

SEBAGO TECHNICS, INC.

75 John Roberts Road Suite 1A
 South Portland, Maine 04106
 Tel. (207) 200-2100

JOB 14432 Property Calculation
 SHEET NO. 1 OF 2
 CALCULATED BY RAM DATE 3/5/2015
 FILE NAME 14432 Net Res Calc PRNT DATE 3/5/2015

Site located in the R-3 residential zone in Portland, Maine (Division 4, Sec 14-86 to 14-96)					
Total parcel area		798184.49	SF	18.324	
Per Section 14-47 definition of Net Land Area as set forth in Sec 14-90					
Subtract the following from the gross area					
a.1	Stormwater Retention Area	12325.91	SF		
a.2	Stormwater Detention Area	13779.76	SF		
b	Existing watercourses	0	SF	assumed at 0	
c	Inaccessible Areas	0	SF	assumed at 0	
d	Wetlands	36851	SF		
e	Areas encumbered by easements, etc.	139137	SF	CMP	
f	Slopes of >25%	46025	SF		
		<i>Subtotal a-f</i>			
		<i>Net land with a-f deduct</i>			
g	20% of area remaining after deductions a-f above	110013.164	SF		
NET LAND AREA		440052.66	SF		
MIN AREA PER LOT		1600	SF		
NET DENSITY		440052.66	SF	=	275.03
		1600	SF		
					275.00
*	areas of overlap, such as wetlands within easement, the deduction was made once under the steep slopes, to excluding "double dipping"				

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JOB 14432 Residential Zoned Property
 SHEET NO. 2 OF 2
 CALCULATED BY RAM DATE 3/5/2015
 FILE NAME 14432 Net Res Calc PRNT DATE 3/5/2015

Site located in the R-3 residential zone in Portland, Maine (Division 4, Sec 14-86 to 14-96)					
Total parcel area		442874.52	SF		
Per Section 14-47 definition of Net Land Area as set forth in Sec 14-90					
Subtract the following from the gross area					
a.1	Stormwater Retention Area	12325.91	SF		
a.2	Stormwater Detention Area	13779.76	SF		
b	Existing watercourses	0	SF	assumed at 0	
c	Inaccessible Areas	0	SF	assumed at 0	
d	Wetlands	6481	SF		
e	Areas encumbered by easements, etc.	0	SF	CMP	
f	Slopes of >25%	32650	SF		
		<i>Subtotal a-f</i>	<i>65236.67</i>	<i>SF</i>	
		<i>Net land with a-f deduct</i>	<i>377637.85</i>		
g	20% of area remaining after deductions a-f above	75527.57	SF		
NET LAND AREA		302110.28	SF		
MIN AREA PER LOT		1600	SF		
NET DENSITY		302110.28	SF	=	188.82
		1600	SF		
				188.00	
*	areas of overlap, such as wetlands within easement, the deduction was made once under the steep slopes, to excluding "double dipping"				