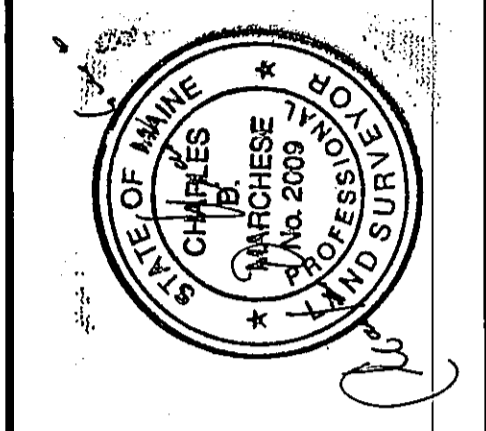


LOCATION MAP N.T.S.

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.
- THE PROPERTY IS SHOWN AS LOT 3, BLOCK B ON THE CITY OF PORTLAND TAX MAP 354 AND IS LOCATED IN THE IM DISTRICT.
- SPACE AND BULK CRITERIA FOR THE IM DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: NONE
 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 TECHNIQS, INC. IN FEBRUARY 1997 AND JANUARY 2015.
- 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 TECHNIQS, INC., PROJECT 97041, SHEET 1 OF 6.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083. ELEVATIONS WERE OBSERVED IN NAVD83, 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 NAVD83 TO NGVD29.
- 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.
- 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 230051 0001 B, HAVING AN EFFECTIVE DATE OF JULY 17, 1998. THE LOCUS FALLS WITHIN AN UNSHADED AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING, NO SHADING.



OWNER / DEVELOPER
UNITIL

PROJECT TITLE
**NORTHERN UTILITIES, INC.
PORTLAND DOC FIT-UP**

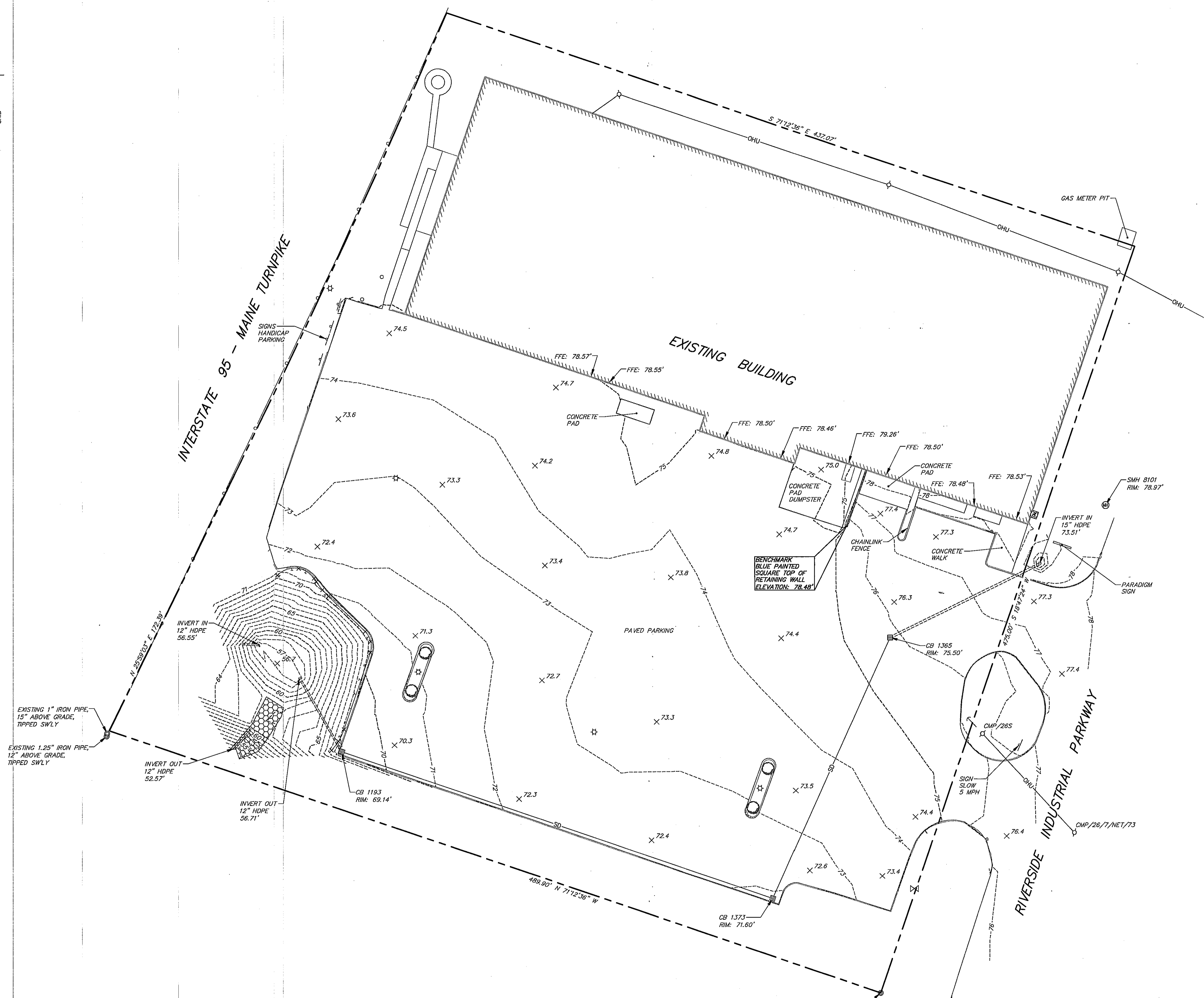
DRAWING TITLE
EXISTING CONDITIONS PLAN

REVISION	DESCRIPTION	DATE

DRAWING NUMBER

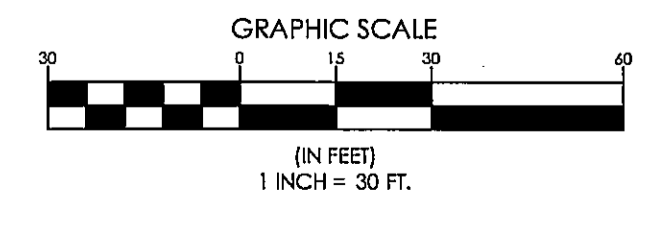
C1.0

SCALE: 1" = 20'
DATE: 03/04/15



LEGEND

	EXISTING PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
	IRON PIPE/ROD
	BENCHMARK
	BUILDING
	EDGE PAVEMENT
	EDGE CONCRETE
	CURB LINE
	CONTOURS
	SPOT GRADE
	BARB WIRE FENCE
	RETAINING WALL
	DECIDUOUS TREE
	SIGN
	GAS METER
	WATER STANDPIPE
	SANITARY MANHOLE
	STORM DRAIN
	CATCH BASIN
	OVERHEAD UTILITY
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	RIPRAP



EXISTING 1.5" IRON PIPE, 8" ABOVE GRADE, TIPPED E'LY, MUSHROOMED TOP

EXISTING 1" IRON PIPE, 15" ABOVE GRADE, TIPPED SW'LY

EXISTING 1.25" IRON PIPE, 12" ABOVE GRADE, TIPPED SW'LY

INVERT OUT 12" HDPE 52.57'

INVERT OUT 12" HDPE 56.71'

CB 119.3 RIM: 69.14'

CB 137.3 RIM: 71.60'

CB 136.5 RIM: 75.50'

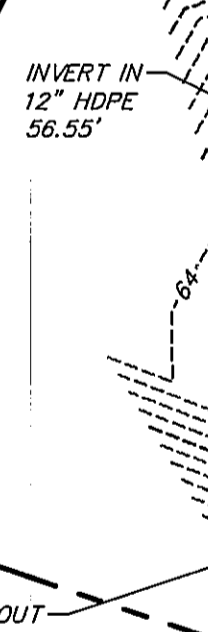
SMH 81.01 RIM: 78.97'

BENCHMARK BLUE PAINTED SQUARE TOP OF RETAINING WALL ELEVATION: 78.48'

INTERSTATE 95 - MAINE TURNPIKE

EXISTING BUILDING

RIVERSIDE INDUSTRIAL PARKWAY



INVERT IN 12" HDPE 56.55'

INVERT OUT 12" HDPE 52.57'

INVERT OUT 12" HDPE 56.71'

CB 119.3 RIM: 69.14'

CB 137.3 RIM: 71.60'

CB 136.5 RIM: 75.50'

SMH 81.01 RIM: 78.97'

BENCHMARK BLUE PAINTED SQUARE TOP OF RETAINING WALL ELEVATION: 78.48'

INTERSTATE 95 - MAINE TURNPIKE

EXISTING BUILDING

RIVERSIDE INDUSTRIAL PARKWAY