

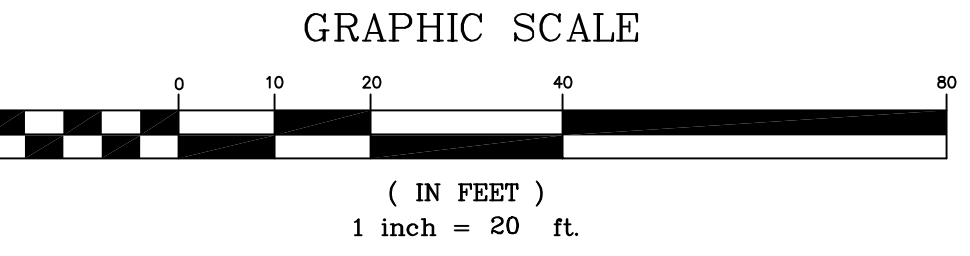
LOCUS MAP  
PORTLAND WEST  
USGS QUAD SHEET  
SCALE 1"=1000'

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	82.40	628.61	S41°11'02"W	82.34

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
TAKING  
BOOK 13755-PAGE 184  
APRIL 1, 1998

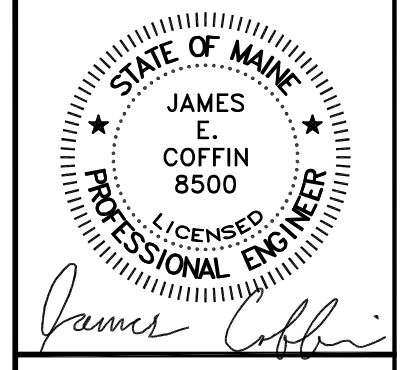
PLAN REF. 1, LOT 13  
**KOWABUNGA, LLC**  
BOOK 13879-PAGE 50 (CORRECTIVE)  
BOOK 13872-PAGE 218  
CBL 329 B006001  
280,741 S.F.

- GENERAL SITE INFORMATION:**
- OWNER: KOWABUNGA LLC  
100 SILVER STREET  
PORTLAND, MAINE 04101
  - LESSOR: GET AIR PORTLAND  
4074 SOUTH 1900 WEST  
ROY, UTAH 84067
  - ZONE: INDUSTRIAL (IM)
  - CBL: 329 B006001
  - PROPERTY LOCATION: 921 RIVERSIDE STREET
  - LOT SIZE: 6.3801 ACRES (CITY RECORDS)
  - IMPERVIOUS AREA: NO ADDITIONAL IMPERVIOUS AREA
  - DEED: BOOK 13872 PAGE 218 (CORRECTIVE DEED)  
BOOK 13778 PAGE 280 (CITY RECORDS)
  - PARKING SPACES REQUIRED:  
1 SPACE/400 SF (25087 SF BLD) = 63 SPACES  
ACTUAL TOTAL PARKING SPACES = 63 SPACES
  - SETBACKS:  
MIN SIDE SETBACK: 1' PER EVERY 1' BUILDING HEIGHT UP TO 25'  
MIN REAR SETBACK: 1' PER EVERY 1' BUILDING HEIGHT UP TO 25'  
MIN FRONT SETBACK: 1' PER EVERY 1' BUILDING HEIGHT



**LEGEND**

● IRON ROD FOUND	--- EXISTING CONTOUR
○ IRON PIPE FOUND	--- SURVEYED LINE
○ DRILL HOLE IN LEDGE	--- STOCKADE FENCE
■ GRANITE MONUMENT FOUND	--- WIRE FENCE
○ 5/8" REBAR PROPOSED	--- GUARDRAIL
○ UTILITY POLE	--- STONE WALL
○ GUY ANCHOR	--- CATCH BASIN
--- OVERHEAD UTILITY LINE	--- STORM PIPE
--- BELOW GROUND ELECTRIC	○ SANITARY MANHOLE
○ SHOEBOX LIGHT	○ SANITARY PUMP STATION
○ WALL LIGHT	--- SANITARY LINE
○ HYDRANT	--- SETBACK
○ WATER VALVE	○ FLAG
○ WELL	○ TEST PIT
○ MONITORING WELL	○ CONIFEROUS TREE
--- UNDERGROUND WATER LINE	○ DECIDUOUS TREE
○ SIGN	--- VEGETATION
○ PLY JAMES BROWN PRIOR OWNER	○ APPROXIMATE WETLANDS



**E.S. COFFIN**  
ENGINEERING & SURVEYING, INC.  
432 Comp Road, P.O. Box 4087, Augusta, Maine 04330  
Ph: (207) 625-9473 Fax: (207) 625-9002 Toll Free: 1-800-244-4473

NO.	DATE	REVISIONS

**PROPOSED SITE PLAN**  
SCALE: 1 INCH=20 FEET  
DRAWN BY: TCH  
CHECKED BY: JEC

**GET AIR PORTLAND**  
LOCATION: 921 RIVERSIDE STREET  
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

PROJ. NO. 2014-112  
**C-1**

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