

N/F MG HOLDING INC. NOFY 09

N/F SCAIA, JAMES F. TRUSTEE 11927/210

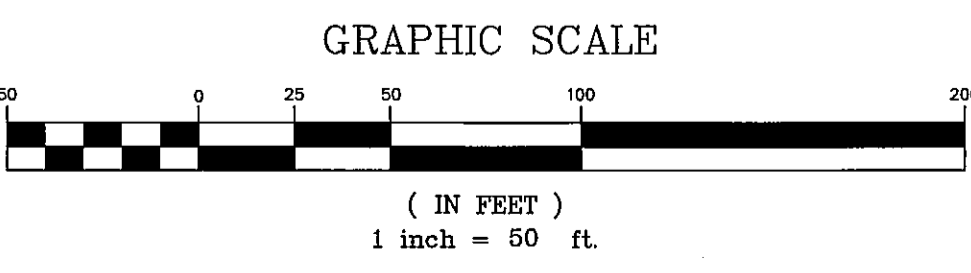
N/F DOWNEAST VETERINARY EMERGENCY CLINIC 24038/102

N/F ATLANTIC COAST RADIO LLC 15852/235

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LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	EASEMENT	---
---	FLOODPLAIN	---
---	IRON PIPE/ROD	---
---	C1/L1 CURVE/LINE NO.	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	EDGE WATER	---
---	TREELINE	---
---	BOLLARD	---

NOTE: DEMISING WALL LOCATIONS AND UNIT SIZES SUBJECT TO CHANGE AS BUILDING IS SUBLEASED



GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS WARREN DEVELOPMENT II LLC AND CHUNKY MONKEY LLC AS DESCRIBED IN BOOK 23614 PAGE 090 AT THE CLIMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
- THIS PROPERTY IS DEPICTED AS LOT A 002 MAP 310 AND IS IDENTIFIED AS LOT 4 ON PLAN REFERENCE 4A. TOTAL AREA OF PARCEL IS 19.0 ACRES.
- THIS LOT IS LOCATED IN THE MODERATE IMPACT INDUSTRIAL (I-M) 4 SHORELAND ZONING DISTRICT.
AREAS WITHIN 250 FT. OF THE PRESUMPSCOT RIVER ARE SUBJECT TO SHORELAND ZONING. SHORELAND ZONING REQUIREMENTS INCLUDE VARIOUS DEVELOPMENT LIMITATIONS FOR STRUCTURES, CLEARING AND IMPERVIOUS AREAS. STATE AND LOCAL REGULATIONS SHOULD BE REVIEWED FOR FURTHER INFORMATION.
SPACE AND BULK REQUIREMENTS: (I-M ZONE)
MIN. LOT SIZE: 10,000 SF.
MIN. FRONTAGE: 60 FT.
FRONT SETBACK: EACH STRUCTURE SHALL BE SETBACK 1 FOOT FROM THE FRONT PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT.
SIDE SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH SIDE PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT UP TO 25 FEET, EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
REAR SETBACK: EACH STRUCTURE SHALL BE SET BACK 1 FOOT FROM EACH REAR PROPERTY LINE FOR EACH FOOT OF BUILDING HEIGHT UP TO 25 FEET, EXCEPT THAT THE MINIMUM SIDE YARD SHALL BE 35 FEET WHEN THE SIDE PROPERTY LINE ABUTS A RESIDENTIAL ZONE.
RESOURCE SETBACK: 15 FT. (IN SHORELAND ZONE)
MAX. BUILDING HEIGHT: 15 FT.
MAX. IMPERVIOUS SURFACE RATIO: 15% (I-M ZONE) (SEE NOTE 1).
- PLAN REFERENCES:
a) PLAN ENTITLED "MCALISTER FARM SUBDIVISION", FINAL SUBDIVISION PLAN RECORDED IN PLAT, PREPARED BY SHERIDAN CORPORATION, DATED MARCH 1988, LAST REVISED 12-29-88.
- NATURAL RESOURCE INVENTORY:
A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING JUNE, 2012 BY GARY FULLERTON, SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING A COMBINATION OF CONVENTIONAL SURVEY METHODS AND 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.
- BOUNDARY INFORMATION SHOWN IS BASED SOLELY UPON PLAN REFERENCE 4A. NO SURVEY RESEARCH NOR FIELD WORK WAS PERFORMED BY SEBAGO TECHNICS. ABUTTERS SHOWN ARE TAKEN FROM CITY ASSESSOR'S DATA AS OF 8-16-2012. TOPOGRAPHIC DATA SHOWN IN AREAS TO BE DEVELOPED IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS IN JUNE 2012.
1. THE 100 YEAR FLOOD LEVEL (35.10) DETERMINED BY PLAN REFERENCE 4A.
2. TOTAL PROPOSED IMPERVIOUS AREA IS 1.45 ACRES OR 43.6% OF THE 19.0 ACRE PARCEL.
3. TOTAL AREA OF THE BUILDING SHOWN IS 160,106 SQUARE FEET.
4. TOTAL OFF STREET PARKING SPACES REQUIRED = 160 SPACES, 93 SPACES ARE PROPOSED, WITH THE PROVISION TO CONSTRUCT AN ADDITIONAL 67 SPACES IF NEEDED IN THE FUTURE.
- ALL PRIVATE FIRE HYDRANTS SHALL BE FLOW TESTED WITH RESULTS SUBMITTED TO THE PORTLAND FIRE DEPARTMENT (PFD). HYDRANTS SHALL ALSO BE PAINTED PER PFD STANDARDS. PROVIDE SIGNAGE AT FIRE DEPARTMENT CONNECTIONS TO SPRINKLER SYSTEM PRIOR TO OCCUPANCY OF EACH LEASED UNIT.
- ALL FIRE HYDRANTS SHALL BE KEPT CLEAR OF SNOW AND ICE DURING WINTER CONDITIONS.

REV.	DATE	BY	STATUS
09-07-13			ADD DOORS TO UNITS 3, 4 AND 5. ADD PUMP STATION, SEPTIC TANK
11-15-12			REVISE UNIT 5 LOADING DOCKS / BID REVISION
11-02-12			FINAL PLANS TO CITY
10-09-12			RESUBMIT TO CITY
10-09-12			DATE: 08-27-12
08-27-12			DATE: 08-27-12

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
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 South Portland, ME 04106
 TEL: 207-280-2100 FAX: 207-785-5656

PROJECT NO. 11270
 FIELD BOOK DESIGN CHKD DRAWN
 WTC WTC WTC MAL

OVERALL SITE PLAN
 OF: 765 WARREN AVENUE SITE
 WARREN AVENUE
 PORTLAND, MAINE
 FOR: BOULOS PROPERTY MANAGEMENT
 ONE CANAL PLAZA
 PORTLAND, MAINE 04101

DATE	SCALE
08-01-12	1" = 50'

SHEET 5 OF 18

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