

LEGEND

	STORM DRAIN MANHOLE		TREELINE
	STORM DRAIN CATCH BASIN		TREE
	STORM DRAIN LINE		FENCE LINE METAL
	STORM DRAIN CULVERT		LIGHT POLE
	SANITARY SEWER MANHOLE		TELEPHONE LINE
	SANITARY SEWER LINE		TELEPHONE MANHOLE
	WATERLINE		UTILITY POLE
	HYDRANT		BUILDING
	WATER LINE GATE VALVE		EDGE OF PAVEMENT
	ELECTRIC LINE		EDGE OF GRAVEL
	ELECTRIC MANHOLE		EDGE OF CONCRETE
	ELECTRIC BOX		BITUMINOUS CURB
	LIGHT POLE		SIGN
	EXISTING MONUMENT FOUND		PROPERTY LINE
			RIGHT OF WAY LINE

GENERAL NOTES:

- DATUM: HORIZONTAL = BASED ON MAINE STATE PLANE COORDINATES (1802 ME WEST ZONE) NAD 83, ESTABLISHED USING A ALTUS AP33 GPS UNIT AND MAINE TECHNICAL SOURCE'SREAL-TIME REFERENCE SYSTEM WITH CENTIMETER-LEVEL ACCURACY.
VERTICAL = ESTABLISHED USING A ALTUS AP33 GPS UNIT AND MAINE TECHNICAL SOURCE'SREAL-TIME REFERENCE SYSTEM WITH CENTIMETER-LEVEL ACCURACY.
- PROJECT SITE IS LOCATED IN ZONE "AB" AIRPORT BUSINESS.
- ANY UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, AND AVAILABLE PLANS. THE LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS WORKING IN THE VICINITY OF THESE UTILITIES SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE AND PROPER NOTIFICATION OF ALL UTILITY COMPANIES.
- BOUNDARY / PROPERTY LINE INFORMATION BASED ON PLAN REFERENCE 1 BELOW AND MONUMENTATION FOUND.

OWNER OF RECORD:

KTB HOSPITALITY, LLC, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK 29455, PAGE 188.

PURPOSE OF SURVEY:

TO DEVELOP A SITE PLAN FOR PLANNING BOARD REVIEW OF NEW STORAGE BUILDING LOCATION.

ZONE AB DIMENSIONAL REQUIREMENTS:

- MIN LOT SIZE 20,000 SQ. FT.
 MIN STREET FRONTAGE 50 FT (EXCEPT AS DESCRIBED IN SECTION 14-201b)
 MIN YARD DIMENSIONS:
- FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES; NONE, EXCEPT THAT EVERY PROPERTY HAVING FRONTAGE ON WESTBROOK STREET SHALL HAVE A MIN FRONT YARD OF 20 FT.
- REAR YARD: PRINCIPAL OR ACCESSORY STRUCTURES; NONE, EXCEPT WHERE REAR YARD ABUTS A RESIDENCE ZONE OR USE, IN WHICH CASE IT MUST BE 50 FT. NO STRUCTURE MAY EXTEND BEYOND THE BUILDING LINE ESTABLISHED FOR ANY RUNWAY OR TAXIWAY. IF PROVIDED, REAR YARDS MUST NOT BE LESS THAN 5 FT IN WIDTH.
- SIDE YARD: PRINCIPAL OR ACCESSORY STRUCTURES; NONE, EXCEPT WHERE SIDE YARD ABUTS A RESIDENCE ZONE OR USE, IN WHICH CASE IT MUST BE 25 FT. IF PROVIDED, SIDE YARDS MUST NOT BE LESS THAN 5 FT IN WIDTH.

PLAN REFERENCE:

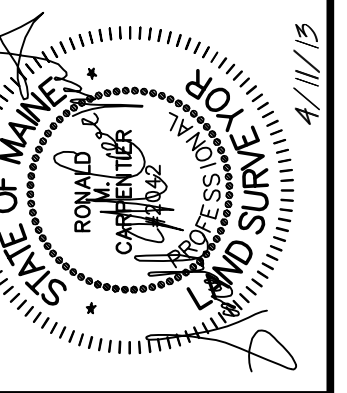
- STANDARD BOUNDARY SURVEY OF THOMAS A. TOYE PROPERTY, WESTBROOK ST, PORTLAND MAINE, PREPARED BY SEBAGO TECHNICS, DATED 11/27/00 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ION PLAN BOOK 201, PAGE 22.
- PLAN OF LAND ON CONGRESS STREET & WESTBROOK STREET FOR DUNFEY PROPERTIES, PREPARED BY OWEN HASKELL INC, AND ON FILE AT THE OFFICES OF OWEN HASKELL.

C-100

NO.	REVISED	DATE
A	SUBMITTED TO CLIENT FOR REVIEW	4/11/13

SHEET TITLE:	SITE PLAN AND DETAIL
PROJECT ADDRESS:	1050 WESTBROOK STREET, PORTLAND, MAINE
DATE:	APRIL 2013
SCALE:	1"=25'
REV:	A

OWNER / CLIENT:	KTB HOSPITALITY P.O. BOX 1299, YARMOUTH, MAINE
PROJECT:	EMBASSY SUITES STORAGE FACILITY
DRAWN BY:	RMC
CHKD BY:	RMC
PROJECT NO.:	044-01-13



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