

- GENERAL NOTES:**
1. RECORD OWNER AND TITLE: OLD DOMINION FREIGHT LINE, LLC
 2. PLAN REFERENCE(S):
 - a) RECORDING PLAN FOR PINE TREE INDUSTRIAL PARK SUBDIVISION FOR PRESUMPTIVE ASSOCIATES, INC. PREPARED BY DEARBORN/WHITE DATED 1/3/1988 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PB 173, PG 48.
 - b) BOUNDARY SURVEY FOR OLD DOMINION FREIGHT LINE, INC. PREPARED BY SITESLINES, PA DATED 4/25/2014, NOT RECORDED.
 3. AREA INFORMATION: 217,897 SQ.FT. 5.00 ACRES±
 4. TAX MAP REFERENCE: CBL 254 A007001
 5. BASIS OF BEARINGS: REFER TO PLAN REFERENCE "b"
 6. 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
 7. IMPERVIOUS AREA SUMMARY
 - EXISTING IMPERVIOUS AREA - 79,713 S.F. (1.83 AC)
 - NEW IMPERVIOUS AREA - 38,805 S.F. (0.89 AC)
 - TOTAL IMPERVIOUS AREA - 118,518 S.F. (2.72 AC)
 8. WETLANDS ONSITE WERE DELINEATED BY ECO-ANALYSTS, INC. P.O. BOX 224, BATH, ME 04530 (207)-837-2199.
 9. 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).
 10. FLOOD ZONE INFORMATION:
 - PROJECT IS LOCATED IN ZONE X (AREAS OF 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 12 OF 17 (COMMUNITY PANEL 230051-0012-C; EFFECTIVE DATE DECEMBER 8, 1998)

- LAYOUT NOTES:**
1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
 2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
 3. 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.
 4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
 5. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 6. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAVEMENT MARKING COLORS SHALL BE YELLOW WITHIN THE FENCED AREA, AND WHITE IN THE EMPLOYEE PARKING LOTS.
 7. 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:



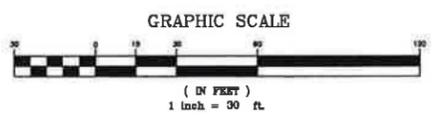
N/F
80 PINE TREE IP LLC
10 DANA ST STE 400
PORTLAND, ME 04101
CBL 254 A002001
BK 31209 PG 48

N/F
NORTHWOODS OF PORTLAND LLC
PO BOX 1400
KIRKWOOD VORHEES 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.



CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



3. 07/10/14 REVISED PER CITY COMMENTS J.M.
2. 06/19/14 REVISED PER CITY COMMENTS J.M.
1. 05/19/14 SUBMITTED TO CITY AND MDP J.M.

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	

SITELINES, PA ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.725.1200 www.sitelinespa.com		
FIELD WK: JIM/MC	SCALE: 1" = 30'	SHEET: C3
DRN BY: RPL	JOB #: 2454	
CH'D BY: CYN	MAP/LOT: 254/A007001	
DATE: 02/26/14	FILE: 2454-SITE	