

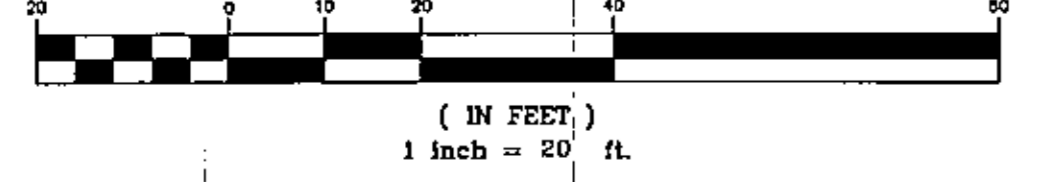
LOCATION MAP N.T.S.

- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS J&H PROPERTIES, L.L.C. IN ACCORDANCE WITH A DEED DATED JANUARY 26, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22,323, PAGE 135-137.
 - THE PROPERTY IS SHOWN AS LOT 8-58 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN THE IL ZONE.
 - SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:
 MAXIMUM IMPERVIOUS SURFACE RATIO: 65%
 MIN. LOT SIZE: NONE
 MIN. STREET FRONTAGE: 60 FEET
 MIN. FRONT YARD: 25 FEET
 MIN. SIDE YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE
 MIN. REAR YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE
 MAX. BUILDING HEIGHT: 45 FEET
 PAVEMENT SETBACK FROM LOT BOUNDARY: 15 FEET
 - TOTAL AREA OF PARCEL: 70,030 S. F., (1.61 ACRES).
 - PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1,300 / 400) S.F. = 3 SPACES
 1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (14,079 / 1,000) S.F. = 15 SPACES
 PARKING REQUIRED: 18 SPACES
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2002. ELEVATION DATUM = NGVD 1929. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 7A.
 - PLAN REFERENCES:
 A. TOPOGRAPHIC SURVEY PRESUMPSCOT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC., 372 PRESUMPSCOT ST., PORTLAND, MAINE FOR CRANDALL REALTY L.L.C. BY SEBAGO TECHNICS, INC., DATED 5-30-00.

LEGEND

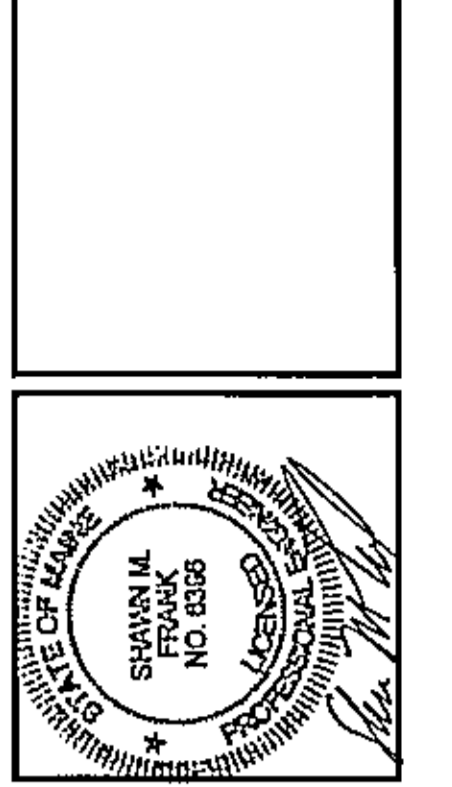
EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
○	IRON PIPE/ROD
---	ZONE LINE
C1/L1	CURVE/LINE NO.
---	BUILDING
---	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	GRAVEL ROAD
---	CURLINE
---122---	CONTOURS
x30.20	SPOT GRADE
W	WATER
WV	WATER GATE VALVE
S	SEWER
FM	FORCE MAIN
SM	SEWER MH
SD	STORM DRAIN
UD	UNDERDRAIN
CB	CATCH BASIN
DM	DRAINAGE MH
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
U	UTILITY POLE
G	GUY
R	RIPRAP

GRAPHIC SCALE



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AF	ABIES FRASERI	FRASER FIR	6'-7' HGT.	5
AL	AMELANCHIER CANADENSIS 'LAMARKII'	LAMARCKI SERVICEBERRY	6"-10" CLUMP (LIMB UP)	3
CD	CLADRASTIS KENTUCKEA	YELLOW WOOD	2" CAL. (MATCH SPECIMEN)	3
CE	CORNUS ALBA 'IVORY HALO'	'IVORY HALO' DOGWOOD	2'-3' HGT.	3
FA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	WHITE ASH	2" CAL. (MATCH SPECIMEN)	5
FG	FOTHERGILLA GARDNERI	DWARF BOTTLEBRUSH	2'-3' HGT.	6
HH	HEMEROCALLIS STELLA D'ORA	STELLA D'ORA DAYLILY	NO. 1 CONT.	19
JH	JUNIPERUS HOR 'HUGHES'	HUGHES JUNIPER	18"-24"	3
MS	MISCANTHUS SINENSIS	MAIDEN GRASS	NO. 1 CONT.	1
SS	SEDUM SPECTABILE	AUTUMN JOY SEDUM	NO. 1 CONT.	4
TD	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	24"-30"	15



REV.	BY:	DATE:	STATUS:
B	SMF	04-16-13	REVISED PER STAFF COMMENTS & RESUBMIT
A	SMF	04-01-13	SITE PLAN SUBMISSION TO CITY

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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 Fax. 207-783-5555

PROJECT NO. FIELD BOOK DESIGN CHDK DRAWN
 02237 772 SMF MALJLR

EXISTING CONDITIONS PLAN
 OF: **PACK EDGE, INC. WAREHOUSE ADDITION**
 340 PRESUMPSCOT STREET
 PORTLAND, MAINE
 FOR: **PACK EDGE INC.**
 340 PRESUMPSCOT STREET
 PORTLAND, MAINE 04103

DATE: 03-14-13 SCALE: 1" = 20'

SHEET 2 OF 6

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