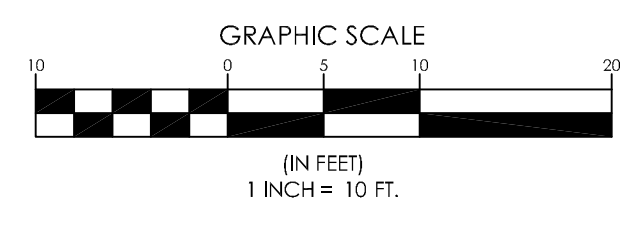
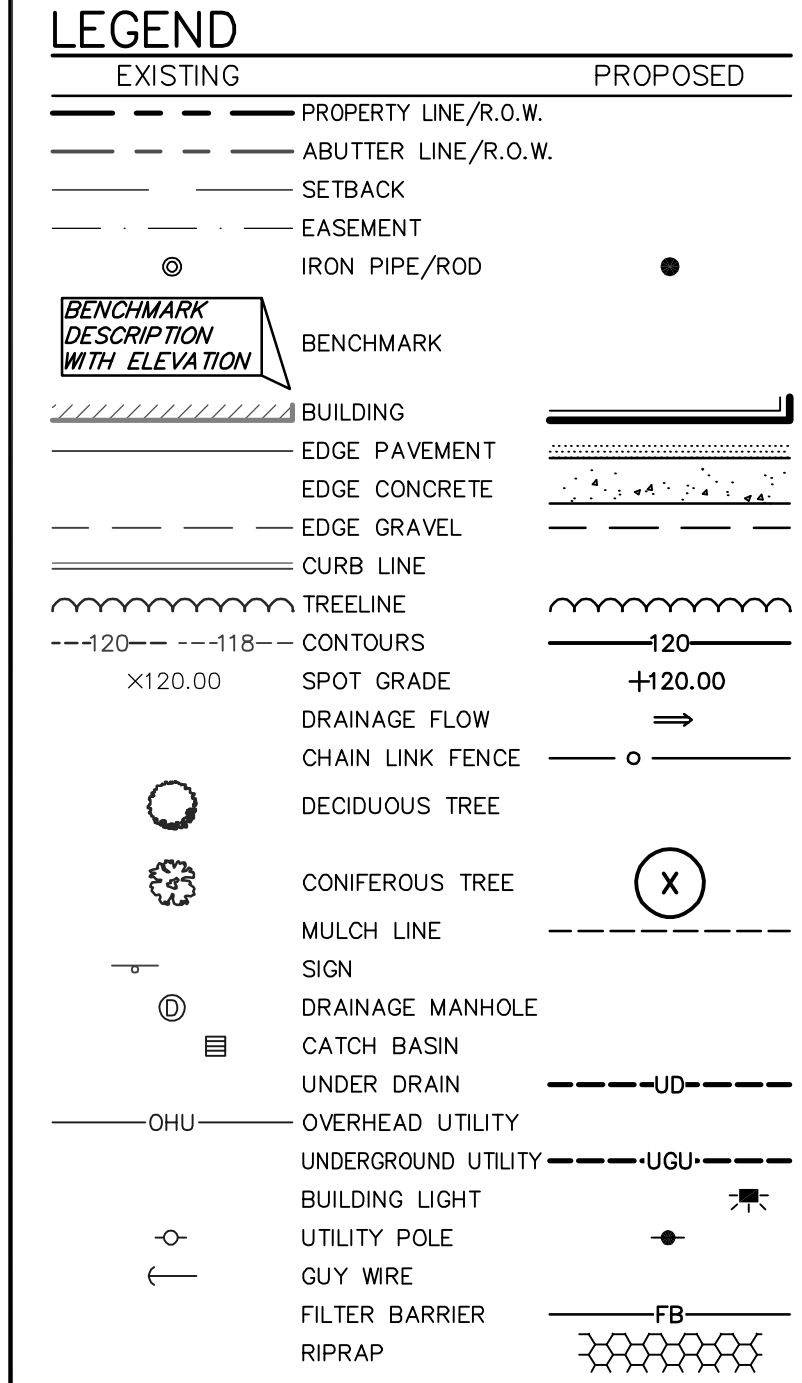
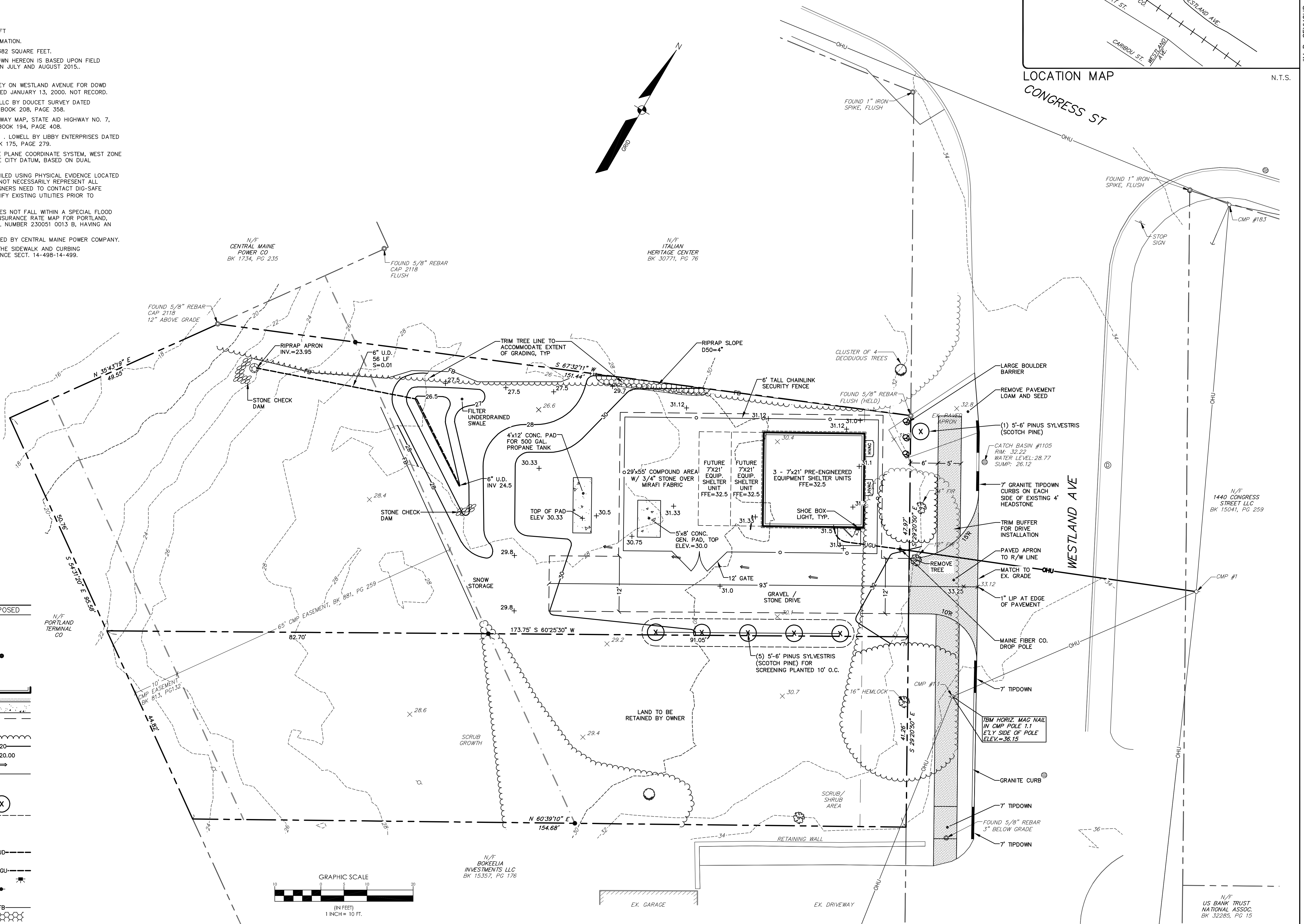
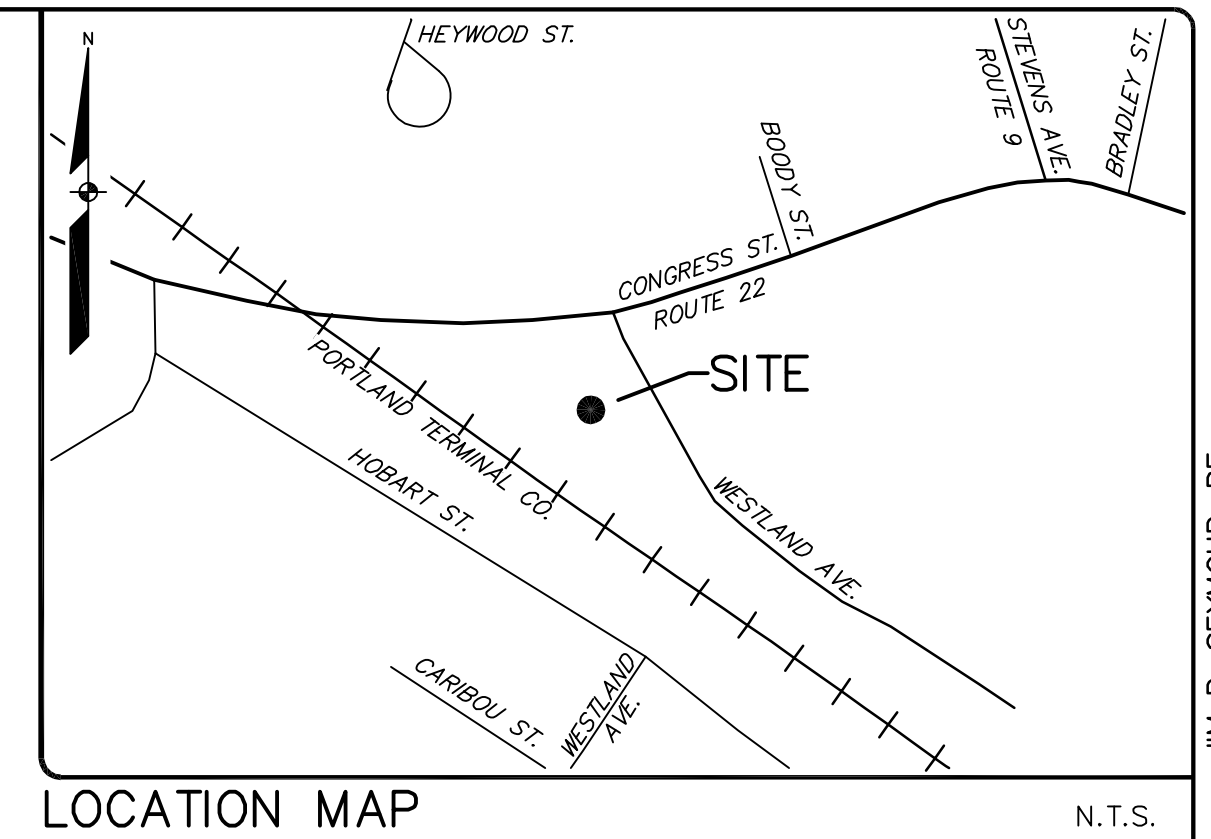
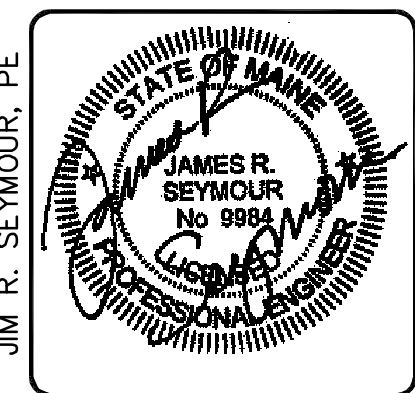


GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS MAINE FIBER COMPANY, LLC BY DEED DATED JULY 30, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32492, PAGE 28.
- THE PROPERTY IS SHOWN AS LOTS 003 AND 004 ON THE CITY OF PORTLAND TAX MAP 197 AND IS LOCATED IN THE NEIGHBORHOOD BUSINESS DISTRICT.
- SPACE AND BULK CRITERIA FOR NON-RESIDENTIAL USES IN THE NEIGHBORHOOD BUSINESS DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: NONE
 MINIMUM LOT SIZE: NONE
 MINIMUM STREET FRONTAGE: 20 FT
 MINIMUM FRONT YARD: 10 FT
 MINIMUM SIDE YARD: NONE
 MINIMUM REAR YARD: NONE
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM BUILDING COVERAGE: 10,000 SQ FT
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 17,382 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY PERFORMED BY SEBAGO TECHINCS INC IN JULY AND AUGUST 2015..
- PLAN REFERENCES:
 A. STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON WESTLAND AVENUE FOR DOWD PROPERTIES, LLC BY OWEN HASKELL, INC DATED JANUARY 13, 2000. NOT RECORDED.
 B. SUBDIVISION PLAN FOR CHARTER WESTGATE, LLC BY DOUCET SURVEY DATED FEBRUARY 11, 2008 AND RECORDED IN PLAN BOOK 208, PAGE 358.
 C. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 7, DOT FILE NO. 3-391AND RECORDED IN PLAN BOOK 194, PAGE 408.
 D. STANDARD BOUNDARY SURVEY FOR RODERICK . LOWELL BY LIBBY ENTERPRISES DATED APRIL 12, 1995 AND RECORDED IN PLAN BOOK 175, PAGE 279.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE CITY DATUM, 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 PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0013 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986.
- LOCATION OF TRANSMISSION LINE POLES PROVIDED BY CENTRAL MAINE POWER COMPANY.
- THE APPLICANT HAS REQUESTED A WAIVER OF THE SIDEWALK AND CURBING REQUIREMENTS, PURSUANT TO LAND USE ORDINANCE SECT. 14-498-14-499.



PROGRESS PRINT



DESIGNED	CHECKED
CLB	JRS
D. JRS 11-18-15	SITE PLAN SUBMITTAL
C. JRS 09-29-15	REVISED PER CLIENT COMMENTS
B. JRS 09-17-15	REVISED PER CLIENT COMMENTS
A. JRS 08-28-15	ISSUED FOR CLIENT REVIEW
REV. BY:	DATE:
STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.	

SEBAGO TECHINCS
 WWW.SEBAGOTECHINCS.COM
 75 John Roberts Rd.
 South Portland, ME 04106
 Tel. 207-200-2100

250 Gaddard Rd.
 Lewiston, ME 04240
 Tel. 207-783-5656

SITE PLAN
 OF: 9 WESTLAND AVENUE
 PORTLAND, MAINE

FOR RECORDED OWNER:
MAINE FIBER COMPANY
 482 CONGRESS ST. SUITE 100
 PORTLAND, MAINE 04101

PROJECT NO. 15198
 SCALE 1"=10'

SHEET 1 OF 4