

LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCEL IS YARMOUTH ROUTE ONE LLC BY DEED DATED MARCH 14, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 22408, PAGE 289.
- THE PROPERTY IS SHOWN AS LOT 56 ON THE TOWN OF YARMOUTH TAX MAP 40 AND IS LOCATED IN THE ROUTE ONE CORRIDOR (CD4-C) DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.99 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN AUGUST AND SEPTEMBER OF 2023.
- PLAN REFERENCES:
 - "MINOR SUBDIVISION PLAN OF U.S. ROUTE ONE, YARMOUTH, MAINE MADE FOR WILLIAM D. HAMILL" BY OWEN HASKELL, INC., DATED MARCH 28, 2000 AND RECORDED AT THE CCRD IN PLAN BOOK 200, PAGE 182.
 - "BOUNDARY SURVEY AT 299 EAST MAN STREET, YARMOUTH, MAINE, MADE FOR RAYLENE A. & JAMES M. ESTABROOK" BY OWEN HASKELL, INC., DATED APRIL 3, 2015 AND RECORDED AT THE CCRD IN PLAN BOOK 215, PAGE 251.
 - "SITE & LAYOUT PLAN OF U.S. ROUTE 1, YARMOUTH MADE FOR VIP DISCOUNT AUTO CENTER" BY PINKHAM & GREER, DATED APRIL 27, 1998.
- THE BOUNDARY LINES FOR THE PROPERTY LOCATED AT 940 U.S. ROUTE 1 ARE BASED SOLELY UPON A PLAN ENTITLED MINOR SUBDIVISION PLAN OF U.S. ROUTE ONE, YARMOUTH, MAINE MADE FOR WILLIAM D. HAMILL, BY OWEN HASKELL, INC., DATED MARCH 28, 2000 AND RECORDED AT THE CCRD IN PLAN BOOK 200, PAGE 182. DEED RESEARCH HAS NOT BEEN UPDATED FROM THE PLAN DATE TO THE CURRENT DATE.
- EASEMENT/ENCUMBRANCES:

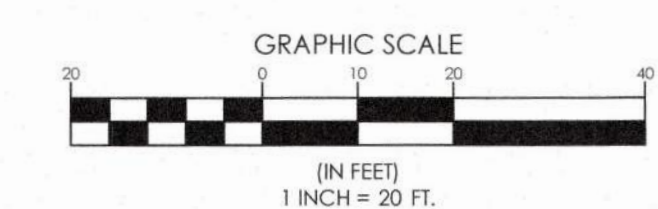
ADVISE TITLE REVIEW FOR EASEMENTS AND ENCUMBRANCES.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 802-NAD83 (2011), IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:

BM-1: SCRIBE "X" ON HVAC CONCRETE PAD ELEVATION: 76.35' (NAVD88)
BM-2: NAIL SET IN PAVEMENT ELEVATION: 75.52' (NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CIASCE 38-02. 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 WITHIN THE PROJECT AREA 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 YARMOUTH, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 230050008B, HAVING AN EFFECTIVE DATE OF NOVEMBER 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- SPACE AND BULK CRITERIA FOR THE ROUTE ONE CORRIDOR (CD4-C) DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE: N/A
MINIMUM STREET FRONTAGE: 18 FEET
FRONT SETBACK, PRINCIPAL: 0 FEET MINIMUM, 15 FEET MAXIMUM
FRONT SETBACK, SECONDARY: 2 FEET MINIMUM, 12 FEET MAXIMUM
MINIMUM SIDE SETBACK: 0 FEET
MINIMUM REAR SETBACK: GREATER OF 3 FEET MINIMUM OR 15 FEET FROM CENTER LINE OF ALLEY OR FROM ABUTTING RESIDENTIAL ZONE
MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35 FEET MAXIMUM
MAXIMUM LOT COVERAGE: 85%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
N/F	NOW OR FORMERLY
---	BUILDING
---	DECK/STEPS/ OVERHANG
BM-1	BENCHMARK
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	CURB LINE
---	CONTOURS
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREELINE
---	DITCH
---	GAS
---	GAS METER
---	IRRIGATION VALVE
---	WATER SHUT OFF
---	HYDRANT
---	SANITARY SEWER
---	CULVERT
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	TRANSFORMER PAD
---	HVAC UNIT
---	MANHOLE
---	BOULDER



DAVID R. JACQUES, PLS 2132

230328EC-400 TAB.DRJ

EXISTING CONDITIONS PLAN
OF:
VIP YARMOUTH EXPANSION
940 U.S. ROUTE 1
YARMOUTH, ME

FOR:
QUIRK AUTOMOTIVE, CORP., YARMOUTH ROUTE ONE LLC
24 HARRIMAN DRIVE
AUBURN, ME 04210

DESIGNED	-
DRAWN	DRJ
CHECKED	DRJ
DATE	08/23/23
SCALE	1" = 20'
PROJECT	230328

SHEET 1 OF 1