

LOT 13
12.3 AC.
DEVELOPMENT
UNRESTRICTED AREA
5.7 ACRES

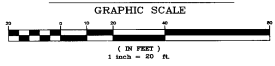
- CONDITIONS, RESTRICTIONS, WAIVERS AND VARIANCES
 - THERE HAVE BEEN NO CONDITIONS, DEED RESTRICTIONS OR WAIVERS GRANTED BY THE PLANNING BOARD.
 - THERE HAVE BEEN NO VARIANCES GRANTED BY THE BOARD OF APPEALS.
- EASEMENTS
 - EASEMENT RIGHTS TO THE PUMPING STATION BASEMENT AREAS SHOWN SHALL BE HELD BY THE CITY OF GARDNER.
 - EASEMENT RIGHTS TO THE DETENTION BASIN AREAS SHALL BE HELD BY THE CITY OF GARDNER AND OTHERS. THE PARTICULAR RIGHTS AND COVENANTS AFFECTING EACH LOT TO BE DESCRIBED IN THE DEEDS FROM THE CITY OF GARDNER.
- THE RESTRICTED AREAS COMPRISING THE SOUTHWESTERLY PORTIONS OF LOTS 13 AND 14 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR IMPERE ITS CONSERVATION VALUE. SPECIFIC RESTRICTIONS ARE:
 - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES WILL BE CONSTRUCTED OR FULL, PARTIAL, OF ANY NATURE, PLACED, STORED OR DUMPED WITHIN THE AREA.
 - NO TREES, GRASSES, SHRUBS, VINES OR OTHER VEGETATION SHALL BE CUT OR DISTURBED EXCEPT THAT TREE TRIMMING FOR PESTICIDE SHALL BE ALLOWED, AND DEAD WOOD WHICH IS LEANING OR FALLING MAY BE REMOVED.
 - NO DITCHES SHALL BE DUG AND NO DRAINING OF THE AREA SHALL TAKE PLACE NOR SHALL THERE BE ANY MANIPULATION OR ALTERATION OF THE NATURAL WATER COURSE OR HYDROLOGY. THESE RESTRICTIONS SHALL BE APPLICABLE TO THE CITY OF GARDNER, ITS GRANTEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY.

THE CITY OF GARDNER SHALL HAVE NO AUTHORITY TO PERMIT ANY VARIANCE TO THESE RESTRICTIONS WITHOUT THE WRITTEN APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEPARTMENT OF THE ARMY CORPS OF ENGINEERS.
- RECORD OWNER OF PROPERTY: CITY OF GARDNER, MAINE BY DEED RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 1558 PAGE 491.
- BEARINGS ARE BASED ON GRID NORTH OF THE MAINE COORDINATE GRID SYSTEM, WEST ZONE MGRS.
- LEDDY HILL BUSINESS PARK IS LOCATED WITHIN THE PLANNING INDUSTRIAL/COMMERCIAL ZONING DISTRICT.
- SIDE AND REAR SETBACKS ARE 10'

- SITE LIGHTING:**
- LIGHTING TO BE BUILDING MOUNTED SHOEDBOX TYPE FIXTURE.
 - LIGHT TRESPASS: ALL LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED ONTO THE PROPERTY. THE AMOUNT OF LIGHT SHINING ONTO ADJACENT PROPERTIES SHALL BE MINIMIZED BY USING SHARP CUTOFF LIGHTING. THE TYPICAL MOUNTING HEIGHT FOR A FIXTURE IS A FUNCTION OF THE CUTOFF ANGLE.
 - LIGHT POLLUTION: LIGHT POLLUTION SHALL BE MINIMIZED BY USING CUTOFF LUMINAIRES AND BY PREVENTING STRAY UPWARD LIGHT.
 - STARTING AND OPERATION TEMPERATURE: FIXTURE SHOULD BE ABLE TO START AND OPERATE AT THE LOWEST EXPECTED TEMPERATURE ON SITE.
 - SURVIVABILITY: FIXTURES SHALL BE CHOSEN THAT ARE PHYSICALLY STRONG AND RESISTANT VANDALS. THE WEATHER AND THE ENVIRONMENT.
 - ALL LIGHTING EXCEPT SECURITY LIGHTS, SHALL TURN OFF BETWEEN 11 P.M. AND 6 A.M. UNLESS THE COMMERCIAL ACTIVITY IS OPEN FOR BUSINESS.

GARDNER PLANNING BOARD
FINAL PLAN APPROVAL

DATE _____



				NORTHEAST RADIANT TECHNOLOGY LLC 26 Winter Street Suite 3 Gardner Maine 04345			
				NORTHEAST RADIANT TECHNOLOGY DEVELOPMENT LOT 13 - LEDDY HILL BUSINESS PARK GARDNER MAINE 04345			
SITE PLAN							
SCALE: AS SHOWN	PROJECT NO.	DRAWING NO.					
DATE: May 2020	000.00.00	C-103					
DES BY: JLM	SHEET	OF					
DRAWN BY: JLM	1	1					
CHECK BY: JLM							
REV. A	SUBMISSION TO PLANNING BOARD	xxx	xxx	xxx	xxx	xxx	xxx
REV.	DESCRIPTION	DR.	CHKD.	APP.	BY	DATE	