GENERAL NOTES:

1) THE RECORD OWNER OF THE PROPERTY AT THE TIME OF OUR FIELD SURVEY IS TOYE REALTY HOLDINGS III, LLC BY DEED DATED JANUARY 8, 2001 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15976, PAGE 325.

2) THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 210A, BEING DEPICTED AS LOT A-6 AND IS LOCATED IN THE AIRPORT BUSINESS ZONING DISTRICT.

3) SPACE AND BULK REQUIREMENTS FOR THE AB DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE.	20,000 S.F.	87,123 S.F.
MINIMUM STREET FRONTAGE.	50'	287'+
MINIMUM FRONT YARD.	NONE*	N/A
MINIMUM SIDE YARD.	NONE**	N/A
MINIMUM REAR YARD.	NONE***	N/A
MAXIMUM BUILDING HEIGHT.	75'	N/A
MAXIMUM IMPERVIOUS SURFACE.	70%	53.2%
MINIMUM LOT WIDTH.	50'	N/A

* 20 FEET FOR WESTBROOK STREET
** 50 FEET ADJACENT TO A RESIDENTIAL ZONE
*** 25 FEET ADJACENT TO A RESIDENTIAL ZONE
SEE ORDINANCE FOR MORE PARTICULAR INFORMATION

4) TOTAL AREA OF PROPERTY: 1.97 ACRES. MORE OR LESS.

5) PRIOR WETLAND DELINEATION FOR PROPERTY WAS COMPLETED BY MARK HAMPTON ASSOCIATES, INC IN OCTOBER 2015 IN ACCORDANCE WITH 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.

6) THE BEARING SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE.

7) PLAN REFERENCES:

A) STANDARD BOUNDARY SURVEY FOR THRIFTY RENT-A-CAR DATED JULY 11, 1988 BY SEBAGO TECHNICS AND SUBSEQUENT FIELD WORK AND RESEARCH ENCOMPASSING ADDITIONAL PROPERTY COMPLETED IN 1995.

B) CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT PLAN OF LARRABEE-NIELSON AND FAIRWEATHER PROPERTIES DATED MARCH 18, 1941 DRAWING # 456/25 BY EDWARD M. HUNT, C.E.

C) STANDARD BOUNDARY SURVEY ON CONGRESS STREET IN PORTLAND, MAINE FOR CITY OF PORTLAND FOR CITY OF PORTLAND DATED NOVEMBER 20, 1990 BY OWEN HASKELL, INC.

D) PLAN OF LAND IN PORTLAND, MAINE FOR RICHARD CARVEL DATED JULY 15, 1974 BY OWEN HASKELL, INC.

E) PLAN OF LAND ON CONGRESS AND WESTBROOK STREETS, PORTLAND, MAINE FOR DUNFREY PROPERTIES DATED THROUGH SEPTEMBER 15, 1988 BY OWEN HASKELL, INC.

F) CITY OF PORTLAND CITY PROPERTY PLAN DRAWING NO. 156 SHOWING AREA CONVEYANCES BETWEEN 1941 AND 1959.

G) PORTLAND INTERNATIONAL JETPORT RECORDING PLAT DATED NOVEMBER 6, 1987 BY DUFRESNE-HENRY, INC., RECORDED IN PLAN BOOK 166 PAGE 60.

8) STREET REFERENCES:

A) CITY OF PORTLAND STREET RECORDS VOLUME 2, PAGE 47 DESCRIBING WESTBROOK STREET AS BEING 4 RODS WIDE. SEE ALSO VOLUME 2, PAGES 203 AND 204. A PORTION OF WESTBROOK STREET SOUTHERLY OF THE SITE WAS DISCONTINUED BY THE COMMISSIONERS OF CUMBERLAND COUNTY IN JANUARY 1957. SEE CITY STREET RECORDS VOLUME 2, PAGE 225. SEE ALSO SHEETS 12 THROUGH 15 OF THE CITY OF PORTLAND'S BLUE SHEETS FOR ADDITIONAL RIGHT-OF-WAY INFORMATION.

9) SUBJECT TO:

A) QUITCLAIM DEED GRANTED TO THE CITY OF PORTLAND AS RECORDED A DEED RECORDED IN BOOK 16971 PAGE 190.

10) THIS PLAN IS BASED UPON A BOUNDARY SURVEY PERFORMED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE WITH THE EXCEPTION THAT NO REPORT OF SURVEY HAS BEEN PREPARED. NO NEW DEED DESCRIPTION HAS BEEN PREPARED AND THAT NO UPDATED RESEARCH HAS BEEN PERFORMED BY THE SIGNING PROFESSIONAL SINCE 2001.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
IRON PIPE/ROD	
BUILDING	
EDGE WETLAND	
WETLANDS	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
PAVEMENT PAINT	
CURB LINE	
TREELINE	
CONTOURS	120
SPOT GRADE	+120.00
CHAIN LINK FENCE	
DECIDUOUS TREE	
SIGN	
GAS	
WATER	
WATER GATE VALVE	
HYDRANT	
SANITARY SEWER	
SANITARY MANHOLE	
STORM DRAIN	SD
UNDER DRAIN	UD
CATCH BASIN	
OVERHEAD UTILITY	
UNDERGROUND UTILITY	UGU
ELECTRICAL MANHOLE	
LIGHT POLE	
FILTER BARRIER	FB
INLET PROTECTION	
EROSION CONTROL BLANKET	

NOT FOR CONSTRUCTION

STATE OF MAINE · REGISTERED PROFESSIONAL ENGINEER · ROBERT A. McSORLEY · 8588 · 4-26-17

ROBERT A. McSORLEY, PE 8588

DESIGNED	CHECKED
SAH	RAM

REV:	BY:	DATE:	STATUS:
A	RAM	4-26-17	SITE PLAN SUBMISSION

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: 207-753-9825

SITE IMPROVEMENT PLAN
OF:
VALET PARKING LOT
JETPORT BOULEVARD
PORTLAND, ME 04102
FOR:
TOYE REALTY HOLDINGS III, LLC
P.O. BOX 6285
CAPE ELIZABETH, ME 04107

PROJECT NO.	SCALE
88125	1" = 20'

SHEET 2 OF 7

88125S.dwg, TAB: S