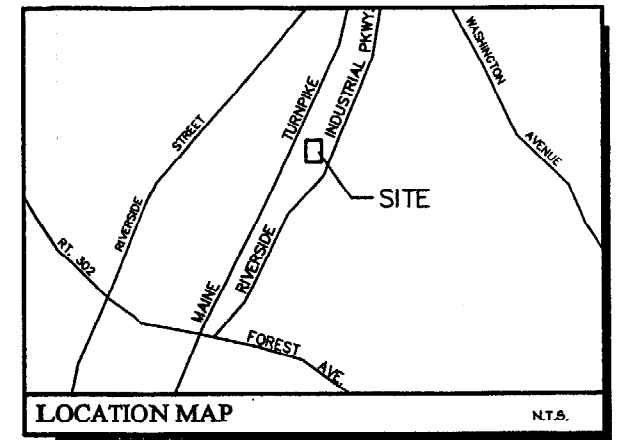


# VERIZON WIRELESS (TENANT)

400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581  
(508) 330-3343



**SITE DIRECTIONS:**  
BEGINNING AT EXIT 8 OF THE MAINE TURNPIKE (95), TAKE A RIGHT ON TO RIVERSIDE STREET AND GO NORTHERLY 1.4 MILES TO THE INTERSECTION OF FOREST AVENUE (RT. 302). TAKE A RIGHT ONTO FOREST AVENUE AND GO SOUTHEASTERLY 0.35 MILES TO THE INTERSECTION AT RIVERSIDE INDUSTRIAL PARKWAY. TAKE A LEFT ONTO THE PARKWAY AND GO NORTHERLY 0.5 MILES TO THE TOWER SITE ON THE LEFT.

## PORTLAND NORTH TOWER SITE #10047

FOR THE:

INSTALLATION OF 1 NEW MICROWAVE ANTENNA MOUNTED ON THE EXISTING AMERICAN TOWER CORPORATION 275' GUYED PIROD TOWER.

SHEET INDEX	
1 of 3	COVER SHEET
2 of 3	SITE PLAN
3 of 3	TOWER PROFILE AND ANTENNA DETAIL

### PROJECT SUMMARY

**SITE ADDRESS:** RIVERSIDE INDUSTRIAL PARKWAY  
PORTLAND, MAINE 04103

**OWNER:** RONALD J. DORLER, SR.  
210 BLACKSTRAP ROAD  
FALMOUTH, MAINE 04105

**LESSOR:** AMERICAN TOWER CORPORATION  
90 MADISON STREET SUITE 303  
WORCESTER, MA. 01608

**ASSESSORS MAP:** TAX MAP 330, BLOCK H, LOT 5

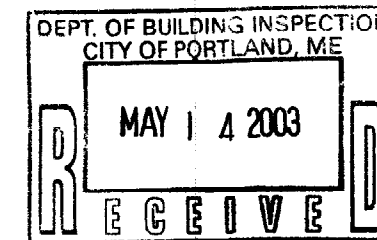
**CURRENT ZONING:** INDUSTRIAL MODERATE (IM)

**LATITUDE:** N 43°-42'-22"

**LONGITUDE:** W 70°-18'-39"

**GROUND ELEVATION:** 68'±

SITE DATA FROM STI GPS LOCATION.

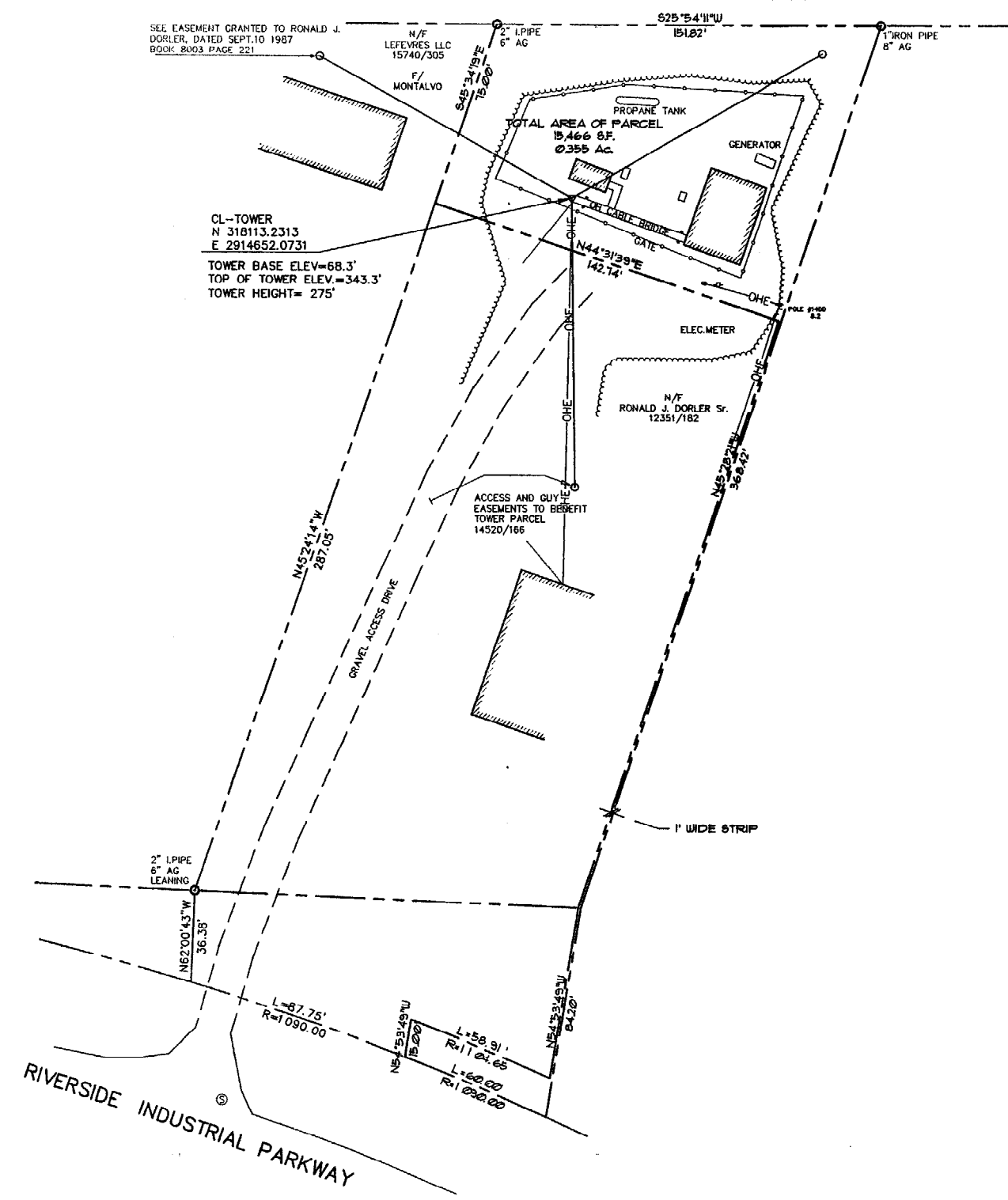


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*Engineering & Planning for the Future*  
1 CHABOT STREET  
WESTBROOK, ME 04098-1339  
TEL (207) 858-0277

1 of 3 COVER SHEET  
PROJECT TITLE:  
PORTLAND NORTH TOWER SITE  
ISSUE DATE: FEBRUARY 21, 2003  
PROJECT NO.: 03014

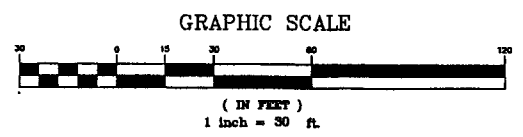


MAINE TURNPIKE AUTHORITY



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
▭	BUILDINGS	▭
+	SIGN	+
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. TEL.	---
⊙	MANHOLE	●
---	CULVERT	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	BARB WIRE FENCE	---
---	STONE WALL	---
---	RIPRAP	---

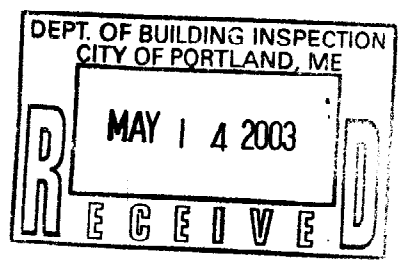


**GENERAL NOTES:**

1. APPLICANT: VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBORO, MA 01581
2. RECORD OWNER: RONALD J. DORLER  
210 BLACKSTRAP ROAD  
FALMOUTH, MAINE 04105
- DEED REFERENCE: BOOK 14520, PAGE 166 (C.C.R.D.)
3. THIS PARCEL IS IDENTIFIED AS LOT 5 IN BLOCK "H" ON THE CITY OF PORTLAND PROPERTY MAP #300.
4. PLAN REFERENCES
  - A. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE GREATER PORTLAND BUILDING FUND, COMPOSITE PLAN OF RIVERSIDE INDUSTRIAL PARK BY H. I. E. C. JORDAN SURVEYORS, DATED APRIL 1975, RECORDED IN THE C.C.R.D. IN PLAN BOOK 108, PAGE 6.
  - B. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RUFUS H. JONES, DATED OCTOBER 1975 BY H. I. E. C. JORDAN SURVEYORS, FILE #183.
5. BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). COORDINATES WERE DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS, INC., IN WESTBROOK, MAINE. VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID-99 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.
6. THE BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON THE PLANS REFERENCED IN NOTE 4 AND THE LOCUS DEEDS, IN CONJUNCTION WITH THE FOUND MONUMENTATION AS SHOWN.
7. THE TOTAL AREA OF THIS PARCEL IS 15,466 SF. OR 0.355 ACRES.
8. THIS PARCEL IS LOCATED WITHIN THE INDUSTRIAL MODERATE (IM) ZONING DISTRICT.
9. THIS PARCEL IS UTILIZED FOR TELECOMMUNICATIONS OPERATIONS AND CONTROLS.
10. SPACE AND BULK CRITERIA:
 

MIN. STREET FRONTAGE:	60 FT.
MIN. FRONT YARD:	10 FT.
MIN. SIDE YARD:	25 FT.
MIN. REAR YARD:	25 FT.
MAX. BUILDING HEIGHT:	75 FT.
11. BUILDING SUMMARY: THERE ARE NO NEW BUILDINGS PROPOSED FOR THIS SITE.
12. PARKING SPACE REQUIREMENTS:
 

REQUIRED:	NONE
PROPOSED:	NONE
13. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8636). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
15. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
16. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
17. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
18. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
19. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR'S EXPENSE.



REV.	BY:	DATE:	ISSUED FOR CLIENT REVIEW	STATUS:
A	CLB	3-22-03		

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One Crockett Street  
Westbrook, ME 04095-1339  
Tel (207) 956-0277

PROJECT NO.	03014
FIELD BOOK	
DESIGN	CLB
CHKD	CLB
DRAWN	BLF

SITE PLAN  
of: PORTLAND NORTH TOWER SITE  
RIVERSIDE INDUSTRIAL PARKWAY  
PORTLAND, MAINE  
FOR: VERIZON WIRELESS  
400 FRIBERG PARKWAY  
WESTBOROUGH, MA 01581

DATE	SCALE
2-21-03	1" = 30'

SHEET 2 OF 3

03014S

TOWER PROFILE AND ANTENNA DETAILS  
 OF  
 PORTLAND NORTH TOWER SITE  
 RIVERSIDE INDUSTRIAL PARKWAY  
 PORTLAND, MAINE  
 FOR:  
 VERIZON WIRELESS  
 400 FRIBERG PARKWAY  
 WESTBOROUGH, MA 01581

PROJECT NO.	03014
FIELD BOOK	-
DESIGN	CLB
CHKD	CLB
DRAWN	BLF

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A	CLB	3-22-03	ISSUED FOR CLIENT REVIEW

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DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 RECEIVED  
 MAY 14 2003

