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:

1. DATUM: HORIZONTAL = BASED ON MAINE STATE PLANE COORDINATES (1802 ME WEST ZONE) NAD 83. ESTABLISHED USING A ALTUS APS3 GPS UNIT AND MAINE TECHNICAL SOURCE'SREAL-TIME REFERENCE SYSTEM WITH CENTIMETER-LEVEL ACCURACY.

   VERTICAL = ESTABLISHED USING A ALTUS APS3 GPS UNIT AND MAINE TECHNICAL SOURCE'SREAL-TIME REFERENCE SYSTEM WITH CENTIMETER-LEVEL ACCURACY.

2. PROJECT SITE IS LOCATED IN ZONE "AB" AIRPORT BUSINESS.

3. 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.

4. 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:

1. 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.

2. 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-

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/07/13

No.	REVISED	DA
A	SUBMITTED TO CLIENT FOR REVIEW	4/11

SHEET TITLE: SITE PLAN AND DETAIL

PROJECT ADDRESS: 1050 WESTBROOK STREET, PORTLAND, MAINE

REV. A | DATE: APRIL 2013 | SCALE: 1"=25'

OWNER / CLIENT: KTB HOSPITALITY, P.O. BOX 1299, YARMOUTH, MAINE

PROJECT: EMBASSY SUITES STORAGE FACILITY

PROJECT NO.: 044-01-13 | DRAWN BY: RMC | CHKD BY: RMC

STATE OF MAINE — ROBERT M. CHIPMAN — 11794 — PROFESSIONAL LAND SURVEYOR — 4/11/13

CSC
COLONIAL SURVEYING COMPANY, LLC
34 Presidential Drive
Gray, Maine 04039
TEL: (207) 657-3400