

**GENERAL NOTES:** 

THE RECORD OWNER OF THE PARCEL IS NORTHERN UTILITIES, INC. BY DEED DATED SEPTEMBER 11, 2014 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31774, PAGE 159.

2. THE PROPERTY IS SHOWN AS LOT 3, BLOCK B ON THE CITY OF PORTLAND TAX MAP 354 AND IS LOCATED IN THE IM DISTRICT.

J. SPACE AND BULK CRITERIA FOR THE IM DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:

MINIMUM STREET FRONTAGE: 60 FT. MINIMUM FRONT YARD: 1 FT. PER FT. OF BLDG. HGT.

MINIMUM SIDE YARD: 25 FT.+

MINIMUM REAR YARD; 25 FT.• MAXIMUM BUILDING HEIGHT: 75 FT.

MAXIMUM IMPERVIOUS COVERAGE: 75% OF LOT AREA PAVEMENT SETBACK FROM LOT BOUNDARIES: 10 FT.

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

TOTAL AREA OF PARCEL IS APPROXIMATELY 219,141 SQUARE FEET OR 5.03 ACRES BASED ON PLAN REFERENCE 6A.

BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELDWORK PERFORMED BY SEBAGO TECHNICS, INC. IN FEBRUARY 1997 AND JANUARY 2015.

6. PLAN REFERENCES:

A. "EXISTING CONDITIONS PLAN OF PARADIGM WINDOWS SOLUTIONS, 400 RIVERSIDE STREET, PORTLAND, MAINE 04103 PREPARED FOR PARADIGM WINDOWS SOLUTIONS, 400 RIVERSIDE STREET, PORTLAND, MAINE 04103" DATED SEPTEMBER 30, 2003 BY SEBAGO TECHNICS, INC., PROJECT 97041, SHEET 1 OF 5.

7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS WERE OBSERVED IN NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND CONVERTED TO NGVD29 UTILIZING U.S. ARMY CORPS CORPSCON 6.0.1. SOFTWARE, THE CHANGE IN ELEVATION IN THIS VICINITY IS +0.69 FEET NAVD88 TO NGDV29.

8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EMDENCE 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.

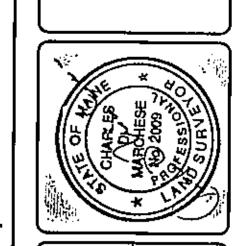
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL, WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 23:0051 0:001 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN UNSHADED AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING, NO SHADING.

**LEGEND** EXISTING - PROPERTY UNE/R.O.W. — — — ABUTTER LINE/R.O.W. IRON PIPE/ROD BENCHMARK DESCRIPTION WITH ELEVATION BENCHMARK TARACA BUILDING EDGE PAVEMENT --120--- ----118--- CONTOURS

----- X ------ BARB WRE FENCE RETAINING WALL, DECIDUOUS TREE GAS METER WATER STANDPIPE

SANITARY MANHOLE -SD------- STORM DRAIN

LIGHT POLE UTILITY POLE



| DESIGNED |          |   |   |          | CHECKED |   |                   |   |
|----------|----------|---|---|----------|---------|---|-------------------|---|
| WTC      |          |   |   |          | WTC     |   |                   |   |
|          |          |   |   |          |         | TC 4-17-15 ISSUED FOR CITY OF PORTLAND PERMITTING | BY: DATE: STATUS: | THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBACO TECHNICS, INC., ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBACO TECHNICS, INC., |
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UTILITIES, INC. PORTLAND PARKWAY EXISTING CONTINUE CONTINUE NORTHERN

PROJECT NO. SCALE 14453 1" = 20' SHEET