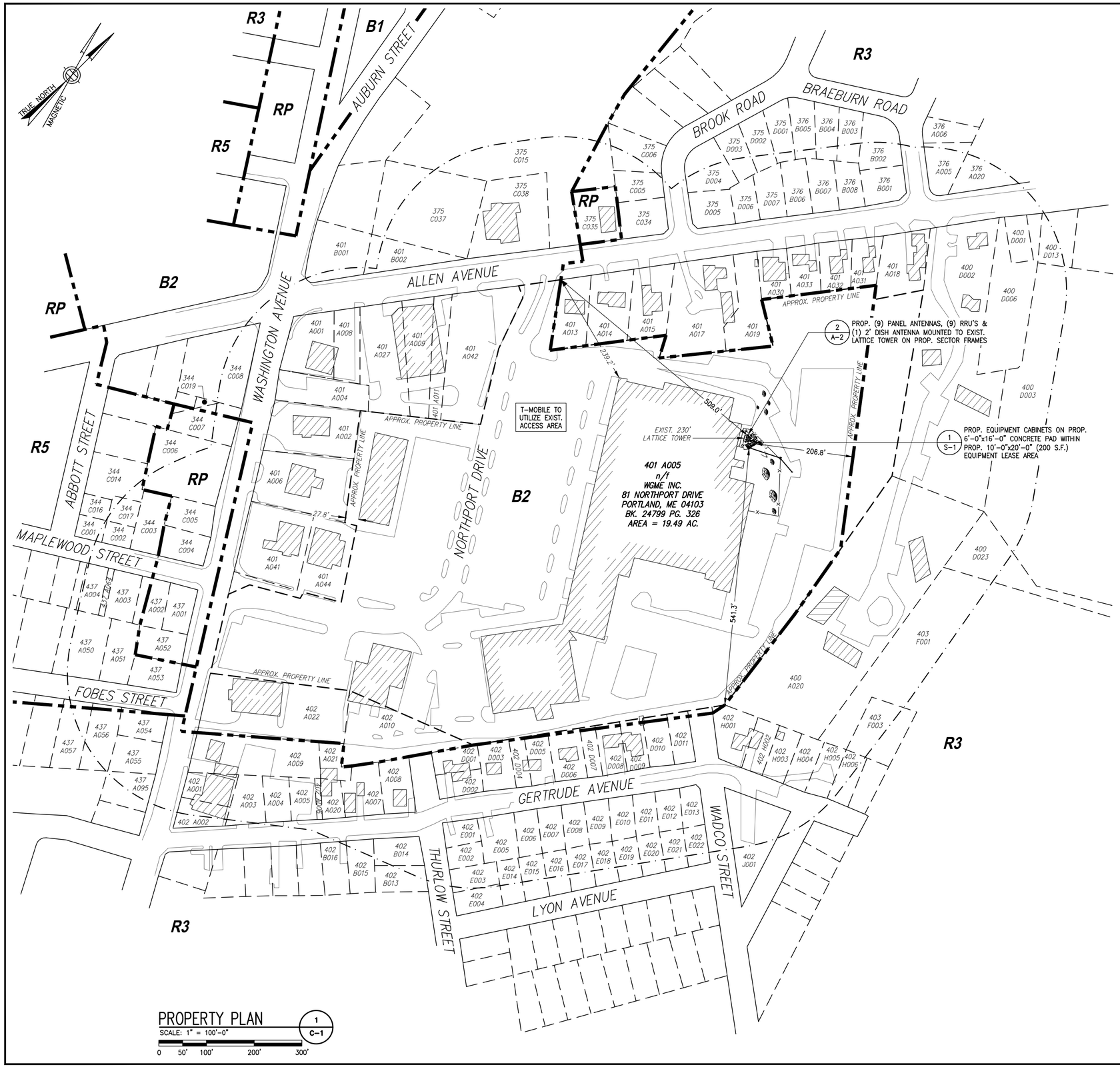

PROPERTY PLAN (1 / C-1)

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

GENERAL NOTES:

1. FIELD SURVEY DATE: 07/21/2014
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
4. SITE CONTROL POINT: CENTER OF LATTICE TOWER LATITUDE: N.43°-42'-04" (NAD 83) LONGITUDE: W.70°-17'-05" (NAD 83)
5. OWNER: WGME INC. 81 NORTHPORT DRIVE PORTLAND, ME 04103
6. SITE NAME: WGME INC.
7. SITE ADDRESS: 81 NORTHPORT DRIVE PORTLAND, ME 04103
8. APPLICANT: T-MOBILE NORTHEAST LLC 15 COMMERCE WAY, SUITE B NORTON, MA 02766
9. JURISDICTION: CITY OF PORTLAND
10. TAX ID: MAP 401 LOT A005
11. DEED REFERENCE: BOOK 24799, PAGE 326
12. PLAN REFERENCES: CITY OF PORTLAND ASSESSOR/GIS MAPS
13. ZONING DISTRICT: COMMUNITY BUSINESS
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY SITE WORK. CALL DIGSAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. THIS SURVEY HAS BEEN PREPARED IN CONFORMANCE WITH THE PROCEDURES AND REQUIREMENTS FOR DATA ACCUMULATION SURVEYS AS SET FORTH IN 250 CMR SECTION 6.02. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND PLANS OF REFERENCE AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD BOUNDARY SURVEY MAY DISCLOSE.
16. THE PROPERTY BOUNDARY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED. NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW STREETS AND WAYS ARE SHOWN.
17. THE SITE IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY PANEL 230051 MAP 0002C DATED 12/08/1998.
18. BEARING SYSTEM OF THIS PLAN IS BASED ON GRID NORTH. GRID NORTH WAS ESTABLISHED FROM GPS OBSERVATIONS. IT IS NOT INTENDED TO BE AN EXACT REPRESENTATION OF TRUE NORTH.

LEGEND

- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXIST. R.O.W. LAYOUT
- EXIST. EASEMENT
- PROP. EASEMENT/LEASE AREA
- EXIST. ZONING BOUNDARY
- EXIST. CHAIN LINK FENCE
- PROP. CHAIN LINK FENCE
- EXIST. TREE LINE
- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. OVERHEAD UTILITIES
- PROP. OVERHEAD UTILITIES
- EXIST. UNDERGROUND UTILITIES
- PROP. UNDERGROUND UTILITIES
- UTILITY POLE
- HYDRANT
- DRILL HOLE
- STONE/CONC. BOUND
- TELCO MANHOLE
- SEWER MANHOLE
- WATER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- B1 NEIGHBORHOOD BUSINESS
- B2 COMMUNITY BUSINESS
- R3 RESIDENTIAL
- R5 RESIDENTIAL
- RP RESIDENCE-PROFESSIONAL

ZONING INFORMATION

ZONING DISTRICT: B2 (BUSINESS COMMUNITY)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	N/A	19.49 AC.	N/A
MIN. LOT FRONTAGE:	25'	90'±	N/A
PROPERTY SETBACKS			
FRONT	N/A	239.2'±	541.3'±
SIDE	10'	27.8'±	206.8'±
REAR	N/A	0.0'	509.0'±
MAX. HEIGHT	65'	236.0'±	157.0'±

NOTE:

1. PROPERTY PLAN BASED ON CITY OF PORTLAND ASSESSORS MAPS AND FIELD VISIT BY CHAPPELL ENGINEERING ASSOCIATES, LLC. ON 07/21/14.

2. SETBACKS ARE TAKEN FROM THE CLOSEST POINT OF ANTENNAS AND/OR EQUIPMENT TO PROPERTY LINES.

T-MOBILE NORTHEAST LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700
FAX: (508) 286-2893

CHAPPELL ENGINEERING ASSOCIATES, LLC
Civil · Structural · Land Surveying
R.K. EXECUTIVE CENTRE
201 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com

STATE OF MAINE
CLEMENT J. SALEK
No. 11793
LICENSED PROFESSIONAL ENGINEER

APPROVALS

LANDLORD _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO: 4PB-1288-A

DRAWN BY: CMC

CHECKED BY: JMF

SUBMITTALS

3	08/10/17	CONSTRUCTION FINAL
2	05/16/17	CONSTRUCTION FINAL
1	03/15/17	CONSTRUCTION
0	03/30/15	ISSUED FOR REVIEW

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4PB-1288-A

WGME INC.

81 NORTHPORT DRIVE
PORTLAND, ME 04103

SHEET TITLE

PROPERTY PLAN

SHEET NUMBER

C-1

CEA JOB NO.: 1622.01

Reviewed for Code Compliance
Inspection Services
Department of Planning and Urban Development
Date: 08/15/17