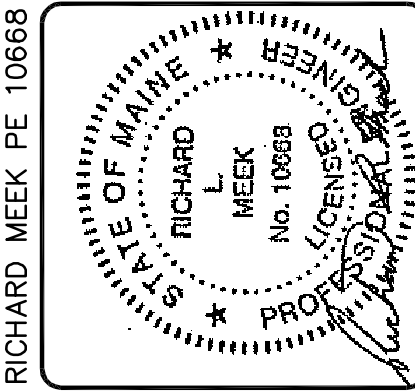


LOCATION MAP

N.T.S.



DESIGNED	CHECKED
RLM	RLM
B RLM 6-29-15 SUBMIT FINAL SITE PLAN APPLICATION TO CITY A RLM 5-21-15 SUBMIT PRELIMINARY SITE PLAN APPLICATION TO CITY REV. BY: DATE: STATUS: 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 B  
LeWistON, ME 04106  
Tel: 207-200-2100 Fax: 207-783-5656

SITE PLAN OF:  
LOT 5 INDUSTRIAL WAY  
81 INDUSTRIAL WAY  
PORTLAND, ME 04103

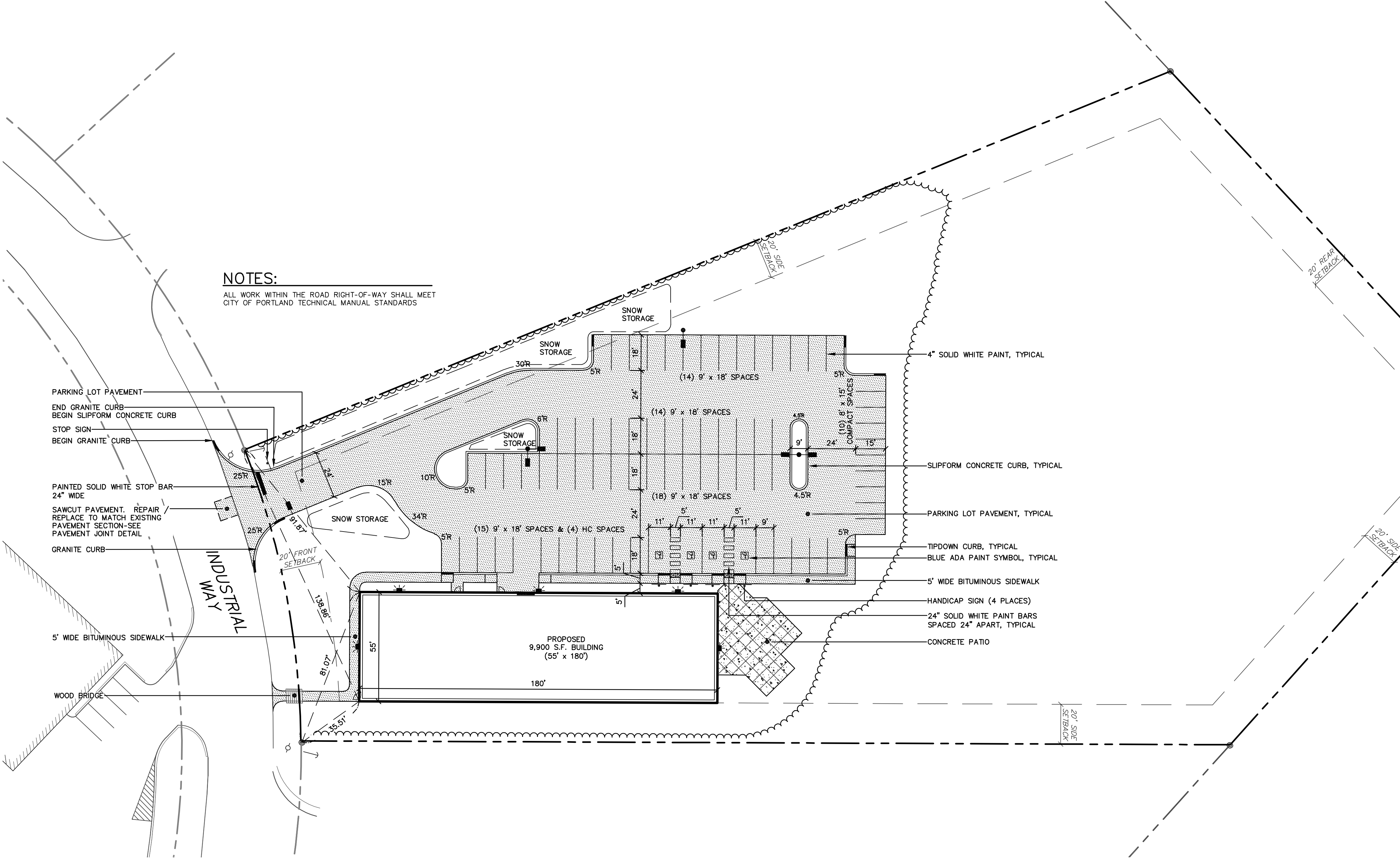
FOR:  
DEERFIELD 91 INDUSTRIAL, LLC.  
1 CANAL PLAZA  
PORTLAND, ME 04101

PROJECT NO. 04479 SCALE 1" = 30'

SHEET 3 OF 7

**NOTES:**

ALL WORK WITHIN THE ROAD RIGHT-OF-WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS

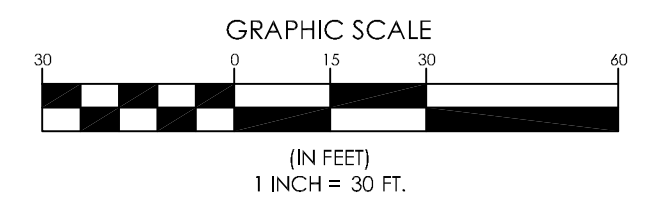


PARKING LOT PAVEMENT  
 END GRANITE CURB  
 BEGIN SLIPFORM CONCRETE CURB  
 STOP SIGN  
 BEGIN GRANITE CURB  
 PAINTED SOLID WHITE STOP BAR  
 24" WIDE  
 SAWCUT PAVEMENT, REPAIR  
 REPLACE TO MATCH EXISTING  
 PAVEMENT SECTION-SEE  
 PAVEMENT JOINT DETAIL  
 GRANITE CURB  
 INDUSTRIAL WAY  
 20' FRONT SETBACK  
 13.8' 50"  
 81' 07"  
 35.50'  
 5' WIDE BITUMINOUS SIDEWALK  
 WOOD BRIDGE

SNOW STORAGE  
 30R  
 18'  
 9R  
 (14) 9' x 18' SPACES  
 5R  
 4" SOLID WHITE PAINT, TYPICAL  
 SLIPFORM CONCRETE CURB, TYPICAL  
 PARKING LOT PAVEMENT, TYPICAL  
 TIPDOWN CURB, TYPICAL  
 BLUE ADA PAINT SYMBOL, TYPICAL  
 5' WIDE BITUMINOUS SIDEWALK  
 HANDICAP SIGN (4 PLACES)  
 24" SOLID WHITE PAINT BARS  
 SPACED 24" APART, TYPICAL  
 CONCRETE PATIO  
 10.0' 8' x 15' COMPACT SPACES  
 24'  
 15'  
 4.5R  
 5R  
 (18) 9' x 18' SPACES  
 11'  
 11'  
 11'  
 9'  
 5R  
 18'  
 24'  
 5R  
 (15) 9' x 18' SPACES & (4) HC SPACES  
 5R  
 10R  
 15R  
 25R  
 25R

**LEGEND**

EXISTING	PROPOSED
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
○ (circle)	○ (circle)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)
--- (dashed line)	--- (solid line)



**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS ANDREW SIGFRIDSON AND APRIL WERNIG BY QUITCLAIM DEED WITH COVENANT DATED DECEMBER 13, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON DECEMBER 23, 2013 IN BOOK 31248, PLAN 49.
- THE PROPERTY IS SHOWN AS LOT 5 IN BLOCK C ON THE CITY OF PORTLAND'S TAX MAP 326 AND IS LOCATED IN THE INDUSTRIAL MODERN IMPACT (IM) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY ±3.24 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 PROOFED 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 COURSE EXISTING CONDITIONS STANDARD BOUNDARY SURVEY #986-1040 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-NAD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED 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 230051 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 WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER 2013 BY GARY 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 WETLANDS 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.=9,900/400 = 25 SPACES
PARKING SPACES PROVIDED	61 (9'x18' STANDARD SPACES) 10 (8'x15' COMPACT SPACES) 4 (11'x18' HANDICAP SPACES) 75 TOTAL SPACES