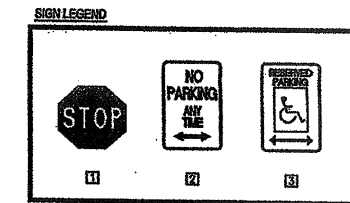


PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
Pp	PAVUS STROBUS	WHITE PINE	28	6" HT
Mp	MALUS ZIBR CALOCARPA	ZIBR CRABAPPLE	18	2" CAL

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STATION	PT STATION
C1	84.44	116.0	42°04'33"	44.35	8+24.54	7+08.96
C2	46.30	100.0	28°31'36"	23.57	9+78.91	9+32.21
C3	45.08	48.5	55°31'14"	24.48	2+143.31	2+190.27
C4	85.29	77.5	63°05'09"	47.84	23+43.83	24+78.62

SITE LAYOUT POINT DATA TABLE		
POINT #	STATION	OFFSET
1	0+38.27	31.27' L
2	1+37.87	131.67' L
3	1+28.80	197.43' L
4	2+01.20	287.73' L
5	1+38.09	327.43' L
6	2+06.88	427.73' L
7	1+38.58	482.47' L
8	0+38.28	527.06' L
9	20+30.74	113.52' R
10	22+88.58	29.83' R
11	24+82.01	41.07' L
12	24+82.24	185.24' L
13	8+08.01	489.23' L
14	0+08.63	399.74' L
15	8+87.17	414.88' L
16	4+78.28	386.07' L
17	8+84.48	34.35' R
18	9+43.01	133.11' R
19	2+18.74	70.79' L
20	1+53.68	137.54' L
21	1+18.63	186.30' L
22	0+84.31	270.14' L
23	0+84.08	324.14' L
24	0+83.79	389.14' L
25	0+84.82	442.31' L
26	1+15.89	423.30' L
27	1+35.44	487.47' L
28	1+82.51	489.53' L
29	1+80.68	427.87' L
30	2+14.15	468.78' L
31	2+18.77	537.19' L
32	2+18.40	627.19' L
33	2+48.67	145.05' R
34	2+00.48	108.13' R
35	2+48.26	388.35' R
36	2+07.88	58.30' R
37	2+72.32	371.4' R
38	2+48.94	85.75' R
39	2+42.80	78.84' L
40	2+41.86	100.81' L
41	4+22.35	604.89' L
42	8+10.04	483.03' L
43	8+83.38	354.77' L
44	8+85.44	280.85' L
45	4+78.28	378.00' L
46	4+88.25	381.00' L
47	8+30.83	71.38' R

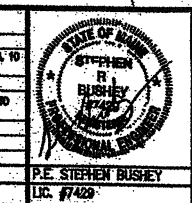
LINE DATA TABLE		
LINE	DISTANCE	COURSE
L1	824.84'	N 42°04'33" W
L2	170.93'	S 89°15'34" E
L3	220.03'	S 89°15'34" E
L4	145.31'	N 70°46'42" W
L5	203.29'	S 27°18'31" E
L6	108.92'	S 41°43'07" W



**PLAN REFERENCES:**  
 1. THE ZONING IS M-INDUSTRIAL-MODERATE IMPACT STREET PREPARED BY DALUCA-HOFFMAN ASSOCIATES, INC. AND DATED 08.28.04, REVISION NO. 1.  
 2. AS-BUILT DRAWINGS TITLED, "EMERGREEN INDUSTRIAL PARK" PREPARED BY LAND USE CONSULTANTS AND DATED 08.28.04.  
 3. BASE MAPPING AND BOUNDARY SURVEY FOR SECOND TEE BUSINESS PARK AT 1039 RIVERSIDE STREET DEPICTED ON DRAWINGS SHOWN ON A PLAN TITLED "EXISTING CONDITIONS SITE PLAN" BY BISH, GORHAM, HANNE DATED MAY 1994, JOB NO. 94-080.  
 4. ADDITIONAL BOUNDARY SURVEY INFORMATION PROVIDED BY ORIN HASKELL OF PORTLAND, MAINE AND SHOWN ON A PLAN TITLED "AMENDED CONDOMINIUM PLAN" DATED 11.18.04 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS ON DECEMBER 16, 2004 AS PLAN BOOK 204, PAGE 262.

**ZONING SPACE & EASE:**  
 1. THE ZONING IS M-INDUSTRIAL-MODERATE IMPACT  
 2. SETBACKS:  
 FRONT-1' FOR EACH ONE FOOT OF BUILDING HEIGHT  
 SIDE-UP TO 25'  
 REAR-25'  
 3. MAXIMUM BUILDING HEIGHTS 75R.  
 4. FRONTAGE 50R.  
 5. MINIMUM LOT SIZE: NONE  
 6. PARKING: 1 SPACE PER 1,000 SF.  
 7. MAXIMUM IMPERVIOUS SURFACE RATIO: 75%  
 8. PAVEMENT SETBACK FROM LOT BOUNDARIES: 10L.

REV	DATE	DESCRIPTION
1	07.08.04	AMENDED SITE PLAN REVIEW SUBMISSION
2	08.28.04	REVISIONS TO PLANNING AUTHORITY-REMOVED UNITS 7, 8, 9 AND 11 AND RELEASD UNIT 6
3	08.28.04	REVISIONS TO PLANNING AUTHORITY
4	08.28.04	REMOVED UNITS 4, 7, 8 & 9 AND GRADING - RESUBMITTED TO DEP AND CITY
5	01.27.04	REVISIONS TO PLANNING - REMOVED UNIT 9
6	01.28.04	REVISIONS TO PLANNING AUTHORITY
7	08.18.04	SITE PLAN REVISION SUBMISSION



**PROJ: SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION**

**SHEET TITLE: SITE LAYOUT PLAN**

**CLIENT: 1039 RIVERSIDE LLC**

**DESIGNED: T.M. SCALE: AS NOTED**

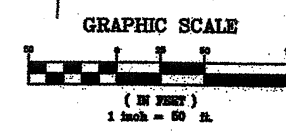
**CHECKED: S.R.B. JOB NO. 2380**

**FILE NAME: 2380-SP**

**SHEET 4**

**DALUCA-HOFFMAN ASSOCIATES, INC.**  
 78 WASHINGTON STREET, SUITE 9  
 SOUTH PORTLAND, ME 04106  
 603.778.1111  
 WWW.DALUCAHOFFMAN.COM

**PRELIMINARY NOT FOR CONSTRUCTION**



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