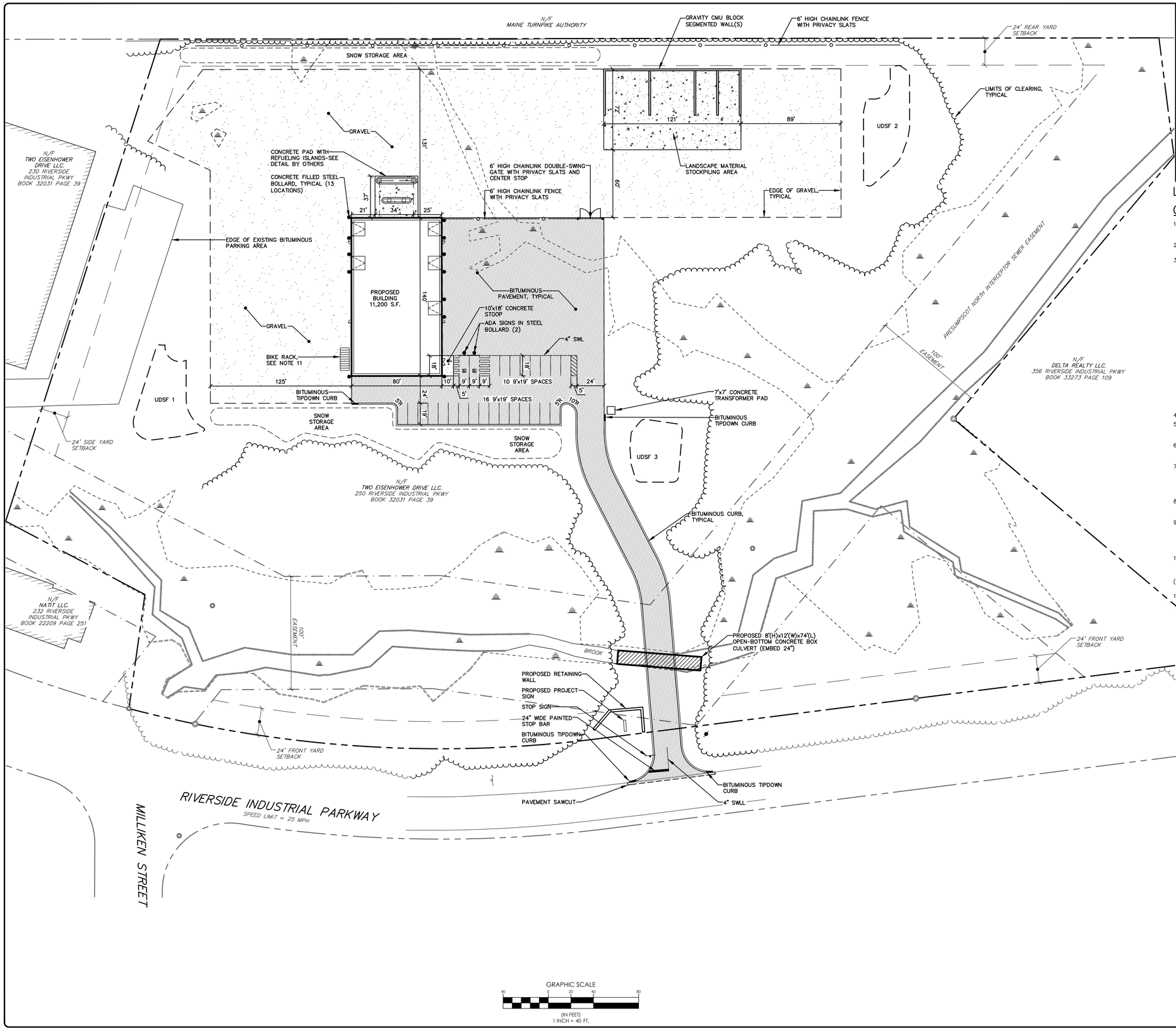

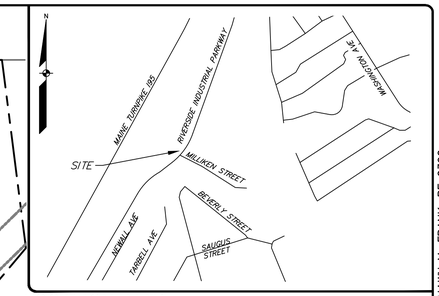

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS TWO EISENHOWER DRIVE LLC., BY DEED DATED JANUARY 10, 2015 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32031, PAGE 39.
2. THE PROPERTY IS SHOWN AS LOT B001 ON THE CITY OF PORTLAND TAX MAP 330A AND IS LOCATED IN THE IM DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE IM DISTRICT ARE AS FOLLOWS:

	REQUIRED	PROVIDED
NET RESIDENTIAL DENSITY:		
MIN. LOT SIZE:	10,000 SQ. FT.	539,151 SQ. FT. (12.38 ACRES)
MIN. STREET FRONTAGE:	60 FT.	989.62 FT.
MIN. FRONT YARD:	24 FT. (1 FT. PER 1FT. HEIGHT OF BUILDING MAX 25 FT.)	325.9 FT.
MIN. SIDE YARD:	24 FT. (1 FT. PER 1FT. HEIGHT OF BUILDING MAX 25 FT.)	209.4 FT.
MIN. REAR YARD:	24 FT. (1 FT. PER 1FT. HEIGHT OF BUILDING MAX 25 FT.)	158.5 FT.
MAX. BUILDING HEIGHT:	75 FT.	24 FT.
MAX. IMPERVIOUS RATIO:	75%	
MIN. SIGHT DISTANCE:	200 FT.	>500 FT. LEFT >425 FT. RIGHT

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 10.5 ACRES.
5. NO BOUNDARY SURVEY WAS PERFORMED BY SEBAGO TECHNICS, INC. BOUNDARY INFORMATION SHOWN IS BASED SOLELY UPON INFORMATION FROM PLAN REFERENCE 6A.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. ON MARCH 20, 2018 AND PARTLY FROM A WORKSHEET PROVIDED BY NORTHEAST CIVIL SOLUTIONS.
7. PLAN REFERENCES:
   A. CONCEPTUAL SITE PLAN FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT FOR RECORD OWNER R.M. DAVIS, INC. C/O ARTHUR DORDUAS" PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED JULY, 2010.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE CITY OF PORTLAND DATUM, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. 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.
10. THE LAND USE CODE DOES NOT SPECIFY REQUIRED OFF STREET PARKING FOR THIS TYPE OF FACILITY. THE APPLICANT IS PROPOSING (45) PARKING SPACES, ONE PER EMPLOYEE AT MAXIMUM SHIFT, PLUS (5) PARKING SPACES FOR VISITORS.

(50) TOTAL PARKING SPACES ARE PROPOSED, WITH (2) ADA ACCESSIBLE SPACES.

11. PLAN DEPICTS (5) DERO DOWNTOWN BIKE RACKS, TO ACCOMMODATE (10) BICYCLE PARKING SPACES.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	EASEMENT	
	IRON PIPE/ROD	
	EDGE WETLAND	
	WETLANDS	
	BUILDING	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	CHAIN LINK FENCE	
	RETAINING WALL	
	SIGN	
	TREELINE	

PROGRESS PRINT

STATE OF MAINE SHAWN M. FRANK No. 6396 PROFESSIONAL ENGINEER 8/27/18

SHAWN M. FRANK, PE 6396

DESIGNED	CHECKED
SAH	SMF

REV.	BY:	DATE:	STATUS
B	SMF	8-27-18	REVISED PER CITY COMMENTS
A	SMF	7-13-18	ISSUED TO CITY

THIS PLAN MAY NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, UNCHECKED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

SITE PLAN
OF:
250 RIVERSIDE INDUSTRIAL PARKWAY
RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE
FOR:
TWO EISENHOWER DRIVE, LLC
P.O. BOX 1120
PORTLAND, MAINE 04104

PROJECT NO.	SCALE
16360	1" = 40'

SHEET 3 OF 12

16360 S.dwg, TAB: S