

ALL EXISTING WALL LIGHTS TO BE CHANGED TO FULL CUT-OFF WALL FIXTURES, (8 TOTAL)

- PROPOSED HANDICAP PARKING, SEE DETAIL SHEET C-2
- PROPOSED PAVED SIDEWALK
- PROPOSED CONCRETE STEPS
- PROPOSED HANDRAILS
- PROPOSED HANDICAP SIGN, SEE DETAIL SHEET C-2

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	82.40	628.61	S41°1'02"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.

PLAN REF. 1, LOT 13
MICUCCI BROTHERS
BOOK 12711-PAGE 4
CBL 329 B007001

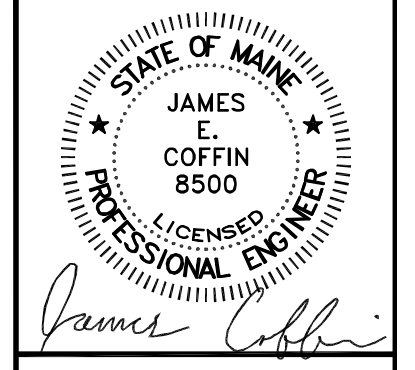
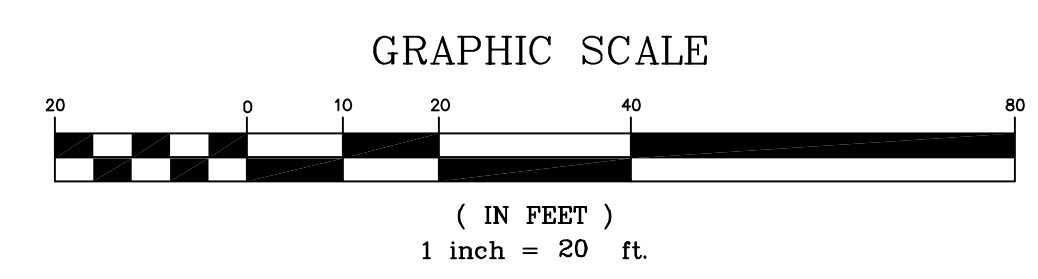


LOCUS MAP
PORTLAND WEST
USGS QUAD SHEET
SCALE 1"=1000'

- 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	○ APPROXIMATE WETLANDS



E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 4687, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9976 Toll Free: 1-800-249-9473

NO.	REVISIONS	DATE
1.	ADD CONC STEPS AND PAVED SIDEWALK PER CITY	07/24/2014

PROPOSED SITE PLAN

SCALE: 1 INCH=20 FEET

DATE: JUNE 16, 2014

DRAWN BY: TCH
CHECKED BY: JEC

GET AIR PORTLAND

CLIENT/PROJECT:

LOCATION: 921 RIVERSIDE STREET

TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE

PROJ. NO. 2014-112

C-1