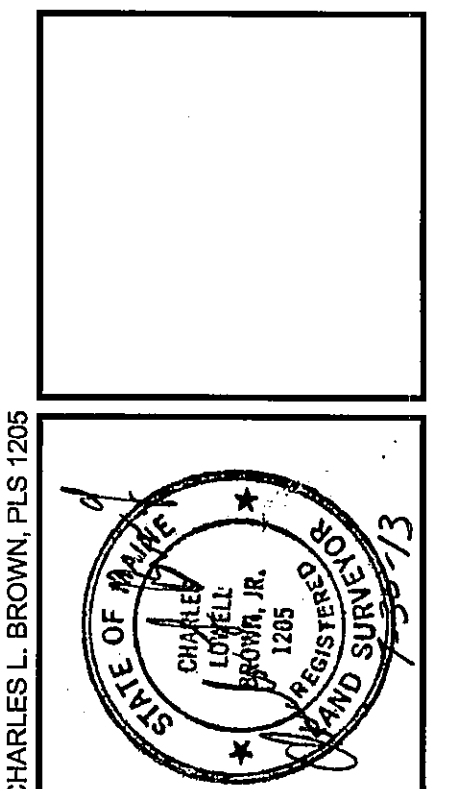
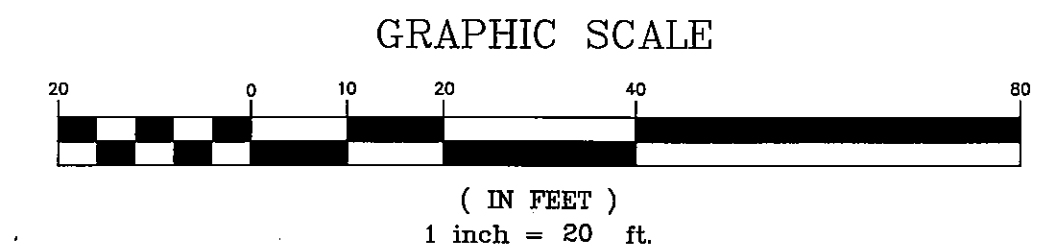


**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS BENTLEY HOLDINGS, INC. BY DEED DATED NOVEMBER 17, 1994 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11723 PAGE 244
- THE PROPERTY IS SHOWN AS LOT 14, BLOCK D ON THE CITY OF PORTLAND TAX MAP 292 IS LOCATED IN THE B-4 COMMERCIAL CORRIDOR ZONE AND R-3 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA:  
 B-4 COMMERCIAL CORRIDOR ZONE  
 MIN. LOT SIZE: 10,000 SQUARE FEET  
 MIN. STREET FRONTAGE: 60 FEET  
 MIN. FRONT YARD: 20 FEET  
 MIN. SIDE YARD: 1-2 STOREYS 10 FEET, 3 OR MORE STOREYS 12 FEET  
 MIN. REAR YARD: 5 FEET / 50 FEET IF ABUTTING RESIDENTIAL ZONE/USE  
 MAX. BUILDING HEIGHT: 65  
 IMPERVIOUS SURFACE RATIO  
 MAXIMUM = 80%  
 ACTUAL = 27,732 S.F. (33.3%)
- TOTAL AREA OF PARCEL: 1.91 AC. (83,289 SQUARE FEET)
- BOUNDARY INFORMATION DEPICTED HEREON IS AS SHOWN ON PLAN REFERENCE 6A ORIENTED TO GRID ORTH. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK BY SEBAGO TECHNICS, INC. IN APRIL OF 2011.
- PLAN REFERENCES:  
 A. "RECORDING PLAT OF SOUTHWORTH SUBDIVISION, FOREST AND WARREN AVE., PORTLAND MAINE" FOR SOUTHWORTH INC. OF PORTLAND MAINE BY SEBAGO TECHNICS, INC. DATED DECEMBER 24, 1985 RECORDED IN THE CRD IN PLAN BOOK 157, PAGE 28.  
 B. "PLAN OF PROPERTY AT PORTLAND, MAINE, MADE FOR SOUTHWORTH MACHINE," DATED MARCH 1954 BY HI AND EC JORDAN - UPDATED THROUGH JULY 1978.  
 C. "SITE PLAN - BODY EXCLUSIVE FITNESS CENTER WARREN AVENUE - PORTLAND, MAINE DATED SEPTEMBER 1994 BY BH2M ENGINEERS.  
 D. "STANDARD BOUNDARY SURVEY OF CSC PROPERTY WARREN AVENUE FOR WH. DEMMENS, INC. DATED APRIL 26, 1995 BY SEBAGO TECHNICS, INC.  
 E. "SITE PLAN OF WARREN AVE. AND LIFESTYLES FITNESS PROPERTY FOR LINDA M. & ROBERT B. RAY" BY SEBAGO TECHNICS, INC., DATED MAY 29, 1997.
- THE LOCUS PROPERTY AS DEPICTED FALLS WITHIN ZONE C AREAS OF MINIMAL FLOODING AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, CUMBERLAND COUNTY PANEL 7 OF 17.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING MAY, 2013 BY GARY M. FULLERTON, SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.

**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	EASEMENT
⊙	IRON PIPE/ROD
CL/LI	CURVE/LINE NO.
⊕	BENCHMARK
▭	BUILDING
⊕	WETLANDS
---	EDGE WETLAND
⊕	SIGN
---	EDGE PAVEMENT
---	PAVEMENT PAINT
---	TREELINE
---	CONTOURS
⊕	DECIDUOUS TREE
⊕	WATER GATE VALVE
⊕	HYDRANT
⊕	CATCH BASIN
⊕	DRAINAGE MH
⊕	STORM DRAIN
---	GUARDRAIL



REV.	DATE	BY	STATUS	REVISION PER CITY REVIEW COMMENTS
A	7-30-2013	JRS	REVISED	

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 04086  
 Phone: 207.281.1010  
 Fax: 207.281.1010

PROJECT NO: 12406 | FIELD BOOK | DESIGN | CHKD | DRAWN | JAR  
 12406 | CLB | CLB | CLB

PLAN OF PROPERTY  
 OF:  
 LOT 7 SOUTHWORTH SUBDIVISION  
 85 WARREN AVENUE  
 PORTLAND, MAINE  
 FOR:  
 BENTLEY HOLDINGS, INC  
 30 CUBA ROAD  
 MANCHESTER, MAINE 04851

DATE: 07/17/13  
 SCALE: 1" = 20'

SHEET 2 OF 8

12406EC.dwg, TAB:EC