



PLEASANT AVENUE

PARK AVENUE

ROSEDALE AVENUE

GENERAL NOTES

- OWNER OF RECORD:
BOXWOOD FARM LLC
7 WRIGHT WAY
FALMOUTH, MAINE 04105
- REFERENCE DEED
A. SHORT FORM TRUSTEES' DEED FROM QUIRINO M. LUCARELLI AND RACHEL J. LUCARELLI, TRUSTEES OF THE LUCARELLI LIVING TRUST TO BOXWOOD FARM, LLC, DATED SEPTEMBER 25, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32629 PAGE 229.
- REFERENCE PLAN:
A. "PLEASANTDALE PARK" DATED SEPTEMBER 1909, SURVEYED BY A. E. SKILLIN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 12 PAGE 47.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN JULY, 2025 USING A CARLSON BRK7 GNSS & LEICA ROBOTIC TOTAL STATION.
- THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE WEST COORDINATE SYSTEM NAD83. CONTOUR ELEVATIONS ARE BASED UPON STATIC GPS OBSERVATIONS PERFORMED AT THE DATE OF SURVEY POST-PROCESSED TO ESTABLISH MAINE WEST STATE PLANE GRID COORDINATES AND ELEVATIONS IN VERTICAL DATUM NAVD88.
- PROPERTY IS ZONED LIGHT INDUSTRIAL (IL).
- THE PREMISES IS NOT LOCATED IN A FEMA DELINEATED FLOOD ZONE.
- ABUTTING BOUNDARIES WERE TAKEN FROM AVAILABLE RECORDS, INCLUDING TAX PARCEL DATA AND TAX MAPS, AND STATE OF MAINE GIS PARCEL DATA, AND SHOULD BE CONSIDERED APPROXIMATE.
- UNDERGROUND UTILITIES SHOWN ARE BASED UPON SURFACE FEATURES, MEASURED INVERTS AND CITY OF SOUTH PORTLAND GIS PLANS. NO SUBSURFACE INVESTIGATION OF UNDERGROUND UTILITIES WAS PERFORMED.

PLANNING BOARD CONDITIONS OF APPROVAL

- THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED TO BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS, EXCEPT CHANGES AS DETERMINED BY THE PLANNING DIRECTOR WHICH DO NOT AFFECT APPROVAL STANDARDS AND ARE NOT SUBJECT TO DE MINIMIS CHANGE REVIEW BY THE PLANNING BOARD PURSUANT TO ZONING ORDINANCE SECTION 27-140 OR SUBDIVISION ORDINANCE 24-27, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD PRIOR TO IMPLEMENTATION.
- ALL CONDITIONS OF APPROVAL AND ANY WAIVERS GRANTED SHALL APPEAR ON THE FACE OF THE PLANS SUBMITTED FOR BUILDING PERMITS, AND THE FACE OF THE SUBDIVISION PLAN, IF APPLICABLE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, OR RELEASE OF THE RECORDING SUBDIVISION-SIGNING PLAN IF APPLICABLE, THE APPLICANT SHALL PAY ALL OUTSTANDING REVIEW ESCROW ACCOUNT FEES. POST THE NECESSARY PERFORMANCE GUARANTEE(S) IN SUCH AMOUNT(S) AS ESTABLISHED BY THE CITY. POST EROSION AND SEDIMENTATION CONTROL INSPECTION ESCROW, HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY IF NECESSARY, AND PAY COMPENSATION AND/OR IMPACT FEES AS DETERMINED BY THE PLANNING BOARD.
- THIS PLANNING BOARD APPROVAL IS VALID FOR 24 MONTHS FROM THE DATE OF APPROVAL. UNLESS THE SPECIAL EXCEPTION USE HAS COMMENCED, IF APPLICABLE, OR START OF CONSTRUCTION, AS DEFINED IN SECTION 27-201 AND VERIFIED BY THE CODE ENFORCEMENT OFFICE, IS COMPLETED WITHIN THAT PERIOD, THE APPROVAL SHALL EXPIRE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT DIGITAL PLANS TO THE PLANNING DIVISION WITH ALL CONDITIONS AND WAIVERS LISTED ON THE PLANS, INCLUDING AN UPDATED ZONING SUMMARY TABLE ON SHEET C-101 TO CORRECT THE FRONT, SIDE, AND REAR YARD SETBACKS, AND PARKING REQUIREMENTS.
- THE APPLICANT SHALL PROVIDE THE PLANNING AND DEVELOPMENT DIRECTOR WITH SATISFACTORY EVIDENCE THAT ONE OF THE FIRST SIX METHODS SET FORTH IN SECTION 3(B) OF THE CITY'S SITE PLAN APPLICATION FORM RELATING TO THE APPLICANT'S FINANCIAL CAPACITY IS IN PLACE.
- THE APPLICANT SHALL SECURE A BUILDING PERMIT FROM THE CODE ENFORCEMENT OFFICE IN COORDINATION WITH THE PLANNING DIVISION, FIRE DEPARTMENT, AND ALL RELEVANT REVIEW AUTHORITIES, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- PRIOR TO THE ISSUING OF A BUILDING PERMIT ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT AND THE LIGHTING INTENSITY TO BE REDUCED TO COMPLY WITH THE LIGHTING STANDARD OF SEC. 27-1516(K).
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT TO THE PLANNING DIRECTOR A CERTIFIED "AS-BUILT" GRADING PLAN & CADD FILE MEETING THE CITY'S G.I.S. REQUIREMENTS; GRADES WILL NOT BE MODIFIED FROM THE APPROVED GRADING PLAN WITHOUT PLANNING BOARD APPROVAL.
- THE LANDSCAPING PLAN SHALL ONLY USE NATIVE PLANT SPECIES AND SHALL NOT INCLUDE TREES AND SHRUB SPECIES LISTED ON THE STATES ADVISORY LIST OF INVASIVE PLANTS.
- PRIOR TO HOLDING A PRE-CONSTRUCTION MEETING AND SUBMITTING A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT ACCEPTABLE TO THE PLANNING DIRECTOR THAT HAS BEEN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE OWNER OF THE PROPERTY AND ALL FUTURE OWNERS SHALL BE REQUIRED TO OPERATE, REPAIR, MAINTAIN, AND (IF NEEDED) REPLACE THE STORMWATER MANAGEMENT FACILITIES SHOWN IN THE STORMWATER MANAGEMENT PLAN.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A FINAL LETTER VERIFYING CAPACITY TO SERVE FOR SEWER AND MS4 DISCHARGE FROM WATER RESOURCE PROTECTION.
- PRIOR TO THE ISSUANCE OF CERTIFICATION OF OCCUPANCY AN APPROVED TESTABLE DCVA BACKFLOW PREVENTION DEVICE MUST BE INSTALLED PRIOR TO SERVICE ACTIVATION. PER THE PORTLAND WATER DISTRICT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE AREA BETWEEN THE STREET UTILITY EXCAVATIONS SHALL BE MILLED, SO THAT PAVEMENT RESTORATION IS UNIFIED.
- ANY FUTURE SITE SIGNAGE MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICE FOR REVIEW PRIOR TO INSTALLATION.
- PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, ALL SOIL QUALITY PERMIT REQUIREMENTS MUST BE SATISFIED.

89 PLEASANT AVENUE INDUSTRIAL UNIT
ZONING SUMMARY

THE PROJECT SITE IS MAP 40, LOT 68 AND IS LOCATED WITHIN THE INDUSTRIAL DISTRICT

DISTRICT DIMENSIONAL STANDARDS

STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000SF*	23,958SF	23,958SF
MIN STREET FRONTAGE	100FT	440FT	440FT
MIN FRONT YARD SETBCK	20FT	6FT+/-	22.5FT+/-
MIN. SIDE YARD SETBACK	20FT	18.6FT	51.1FT
MIN. REAR YARD SETBACK	N/A	N/A	N/A
BUILDING LOT COVERAGE	40% MAX	10%	29.2%
IMPERVIOUS COVERAGE	NONE	68.6%	68.9%
BUILDING HEIGHT	86FT	28ft+/-	24ft
PARKING REQUIREMENTS	INDUSTRIAL= 8, OFFICE= 4 TOTAL REQUIRED = 12	12+/-	15

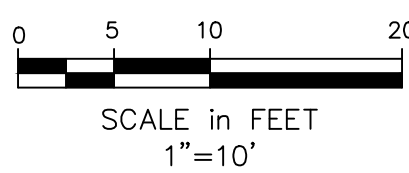
* MIN LOT SIZE FOR NONRESIDENTIAL - THIS IS AN EXISTING LOT OF RECORD

ISSUED FOR PERMITTING -
NOT FOR CONSTRUCTION

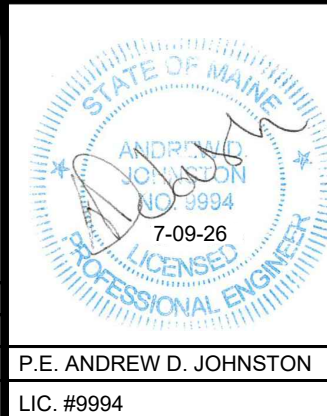
PLAN REFERENCES:

- THIS PLAN REFERENCES A BOUNDARY PLAN FOR BOXWOOD FARM, LLC DATED 9/26/2025 FOR A PROPERTY LOCATED AT 89 PARK AVENUE, SOUTH PORTLAND, ME. PERFORMED BY HORIZONS ENGINEERING (A VERDANTAS COMPANY) LOCATED AT 34 SCHOOL STREET, LITTLETON, NH.
- ORTHOIMAGERY TAKEN FROM MAINE GEOILBRARY ORTHOIMAGERY DATABASE.

SCALE



REV	DATE	DESCRIPTION
2	7-09-26	PER PLANNING BOARD CONDITIONS OF APPROVAL
1	4-10-26	RESPONSE TO CITY COMMENTS - BUILDING COORDINATION



PROJECT:	89 PARK AVENUE COMMERCIAL UNIT
PLAN:	SITE LAYOUT AND UTILITY PLAN
CLIENT AND OWNER OF RECORD:	BOXWOOD FARM, LLC 7 WRIGHT WAY FALMOUTH, ME 04105

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
DRAWN: AJ	DATE: 10/03/2025
DESIGNED: AJ	SCALE: 1"=10'
CHECKED:	JOB NO.
FILE NAME:	
SHEET: C-101	