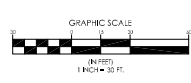


LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	IRON PIPE/ROD
	BUILDING
	EDGE PAVEMENT
	PAVEMENT SANICUT
	EDGE CONCRETE
	PAVEMENT PAINT
	CURB LINE
	TREELINE



- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS ANDREW GIFFORDSON AND APRIL WERNING BY DEED. THIS DEED, WITH COVENANT DATED DECEMBER 13, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON DECEMBER 23, 2013 IN BOOK 31248, PAGE 48.
 - THE PROPERTY IS SHOWN AS LOT 5 IN BLOCK C ON THE CITY OF PORTLAND'S TAX MAP 308 AND IS LOCATED IN THE INDUSTRIAL MODERN IMPACT (IM) DISTRICT.
 - TOTAL AREA OF PARCEL IS APPROXIMATELY 43.24 ACRES.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL OF 2015 AS WELL AS GROUND PROFILED LIDAR DATA.
 - MOST EASTERLY FOUND REBAR AND MOST SOUTHWESTERLY FOUND REBAR HELD WHEN ESTABLISHING THE SIDELINES OF LOT 5 DUE TO THEM BEING ORIGINAL CORNERS OF SUBDIVISION REFERENCED IN PLAN (SEE PLAN REFERENCE 6A).
 - PLAN REFERENCES:
 - A. TURNPIKE INDUSTRIAL PARK RECORDING PLAT, RIVERSIDE STREET, BY LAND USE CONSULTANTS DATED MARCH 25, 1986, LAST REVISED SEPTEMBER 9, 1986, PLAN BOOK 157/PAGE 61
 - B. RIVERSIDE SOUTH GOLF COARSE EXISTING CONDITIONS STANDARD BOUNDARY SURVEY #88-1048 RIVERSIDE STREET BY THE CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DATE MAY 2011 AND LAST REVISED APRIL 24, 2012, PLAN NUMBER 881/18
 - PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-METERS BASED ON DUAL-FREQUENCY GPS OBSERVATIONS. ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF PORTLAND'S TEMPORARY SITE BENCHMARK #8 (SEE PLAN REFERENCE 5B).
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 - THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER, PUBLIC SEWER AND UNDERGROUND ELECTRIC AND TELEPHONE.
 - THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS Delineated ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 23001 0001 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
 - A METLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER 2013 BY DANN M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 METLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
 - PARKING SUMMARY:

PARKING SPACES REQUIRED	1 SPACE/400 S.F. = 8,900/400 = 25 SPACES
PARKING SPACES PROVIDED	61 (6'X18' STANDARD SPACES)
	10 (6'X15' COMPACT SPACES)
	4 (11'X18' HANDICAP SPACES)
	75 TOTAL SPACES

DESIGNED: REM

CHECKED: RLM

PROJECT NO. 04479

SCALE 1" = 30'

SHEET 3 OF 7

RICHARD MEER, P.E. LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER STATE OF MAINE

PROJECT: SEBAGO TECHNICS, INC.

PROJECT NO. 04479

SCALE 1" = 30'

SHEET 3 OF 7

SEBAGO TECHNICS, INC.

75 John Rowland Rd. 280 Coleridge Rd. Lewiston, ME 04240

South Portland, ME 04106 Portland, ME 04240

Tel: 207-256-2100 Tel: 207-783-5656

WWW.SEBAGOTECHNICS.COM

SITE PLAN OF LOT 5 INDUSTRIAL WAY 91 INDUSTRIAL WAY, LEWISTON, ME 04243

FOR: DEERFIELD 91 INDUSTRIAL, LLC.

1-CATAL PIAZZA PORTLAND, ME 04101