

STATE OF MAINE

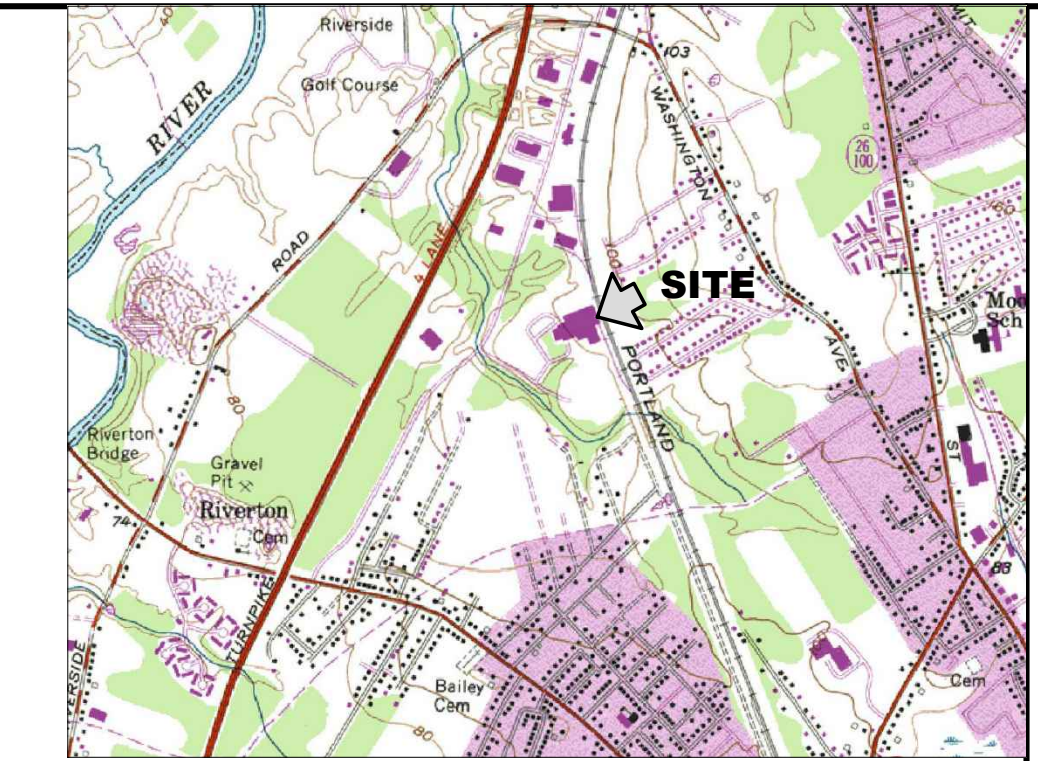
CUMBERLAND COUNTY
REGISTRY OF DEEDS
RECEIVED AND FILED

Recorded _____ 20____
At _____ h _____ m _____ M _____
Recorded in Plan Book _____ Page _____
Attest _____ Registrar

SITE DATA:

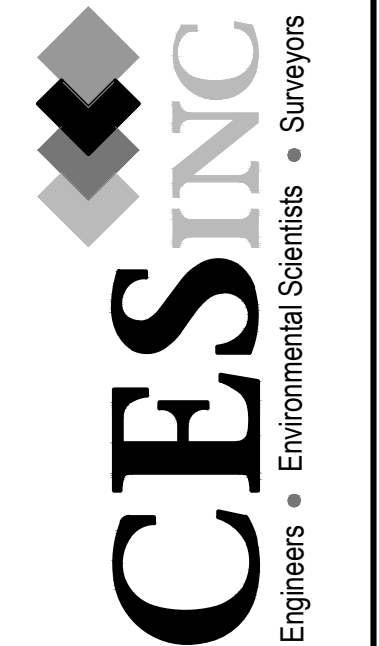
CITY OF PORTLAND
TAX MAP 334 / BLOCK A / LOT 14

ZONING INFORMATION: I-M ZONE	ALLOWED	PROPOSED
MINIMUM LOT SIZE	10,000 SF	1,359,508 SF
MAXIMUM IMPERVIOUS SURFACE RATION	75%	46%
MINIMUM BUILDING HEIGHT	75 FEET	128.6 FEET
MINIMUM SIDE YARDS	25 FEET	53.5 FEET
MINIMUM REAR YARDS	25 FEET	45.2 FEET
MINIMUM FRONT YARDS	25 FEET	551.25 FEET
MINIMUM STREET FRONTAGE	60 FEET	1,580 FEET
PAVEMENT SETBACK	10 FT FROM PL	33.4 FT



LOCATION MAP: USGS QUADRANGLE: PORTLAND WEST
SCALE: 1"=200'
MAPTECH® USGS TOPOGRAPHIC SERIES™
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WWW.MAPTECH.COM/TOPO

- Waterbury
44 Main Street
Waterbury, ME
F. 207-980-2302
F. 207-795-8412
F. 207-666-8414
- Brewer
485 South Main Street
Brewer, ME
F. 207-589-4824
F. 207-589-4824
F. 207-589-4824
- Levenson
1565 State Hwy 102
Levenson, ME
F. 207-666-8264
F. 207-255-5270
F. 207-255-5587



LEGEND:

DESCRIPTION	EXISTING	PROPOSED
UTILITY POLE		
POWER BANK		NA
SITE LIGHT		NA
DRAINAGE MANHOLE		
CATCH BASIN		
HYDRANT	NA	
PROPERTY LINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
MAJOR FOOT CONTOUR		
MINOR FOOT CONTOUR		
WATER LINE		
SANITARY SEWER LINE		
OVERHEAD UTILITY		NA
UNDERGROUND UTILITY	NA	
STORMDRAIN		
UNDERDRAIN		
ROOF DRAIN		
SILT FENCE	NA	
GRAVEL SURFACE	NA	
PAVED SURFACE	NA	

GENERAL NOTES

- TOPOGRAPHY SHOWN REPRESENTS RESULTS FROM TOPOGRAPHIC SURVEY PERFORMED BY CES, INC. ON AUGUST 23, 2018 AND MERGED WITH 2' LIDAR CONTOURS PROVIDED BY THE MAINE OFFICE OF GIS.
- EXISTING CONDITIONS FROM DIGITAL RECORD DRAWING PROVIDED BY THE OWNER, FILE NAME MillikenSt_Base.dwg.
- THE DIRECTION OF LINES AND UNDERLYING HORIZONTAL COORDINATE SYSTEM IS MAINE STATE PLANE WEST ZONE, US SURVEY FOOT, NAD 83, WITH NAVD 88 VERTICAL DATUM. A VERTICAL ADJUSTMENT OF 0.686 FEET IS TO BE APPLIED FOR CONVERSION TO THE CITY OF PORTLAND'S VERTICAL DATUM OF NGVD29.
- WETLAND BOUNDARY SHOWN IS THE RESULT OF A WETLAND DELINEATION PERFORMED BY CES, INC.

PLAN REFERENCE

- PLAN ENTITLED "ALTAJACSM LAND TITLE SURVEY OF PROPERTY LOCATION ON #56 MILLIKEN STREET, PORTLAND, ME PREPARED FOR PLYMOUTH INDUSTRIAL REIT, INC., 260 FRANKLIN STREET, 19TH FLOOR, BOSTON, MA 02110", PREPARED BY SGC ENGINEERING, LLC, PLAN REVISION DATE 11-20-2014.

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SITE PLAN SUBMISSION INFORMATION FOR THE PROJECT SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE CITY OF PORTLAND'S CODE OF ORDINANCES AND IN ACCORDANCE WITH THE APPLICATION REQUIREMENTS, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS PLAN ALONG WITH ITS ADDITIONAL SUBMISSION INFORMATION (IF APPLICABLE) HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SITE PLAN IS APPROVED.

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON: _____
CONDITIONS: _____
PLANNING BOARD SIGNED ON: _____

PROPOSED SITE PLAN
RECORD OWNER
MILLIKEN PORTLAND PARTNERS, LLC
ADDRESS OF RECORD OWNER: 11840 VALLEY VIEW ROAD, EDEN PRAIRIE, MN 55443
FOR
PLYMOUTH INDUSTRIAL REIT, INC.
SITE EXPANSION PROJECT
ADDRESS: 56 MILLIKEN STREET, PORTLAND, MAINE

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PROJECT TITLE
PLYMOUTH INDUSTRIAL REIT, INC. SITE EXPANSION PROJECT
SHEET NO.
56 MILLIKEN STREET

PROPOSED SITE LAYOUT & GRADING PLAN

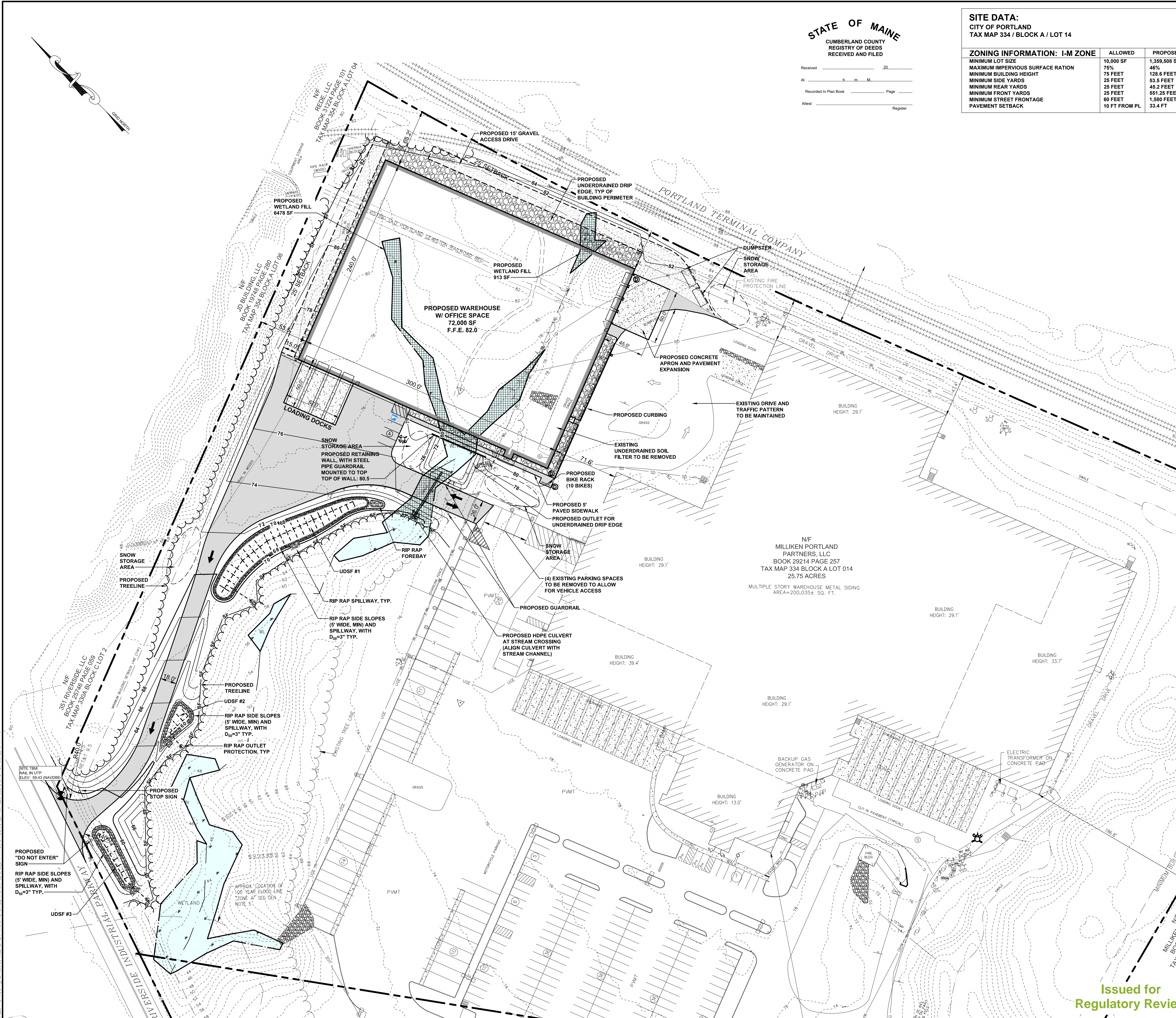
ISSUE STATUS

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

SCALE: 1"=50'
DATE: 2018-10-26
DRAWN BY: BLO CHECKED BY: JDK
DESIGNED BY: BLO APPROVED BY: SMT
JOB NUMBER: 12254 003
DRAWING NUMBER: _____

C102



Issued for
Regulatory Review