11: ACCESS AND CIRCULATION (14-526 (a) 2a)

Access and internal circulation, addressing ADA access

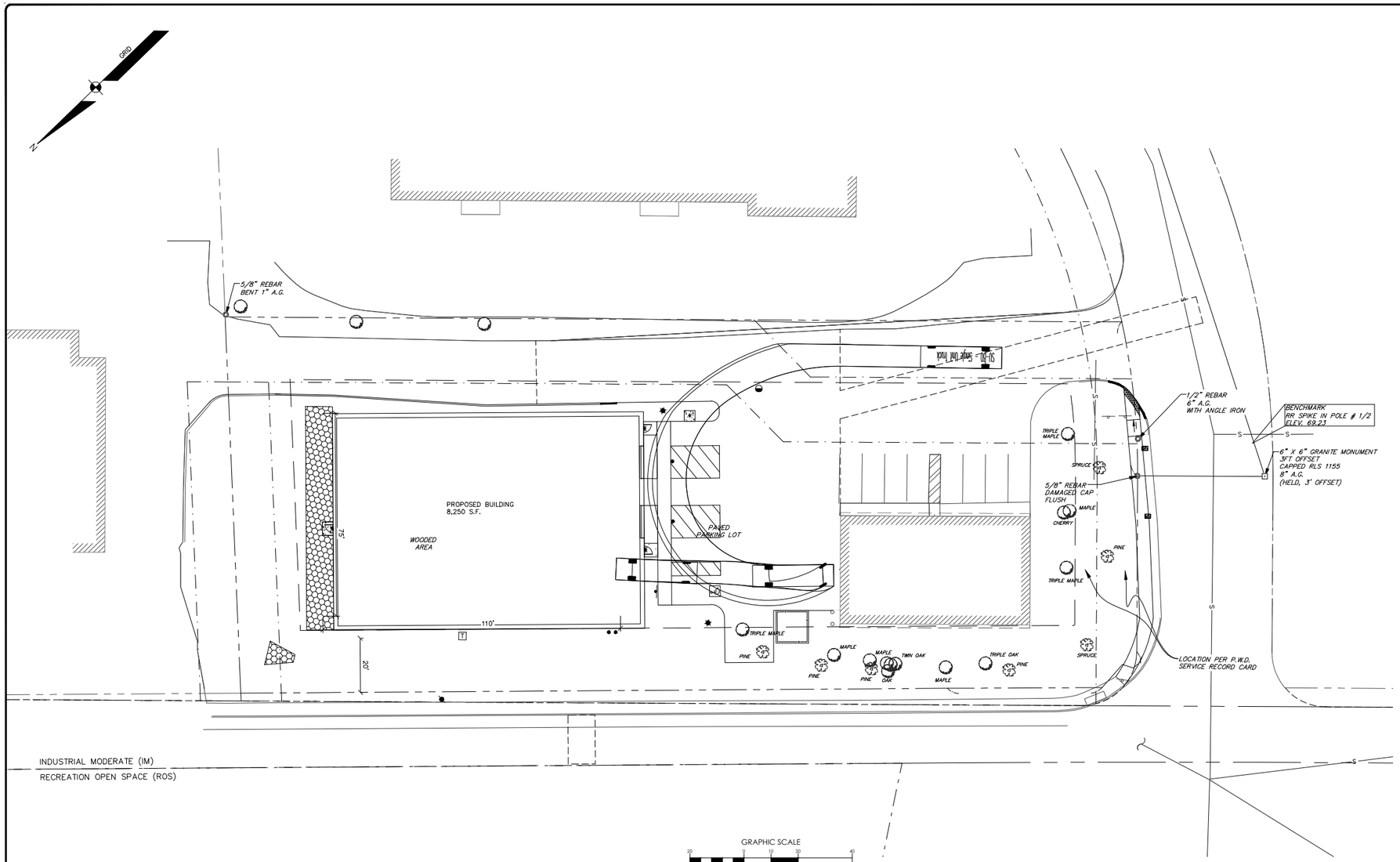
(i) The development provides safe and reasonable site access and provisions for internal circulation for all users of the site and complies with the standards set forth in Section 1 of the Technical Manual. Please see the enclosed Site Plan.

Access and egress impacts on traffic flows

(ii) The point of access and egress is existing and was approved by previous City Site Plan Review. The existing access does inhibit existing turning movements or traffic flows. Please see the **Turning Exhibit**, this section.

Description and use of drive up features, if applicable.

(iii) No drive up features are proposed for this project.



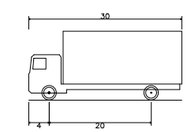
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	DRILL HOLE	
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO.	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK	
	BUILDING	
	EDGE WETLAND	
	WETLANDS	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURB LINE	
	TREELINE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SIGN	
	GAS GATE VALVE	
	WATER GATE VALVE	
	WATER SHUT OFF	
	HYDRANT	
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	CATCH BASIN	
OHU	OVERHEAD UTILITY	OHU
	LIGHT POLE	
	UTILITY POLE	
	RIPRAP	
	INLET PROTECTION	



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS 2 EVERGREEN LLC. BY DEED DATED FEBRUARY 26, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34693, PAGE 288.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX CHART 329, BLOCK A AS LOT 1, AND ON TAX CHART 331, BLOCK A AS LOT 3. THE PARCEL IS LOCATED IN THE INDUSTRIAL - MODERATE IMPACT (IM) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IM DISTRICT ARE AS FOLLOWS:

   NET RESIDENTIAL DENSITY:

MINIMUM LOT SIZE:	NONE*
MINIMUM STREET FRONTAGE:	60'*
MINIMUM FRONT YARD:	1' FOR EACH 1' OF BUILDING HEIGHT*
MINIMUM SIDE YARD:	1' FOR EACH 1' OF BUILDING HEIGHT, UP TO 25'*
MINIMUM REAR YARD:	1' FOR EACH 1' OF BUILDING HEIGHT, UP TO 25'*
MAXIMUM BUILDING HEIGHT:	75'*
MAXIMUM BUILDING COVERAGE:	*

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 45,604 SQUARE FEET OR 1.05 ACRES.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. IN JUNE 2018. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON THE GROUND SURVEY CONDUCTED BY SEBAGO TECHNICS, INC. IN JUNE 2018, AND AS DEPICTED ON PLAN REFERENCE 6A & 6B.
6. PLAN REFERENCES:
   A. "EVERGREEN INDUSTRIAL PARK, RIVERSIDE STREET, PORTLAND, ME, SUBDIVISION PLAT, DELTA REALTY CO. 999 FOREST AVE. PORTLAND, ME 04103," PREPARED BY LAND USE CONSULTANTS, DATED NOVEMBER 2, 1984 AND RECORDED AT THE CCRD IN PLAN BOOK 146, PAGE 57.
   B. "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE, LOT 1, EVERGREEN INDUSTRIAL PARK, RIVERSIDE STREET, PORTLAND, MAINE," PREPARED BY SEBAGO TECHNICS, INC. DATED JANUARY 13, 1987 AND RECORDED IN THE CCRD IN PLAN BOOK 164, PAGE 11. PROJECT #86466.
   C. STATE OF MAINE D.O.T. RIGHT OF WAY MAP ENTITLED: "RIVERSIDE STREET, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. STP-6701(00)X," DATED SEPTEMBER, 1997. D.O.T. FILE #3-437. SHEET 7.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS CONVERTED FROM NAVD 88 (DATUM SHIFT 0.686').
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD AS MARKED ON THE GROUND BY DIGSMART OF MAINE IN JUNE 2018. 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.
9. 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 2300510001B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.

TURNING EXHIBIT

NOT FOR CONSTRUCTION

DESIGNED	CHECKED

REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, MODIFICATIONS 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
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SITE PLAN
OF:
PROPOSED WAREHOUSE BUILDING
2 EVERGREEN DRIVE
PORTLAND, MAINE
FOR:
ROB DERREY
2 EVERGREEN DRIVE
PORTLAND, ME 04101

PROJECT NO.	SCALE
18002	1" = 20'

SHEET 4 OF10

18002A TR.dwg, TAB: 24x36