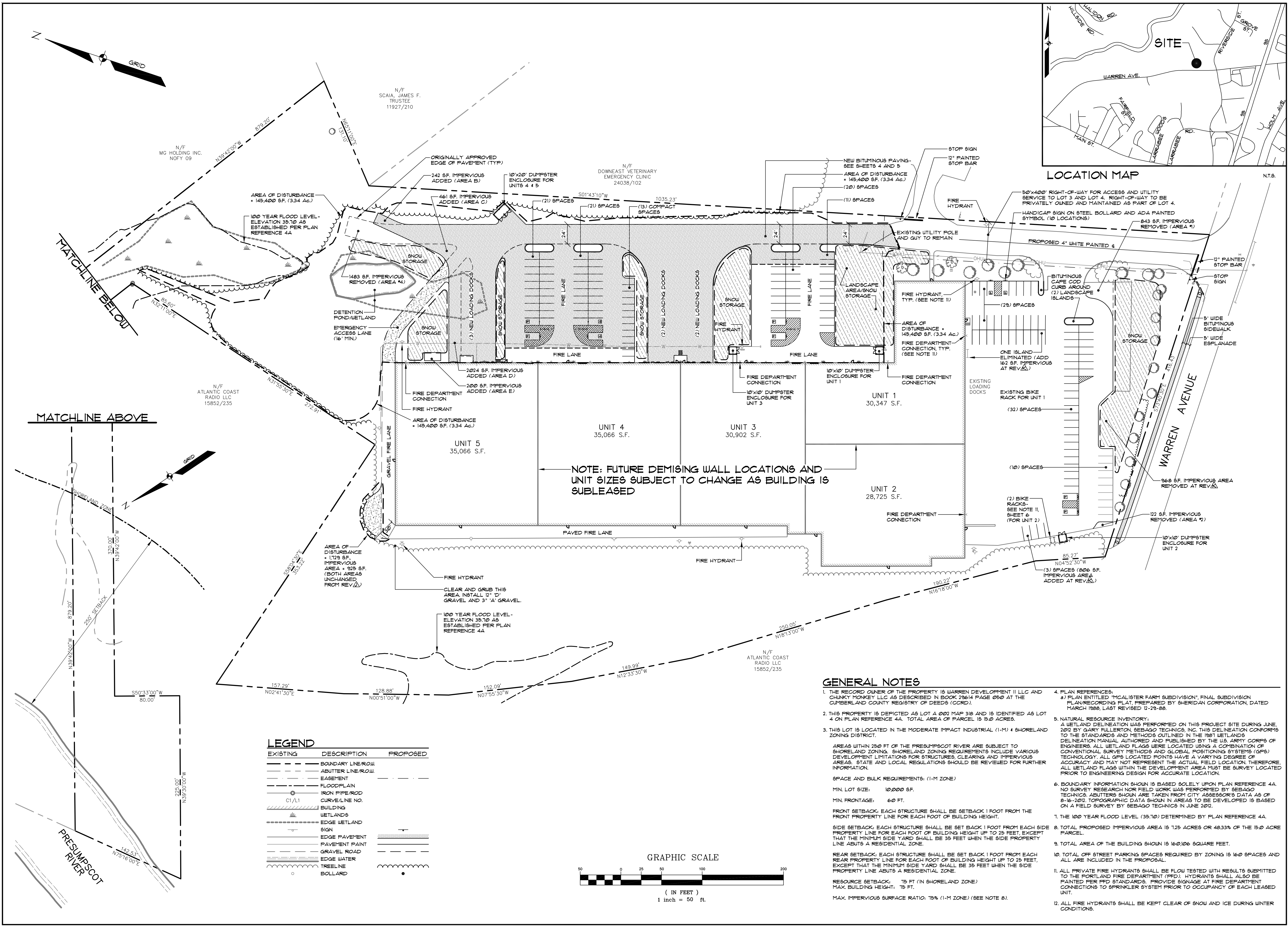


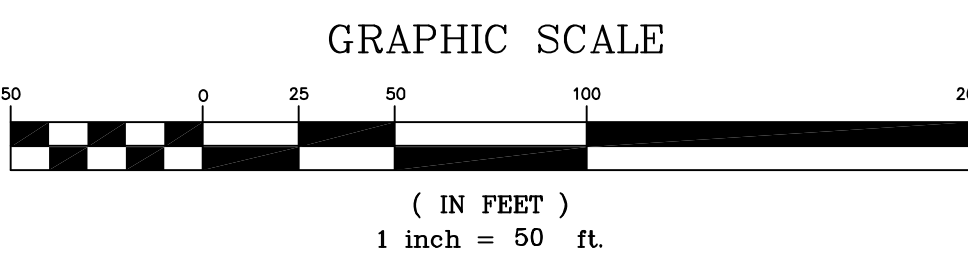
LOCATION MAP



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

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 | ○ |



GENERAL NOTES

- THE RECORD OWNER OF THE PROPERTY IS WARREN DEVELOPMENT II LLC AND CHUNNY MONKEY LLC AS DESCRIBED IN BOOK 29614 PAGE 050 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- 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 15.0 ACRES.
- THIS LOT IS LOCATED IN THE MODERATE IMPACT INDUSTRIAL (I-M) 4 SHORELAND ZONING DISTRICT.
 - AREAS WITHIN 250 FT OF THE PRESUMPCOT 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 ADJUTS 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 ADJUTS A RESIDENTIAL ZONE.
 - RESOURCE SETBACK: 15 FT (IN SHORELAND ZONE) MAX. BUILDING HEIGHT: 15 FT.
 - MAX. IMPERVIOUS SURFACE RATIO: 75% (I-M ZONE) (SEE NOTE 8).
- PLAN REFERENCES:
 - a) PLAN ENTITLED "MCALISTER FARM SUBDIVISION", FINAL SUBDIVISION PLAN/RECORDING 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, 2002 BY GARY FULLERTON, SEBAGO TECHINCS, 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 TECHINCS. ABUTTERS SHOWN ARE TAKEN FROM CITY ASSESSOR'S DATA AS OF 8-18-2002. TOPOGRAPHIC DATA SHOWN IN AREAS TO BE DEVELOPED IS BASED ON A FIELD SURVEY BY SEBAGO TECHINCS IN JUNE 2002.
- THE 100 YEAR FLOOD LEVEL (35.10') DETERMINED BY PLAN REFERENCE 4A.
- TOTAL PROPOSED IMPERVIOUS AREA IS 125 ACRES OR 48.33% OF THE 15.0 ACRE PARCEL.
- TOTAL AREA OF THE BUILDING SHOWN IS 160,106 SQUARE FEET.
- TOTAL OFF STREET PARKING SPACES REQUIRED BY ZONING IS 160 SPACES AND ALL ARE INCLUDED IN THE PROPOSAL.
- 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.

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd., Suite 1A, South Portland, ME 04240
 Tel: 207-282-2100

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

| | | | | | |
|-------------|--------|------------|--------|------|-------|
| PROJECT NO. | 112705 | FIELD BOOK | DESIGN | CHKD | DRAWN |
| WTC | WTC | WTC | WTC | WTC | MAL |

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

SHEET 5 OF 18