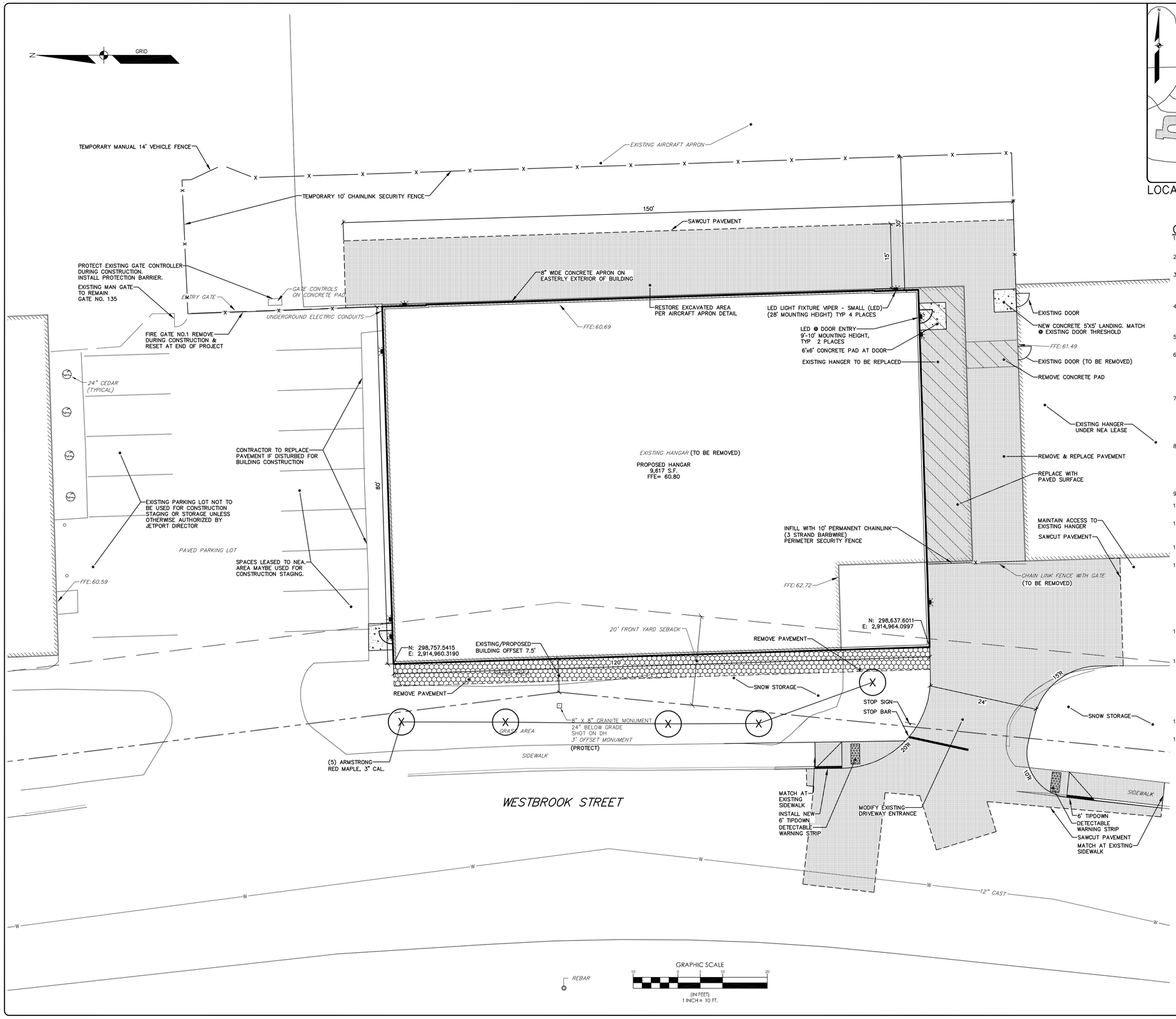


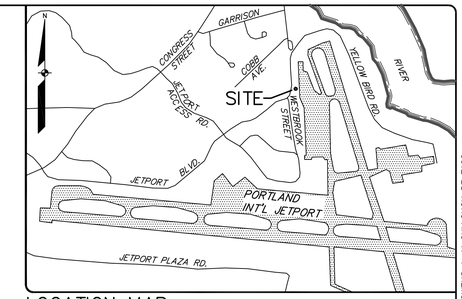


LOCATION MAP N.T.S.

## GENERAL NOTES

1. THE RECORD OWNER OF THE LOT IS THE CITY OF PORTLAND BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND'S CHART BLOCK NO.199A001013.
3. PLAN ORIENTATION IS BASED ON AN ASSUMED COORDINATE SYSTEM. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NATIONAL VERTICAL GEODETIC DATUM OF 88 (NAVD 88), BASED ON USGS DISK J121 WITH A RECORD ELEVATION OF 62.87'.
4. PLAN REFERENCE: "ALTA/ACSM LAND TITLE SURVEY 1128 WESTBROOK STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR ENTERPRISE RENT-A-CAR COMPANY OF BOSTON LLC" DATED OCTOBER 22, 2009 AND SURVEYED BY OWEN HASKELL, INC.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2016.
6. 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.
7. 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, YORK COUNTY, COMMUNITY-PANEL NUMBER 230051-0012-C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
8. PROPERTY IS LOCATED IN THE AIRPORT BUSINESS ZONE

   MIN. LOT SIZE: 20,000 S.F.
   MIN. FRONTAGE: 50 FEET
   MIN. FRONT YARD: 20 FEET
   MIN. SIDE YARD: NONE
9. EXISTING AND INTENDED USE: GENERAL AVIATION HANGER.
10. ALL UTILITIES SHALL BE UNDERGROUND AND CONSTRUCTED TO THE CITY OF PORTLAND AND INDIVIDUAL UTILITY REQUIREMENTS.
11. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
12. WARNING SIGNS, MARKERS, BARRICADES OR FLAGON, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
13. PRIOR TO ANY SITE CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL CONTACT THE JETPORT OPERATIONS MANAGER AT 207-772-0466 AND ARRANGE FOR A PRE-CONSTRUCTION MEETING AT THE PROJECT SITE. THE CONTRACTOR SHALL HAVE A DETAILED SCHEDULE AND SHALL INCORPORATE ALL REQUIRED FAA AND JETPORT REGULATIONS TO INSURE SAFETY PROTOCOLS ARE MAINTAINED. THE CONTRACTOR OR CONTRACTOR'S PERSONAL AND EQUIPMENT ARE NOT ALLOWED WITHIN THE JETPORT SECURITY PERIMETER WITHOUT FIRST OBTAINING APPROPRIATE SECURITY CLEARANCE AND SUBMITTING A SECURITY PLAN AND CONSTRUCTION WORK SCHEDULE THAT MUST BE APPROVED BY THE JETPORT OPERATIONS MANAGER.
14. ALL WORK REQUIRED BY PLAN NOTES AND NECESSARY TO COMPLETE THE PROJECT IN ITS ENTIRETY SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION WHEN NOT IDENTIFIED IN CONTRACT DOCUMENTS AND PAY ITEMS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SECURITY FENCING. THE CONTRACT DRAWINGS DEPICT PROPOSED LOCATIONS OF TEMPORARY AND PERMANENT SECURITY FENCING SUBJECT TO JETPORT AND TSA APPROVAL. PROPOSED TEMPORARY FENCING IS INTENDED TO ALLOW MOST, BUT NOT ALL WORK TO OCCUR OUTSIDE OF THE SECURE AREA. CONTRACTOR IS RESPONSIBLE FOR RELOCATING AND REMOVING FENCE AS NEEDED INCLUDING TEMPORARY AND PERMANENT FENCE LOCATIONS. CONTRACTOR MUST OBTAIN JETPORT/TSA APPROVAL PRIOR TO ANY FENCE REMOVAL OR RELOCATION, AND MUST COORDINATE WORK WITH OWNER AND JETPORT OPERATIONS MANAGER.
16. ACCUMULATED SNOW SHALL BE REMOVED DURING WINTER CONDITIONS WHEN SNOW STORAGE AREAS ARE AT CAPACITY.
17. NEW HANGER HAS BEEN GRANTED A CERTIFICATE OF VARIANCE FROM THE CITY OF PORTLAND DATED APRIL 20, 2017. VARIANCE GRANTS RELIEF FROM SECTION 14-199 (c)(1) OF THE LOCAL USE CODE TO REDUCE THE REQUIRED MINIMUM FRONT SETBACK FROM 20' TO 7.5'.

## PLANT LIST

| | | | |
|---|---|---|---|
| AG | ACER GINNALA ' FLAME' | AMUR MAPLE | 8'10' CLUMP |

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE/R.O.W. | |
| | ABUTTER LINE/R.O.W. | |
| | SETBACK | |
| | MONUMENT | |
| | IRON PIPE/ROD | |
| | BUILDING | |
| | DECK/STEPS/ OVERHANG | |
| | EDGE PAVEMENT | |
| | PAVEMENT SAWCUT | |
| | PAVEMENT PAINT | |
| | CURB LINE | |
| X | BARB WIRE FENCE | X |
| | DECIDUOUS TREE | X |
| | CONIFEROUS TREE | X |

OWENS A. McCULLOUGH PE 7122

STATE OF MAINE OWENS A. McCULLOUGH No. 7122 LICENSED PROFESSIONAL ENGINEER 09/06/17

| DESIGNED | CHECKED |
|---|---|
| OAM | OAM |

| REV. | BY. | DATE. | STATUS |
|---|---|---|---|
| D | OAM | 9/06/17 | REVISED PER CITY REVIEW |
| C | OAM | 8/31/17 | REVISED PER CITY REVIEW |
| B | OAM | 6/29/17 | ISSUED FOR SITE PLAN REVIEW |
| A | OAM | 3/24/17 | ISSUED FOR APPEALS BOARD REVIEW |

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

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-784-9836

SITE PLAN
OF:
NORTHEAST AIR-NORTH HANGAR PROJECT
PORTLAND INTERNATIONAL JETPORT
PORTLAND, MAINE
FOR:
NORTHEAST AIR
1011 WESTBROOK STREET
PORTLAND, MAINE 04102

| PROJECT NO. | SCALE |
|---|---|
| 16123 | 1" = 10' |

SHEET 2 OF 6

161235.dwg, TAB: S