

- GENERAL NOTES:**
- RECORD OWNER AND TITLE: OLD DOMINION FREIGHT LINE, LLC
 - PLAN REFERENCE(S):
 - RECORDING PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION FOR PRESUMPTIVE ASSOCIATES, INC. PREPARED BY DEARBORN/WHITED DATED 1/5/1988 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PB 173, PG 46.
 - BOUNDARY SURVEY FOR OLD DOMINION FREIGHT LINE, INC. PREPARED BY SITELINES, PA DATED 4/25/2014, NOT RECORDED.
 - AREA INFORMATION: 217,697 SQ.FT. 5.00 ACRES±
 - TAX MAP REFERENCE: CBL 254 A007001
 - BASIS OF BEARINGS: REFER TO PLAN REFERENCE "b"
 - ORDINANCE STANDARDS:

ZONE - IM
 MINIMUM LOT AREA - NONE
 MINIMUM STREET FRONTAGE - 60 FT
 MINIMUM FRONT YARD - 1 FT FOR EACH 1 FT OF BUILDING HEIGHT
 MINIMUM REAR YARD - 1 FT FOR EACH 1 FT OF BUILDING HEIGHT UP TO 25 FT
 MINIMUM SIDE YARD - 1 FT FOR EACH 1 FT OF BUILDING HEIGHT UP TO 25 FT
 MAXIMUM IMPERVIOUS SURFACE COVERAGE - 75%
 MAXIMUM BUILDING HEIGHT - 75 FT
 MINIMUM PAVEMENT SETBACK APPEARS TO BE 10 FT
 - IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA - 79,713 S.F. (1.83 AC)
 NEW IMPERVIOUS AREA - 48,850 S.F. (1.12 AC)
 TOTAL IMPERVIOUS AREA - 128,563 S.F. (2.95 AC)
 - WETLANDS ONSITE WERE DELINEATED BY ECO-ANALYSTS, INC, P.O. BOX 224, BATH, ME 04530 (207)-837-2199.
 - THE SITE IS SUBJECT TO THE REQUIREMENTS OF A SITE LOCATION OF DEVELOPMENT ACT PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (#A-16187-39-A-N).
 - THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

- LAYOUT NOTES:**
- ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
 - OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
 - PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
 - BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
 - ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
 - BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
- SEE SHEET C4 FOR GRADING, DRAINAGE AND EROSION CONTROL PLAN

SIGN LEGEND:

1 STOP

2 5/8" REBAR 2" U/G

3 5/8" REBAR FLUSH

4 5/8" REBAR 2" U/G

5 5/8" REBAR 2" U/G

6 5/8" REBAR 2" U/G

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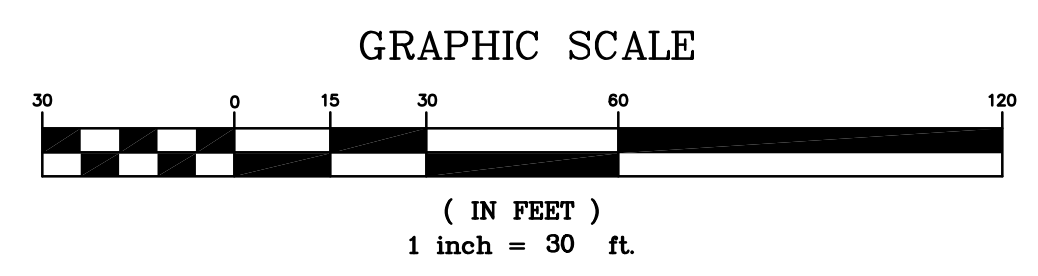
100 5/8" REBAR 2" U/G

N/F
80 PINE TREE IP LLC
10 DANA ST STE 400
PORTLAND, ME 04101
CBL 254 A002001
BK 31209 PG 49

N/F
NORTHWOODS OF PORTLAND LLC
PO BOX 1400
KIRKWOOD VOORHEES, NJ 08043
CBL 254 A008001
BK 31324 PG 6

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER

TITLE: SITE LAYOUT & UTILITY PLAN		
PROJECT: PROPOSED BUILDING EXPANSION 185 RAND ROAD, PORTLAND, ME 04102		
PREPARED FOR: OLD DOMINION FREIGHT LINES, INC. 500 OLD DOMINION WAY, THOMASVILLE, NC 27360		
FIELD WK: JIM/MC	SCALE: 1" = 30'	SHEET:
DRN BY: RPL	JOB #: 2454	C3
CHD BY: CYN	MAP/LOT:	
DATE: 02/26/14	FILE: 2454-SITE	

SITELINES, PA
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