVING AND GRADING PLAN OF WAREHOUSE ADDITION FOR SELTZER AND RYDHOLM, INC. BY WILLIAM HENDRICH, P.E. DATED MAY 7, 1984

B. STANDARD BOUNDARY & TOPOGRAPHIC SURVEY OF 212 CANCO ROAD FOR NELSON & SMALL BY OWEN HASKELL, INC. DATED AUGUST 28, 1996 C. PLAN OF LAND ON QUARRY ROAD AND CANCO ROAD FOR J.B. BROWN & SONS BY OWEN HASKELL, INC.

DATED NOVEMBER 19, 2012 9. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION

AND SEDIMENT CONTROL BMPS" MANUEL PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CITY OF PORTLAND HAS A LEASE AGREEMENT ON THE NELSON SMALL PROPERTY WITH A PURCHASE OPTION. THE BOTTLING GROUP, LLC PARCEL IS UNDER PURCHASE OPTION BY THE CITY OF PORTLAND AND AN AGREEMENT WITH J.B. BROWN FOR LAND ACQUISITION.

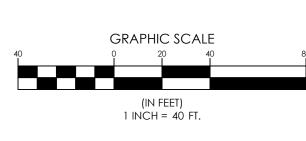
11. THIS SITE PLAN IS INTENDED SOLELY TO DEPICT AND FACILITATE IMPROVEMENTS NECESSARY FOR THE PROPOSED BUILDING EXPANSION. 11. PARKING SUMMARY:

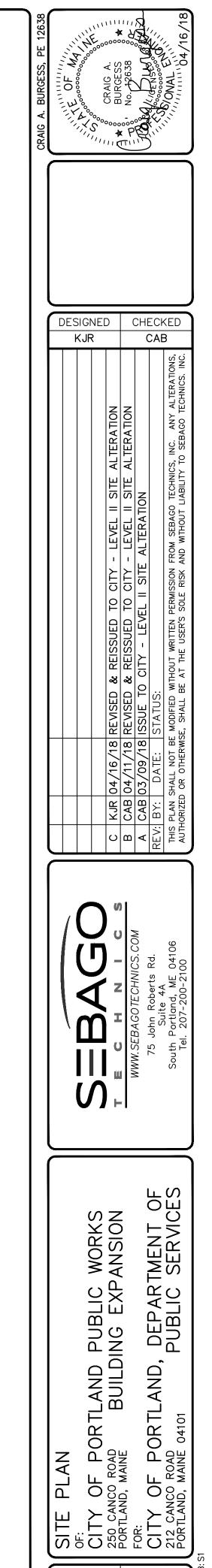
REQUIRED: INDUSTRIAL - 1 PARKING SPACE / 1,000 S.F. (68,224 S.F. SPACE) = 69 SPACES OFFICE - 1 PARKING SPACE / 400 S.F. (4,165 S.F. SPACE) = 11 SPACES TOTAL - 80 SPACES

PROVIDED: 80 SPACES (4 HANDICAP SPACES, 2 OF 4 = VAN ACCESSIBLE)

12. SNOW SHALL BE REMOVED BY PORTLAND PUBLIC WORKS DEPARTMENT IMMEDIATELY FOLLOWING EACH SNOW

EXISTING		PROPOSED
	- PROPERTY LINE/R.O.W.	
	— ABUTTER LINE/R.O.W	Ι.
	— DEED LINE/R.O.W.	
	— TIE LINE	
	— SETBACK	
<u> </u>	- BUFFER	
	- FLOODPLAIN	
\Box	MONUMENT	
Ø	IRON PIPE/ROD	
///////////////////////////////////////		
	EDGE WETLAND	
<u></u>	WETLANDS	
	— EDGE PAVEMENT	·····
	- EDGE CONCRETE	A
	- PAVEMENT PAINT	
	- EDGE GRAVEL	
	= CURB LINE	
	EDGE OF WATER	
* * * * * * * * *		
0	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
	LANDSCAPING AREA	L/A
	TEST PIT	·
1	BORING	
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SCALE

15056 AS SHOWN

SHEET 4 OF 8

PROJECT NO.