

INTERSTATE 95

STATE OF MAINE
BK. 1128-PG. 102
BK. 1138-PG. 289

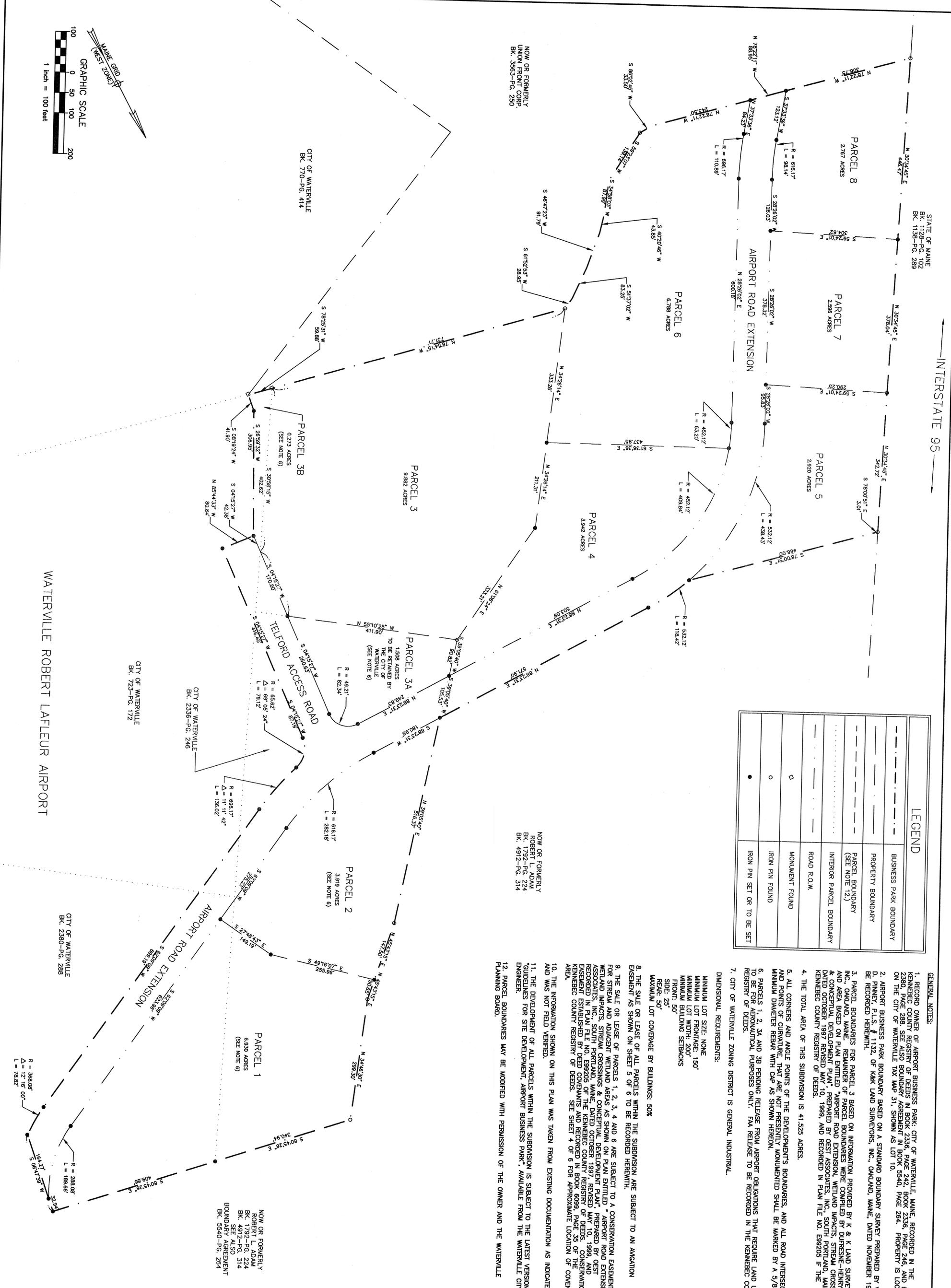
LEGEND	
---	BUSINESS PARK BOUNDARY
---	PROPERTY BOUNDARY
---	PARCEL BOUNDARY (SEE NOTE 12)
---	INTERIOR PARCEL BOUNDARY
---	ROAD R.O.W.
○	MONUMENT FOUND
○	IRON PIN FOUND
●	IRON PIN SET OR TO BE SET

GENERAL NOTES:

- RECORD OWNER OF AIRPORT BUSINESS PARK: CITY OF WATERVILLE, MAINE, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 2336, PAGE 242, BOOK 2338, PAGE 260, AND BOOK 2380, PAGE 288. SEE ALSO BOUNDARY AGREEMENT IN BOOK 5540, PAGE 264. PROPERTY IS LOCATED ON THE CITY OF WATERVILLE TAX MAP 31, SHOWN AS LOT 10.
 - AIRPORT BUSINESS PARK BOUNDARY BASED ON A STANDARD BOUNDARY SURVEY PREPARED BY VERNIE D. PINNEY, P.L.S., #132, OF K&K LAND SURVEYORS, INC., OAKLAND, MAINE, DATED NOVEMBER 1999, TO BE RECORDED HEREWITH.
 - PARCEL BOUNDARIES FOR PARCEL 3 BASED ON INFORMATION PROVIDED BY K & K LAND SURVEYORS, INC., OAKLAND, MAINE. REMAINDER OF PARCEL BOUNDARIES WERE COMPILED BY DURESS-HENRY, INC., AND AREA BASED ON PLAN ENTITLED "AIRPORT ROAD EXTENSION, WETLAND IMPACTS, STREAM CROSSINGS & CONCEPTUAL DEVELOPMENT PLAN" PREPARED BY GEORGE S. HENRY, INC., SOUTH PORTLAND, MAINE, DATED OCTOBER 1997 REVISED MAY 10, 1999, AND RECORDED IN PLAN FILE NO. E99205 IF THE KENNEBEC COUNTY REGISTRY OF DEEDS.
 - THE TOTAL AREA OF THIS SUBDIVISION IS 41,525 ACRES.
 - ALL CORNERS AND ANGLE POINTS OF THE DEVELOPMENT'S BOUNDARIES, AND ALL ROAD INTERSECTIONS AND POINTS OF CURVATURE, THAT ARE NOT PRESENTLY MONUMENTED SHALL BE MARKED BY A 5/8" MINIMUM DIAMETER REBAR WITH CAP AS SHOWN HEREON.
 - PARCELS 1, 2, 3A, AND 3B PENDING RELEASE FROM AIRPORT OBLIGATIONS THAT REQUIRE LAND USE TO BE FOR AERONAUTICAL PURPOSES ONLY. FAA RELEASE TO BE RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS.
 - CITY OF WATERVILLE ZONING DISTRICT IS GENERAL INDUSTRIAL.
- DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT SIZE: NONE
MINIMUM LOT FRONTAGE: 150'
MINIMUM LOT WIDTH: 200'
MINIMUM BUILDING SETBACKS
FRONT: 50'
SIDE: 25'
REAR: 30'
MAXIMUM LOT COVERAGE BY BUILDINGS: 50%
- THE SALE OR LEASE OF ALL PARCELS WITHIN THE SUBDIVISION ARE SUBJECT TO ANY AVIGATION EASEMENT AS SHOWN ON SHEET 5 OF 6 TO BE RECORDED HEREWITH.
 - THE SALE OR LEASE OF PARCELS 1, 2, 3, 4 AND 6 ARE SUBJECT TO A CONSERVATION EASEMENT FOR STREAM AND ADJACENT WETLAND AREAS AS SHOWN ON PLAN ENTITLED "AIRPORT ROAD EXTENSION, WETLAND IMPACTS, STREAM CROSSINGS & CONCEPTUAL DEVELOPMENT PLAN" PREPARED BY DURESS-HENRY, INC., ASSOCIATES, INC., SOUTH PORTLAND, MAINE, DATED OCTOBER 1997, RECORDED IN PLAN FILE NO. E99205 OF THE KENNEBEC COUNTY REGISTRY OF DEEDS. CONSERVATION EASEMENT ESTABLISHED BY DEED COVENANTS AND RECORDED IN BOOK 6099, PAGE 264 OF THE KENNEBEC COUNTY REGISTRY OF DEEDS. SEE SHEET 4 OF 6 FOR APPROXIMATE LOCATION OF THE COVENANT AREA.
 - THE INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM EXISTING DOCUMENTATION AS INDICATED AND WAS NOT FIELD VERIFIED.
 - THE DEVELOPMENT OF ALL PARCELS WITHIN THE SUBDIVISION IS SUBJECT TO THE LATEST VERSION OF "GUIDELINES FOR SITE DEVELOPMENT, AIRPORT BUSINESS PARK", AVAILABLE FROM THE WATERVILLE CITY ENGINEER.
 - PARCEL BOUNDARIES MAY BE MODIFIED WITH PERMISSION OF THE OWNER AND THE WATERVILLE PLANNING BOARD.

NOW OR FORMERLY
ROBERT L. ADAM
BK. 1792-PG. 224
BK. 4912-PG. 314

NOW OR FORMERLY
UNION FRONT CORP.
BK. 3563-PG. 250



GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 feet

MAINE WEST ZONE

CITY OF WATERVILLE
BK. 770-PG. 414

CITY OF WATERVILLE
BK. 723-PG. 172

CITY OF WATERVILLE
BK. 2336-PG. 246

CITY OF WATERVILLE
BK. 2380-PG. 288

CITY OF WATERVILLE
BK. 2350-PG. 288

Project No.	8180096
Proj. Manager	WAG
Proj. Designer	DPN
Drawn By	DPN
Checked By	WAG
Scale	1"=100'
Approved	DCD
Date	11.21.09

CITY OF WATERVILLE
AIRPORT BUSINESS PARK
LOT LAYOUT PLAN

WATERVILLE

MAINE

Rev. _____ Des. _____

