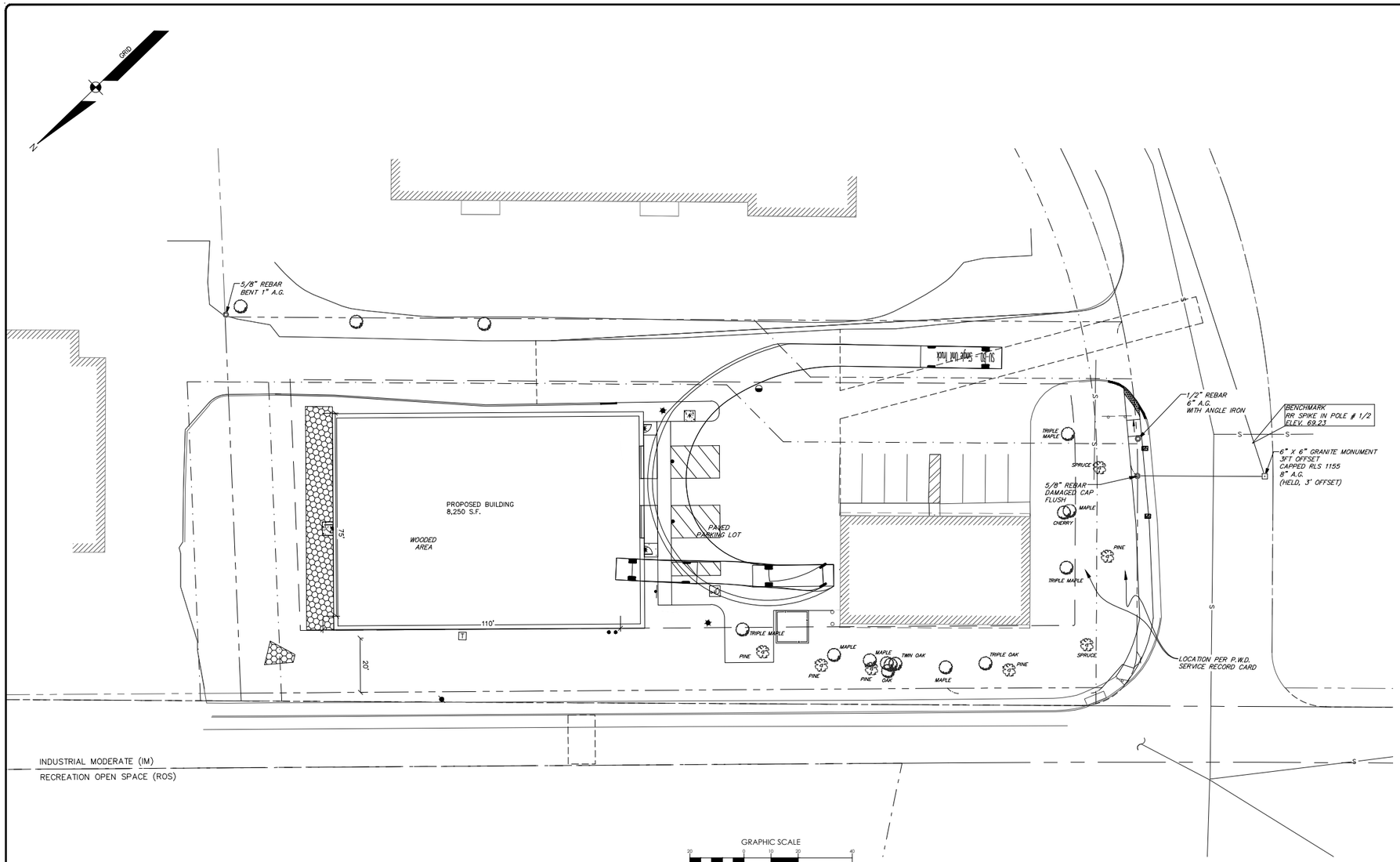
## 12: LOADING AND SERVICING (14-526 (a) 2 b)

Load and servicing needs, route and travel way geometrics for deliveries

Turning templates for delivery vehicles, if applicable

(i) The site will be serviced occasionally by delivery vehicles. Access to the site includes a clear route permitting safe turning and backing for the anticipated vehicle lengths that will not impede site access, vehicle circulation, pedestrian movement, or affect the designated parking. Per zoning standards, two loading areas are proposed. Please see the **Turning Exhibit**, this section.



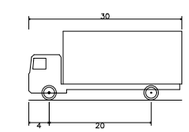

GRAPHIC SCALE

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
Tel. 207-200-2100

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