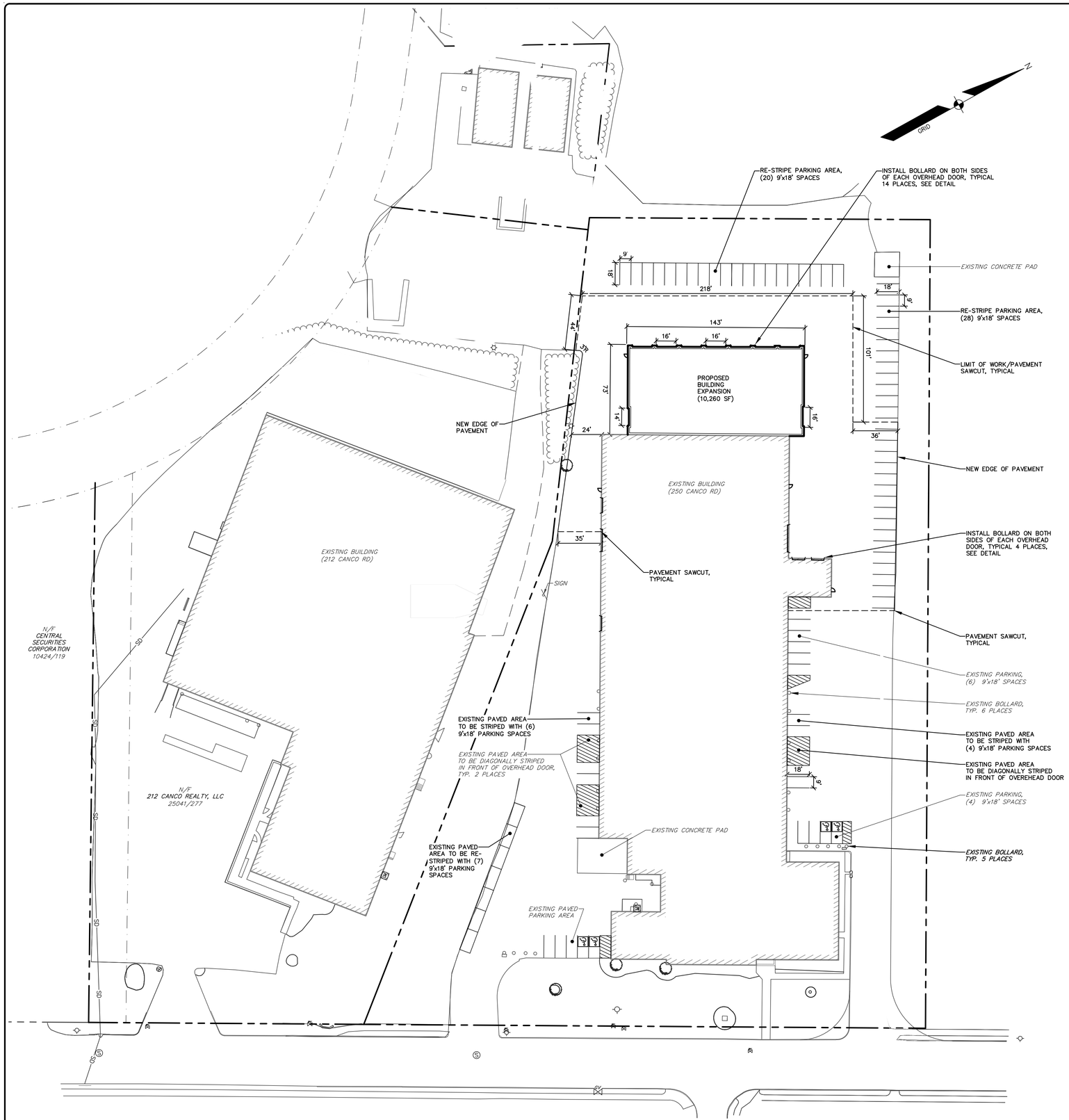

GENERAL NOTES

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 148 & 154.
3. SPACE AND BULK CRITERIA FOR THE (IM) DISTRICT ARE AS FOLLOWS:

	REQUIRED	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 UP TO 25 FEET (OR) 35 FEET WHEN ABUTTING RESIDENTIAL ZONES	25 FEET
MINIMUM REAR YARD:	1 FOOT PER 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET (OR) 35 FEET WHEN ABUTTING RESIDENTIAL ZONES	25 FEET
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 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)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	BUFFER	
	FLOODPLAIN	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	EDGE OF WATER	
	TREELINE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
	LANDSCAPING AREA	L/A
TP-1	TEST PIT	
B-1	BORING	
	UTILITY POLE	

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CRAIG A. BURGESS, PE 12638

STATE OF MAINE CRAIG A. BURGESS No. 12638 PROFESSIONAL ENGINEER
03/09/2018

DESIGNED	CHECKED
KJR	CAB

REV.	BY:	DATE:	STATUS:
A	CAB	03/09/18	ISSUE TO CITY - LEVEL III SITE ALTERATION

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South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN
OF:
CITY OF PORTLAND PUBLIC WORKS BUILDING EXPANSION
250 CANCO ROAD
PORTLAND, MAINE
FOR:
CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES
212 CANCO ROAD
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
15056	AS SHOWN

150565.dwg, TAB:S1