		SEBAGO	TECHN	ICS, INC.		JOB	14432 Property Calculation					
		75 John Ro	oberts Roa	d Suite 1A		SHEET NO.	1	OF	2			
		South Por	rtland, Mai	ne 04106		CALCULATED BY	RAM	DATE	3/5/2015			
		Tel. (2	207) 200-:	2100		FILE NAME	14432 Net Res C	alc		PRNT DATE	3/5/2015	
				h a D D ua aide ati		in Dantia	u d. Maina (Di		6 1 1 0	C + - 11	00	
	5	ite loca	tea in t	he R-3 residenti	ai zone	e în Portia	nd, iviaine (Di	vision 4,	, Sec 14-8	6 to 14	-96)	
	To	tal parc	el area				798184.49	SF	18.324			
	P	er Secti	on 14-4	17 definition of	Net Lar	nd Area as	s set forth in S	ec 14-9	0			
		Subtra	ict the f	following from t	he gros	s area						
a	.1	Storm	water F	Retention Area			12325.91	SF				
a	.2	Storm	water D	Detention Area			13779.76	SF				
b		Fxistin	g wate	rcourses			0	SF	assumed	at 0		
		ENJUI	o wate				~		assumed			
с		Inacce	ssible A	Areas			0	SF	assumed	at 0		
d		Wetla	nds				36851	SF				
е		Areas	encum	bered by easem	ents, e	tc.	139137	SF	СМР			
f		Slones	of >25	%			46025	SF				
		Siopes		/0			40025					
	Subtotal a-f				248118.67	SF						
				Net land with a-f	deduct		550065.82					
g					ictions	110013.164	SF					
		a-f abo	ove									
			NFT 17	AND AREA			440052.66	SF				
							++0032.00					
	MIN AREA PER LOT		DT		1600	SF						
				NET DENSITY			440052.66	SF	=	275	5.03	
							1600	SF	_	2/3	.03	
								275		F		
	* proce of evering auch as wetlands within accompany the deduction was made											
*	areas of overlap, such as wetlands within easement, the deduction was made once											
	under the steep slopes, to excluding "double dipping"											

							JOB	14432 Residential Zoned Property					
							SHEET NO.	2		OF	2		
	South Portland, Maine 04106						CALCULATED BY	RAM	DATE	3/5/2015			
		-	Tel. (20	07) 200-2	2100		FILE NAME	14432 Net Res 0	Calc		PRNT DATE	3/5/2015	
		Site	locat	ed in t	he R-3 residenti	al zone	in Portla	nd, Maine (D	ivision 4	l, Sec 14-8	6 to 14-	96)	
		Total	parce	el area				442874.52	SF				
		Per	Sectio	n 14-4	7 definition of	Netlar	nd Area a	s set forth in 9	Sec 14-9	90			
			Jeen										
		<u> </u>	uhtra	rt tha f	ollowing from t	he groe	s area						
			15trut		onowing nom t								
	a.1	C+	ormu	vator P	etention Area			12325.91	SF				
	d.1	31	.onnv	valern	etention Area			12525.91	эг				
	- 2	- C+						42770 70	65				
	a.2	St	ormv	vater L	etention Area			13779.76	SF				
		++											
	-	++											
	<u> </u>	+											
	b	E×	cisting	g wate	rcourses			0	SF	assumed	at O		
	-	$\parallel \parallel$											
									_				
	С	In	acces	sible A	reas			0	SF	assumed	at O		
	d	W	/etlan	ıds				6481	SF				
	e	Ar	reas e	encum	pered by easem	ents, e	tc.	0	SF	CMP			
	f	SI	ones	of >25	%			32650	SF				
			opes	01 / 20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			52050	0.				
					Subt	otal a f		65236.67	SF				
			Subtotal a-f					03230.07	51				
					Not land with a f	doduct		277627.05					
		++			Net land with a-f	ueuuct		377637.85					
	-	++											
		++											
	-	+											
	g	++	20% of area remaining after deduction				ictions	75527.57	SF				
		a-	fabo	ve									
	-						[						
		$\parallel$											
				NET LA	ND AREA			302110.28	SF				
				M	IN AREA PER LO	DT		1600	SF				
					NET DENSITY			302110.28	SF	_	100	0.0	
								1600	SF	- =	188	0.ōZ	
												•	
										1	188.00		
	*	area	s of o	verlan	such as wetland	s within	easemen	t, the deductio	n was m	ade once			
	* areas of overlap, such as wetlands within easement, the deduction was made once under the steep slopes, to excluding "double dipping"												
	under the steep slopes, to excluding "double apping"												