

LOCATION MAP N.T.S.

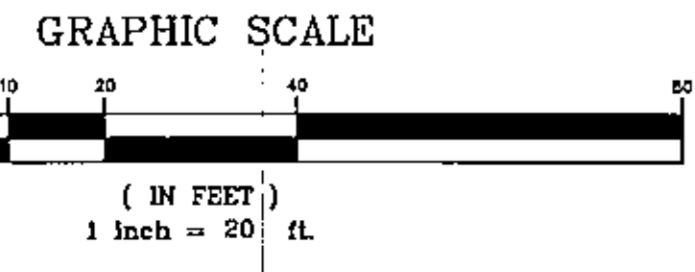
- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS J4H PROPERTIES, L.L.C. IN ACCORDANCE WITH A DEED DATED JANUARY 26, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22373, PAGE 135-137.
 - THE PROPERTY IS SHOWN AS LOT B-38 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN 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: 10,030 S. F. (161 ACRES).
 - PARKING SUMMARY:
 1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1300 / 400) SF. = 4 SPACES
 1 SPACE REQUIRED PER 1000 SF. WAREHOUSE = (4,073 / 1000) SF. = 5 SPACES
 PARKING REQUIRED: 9 SPACES
 PARKING PROVIDED: 19 SPACES (INCLUDING 1 H.C. SPACE & 3 ECONOMY CAR SPACES)
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNIQS, INC. IN AUGUST & SEPTEMBER 2002. ELEVATION DATUM: NGVD 1929. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 1A.
 - PLAN REFERENCES:
 A. TOPOGRAPHIC SURVEY PRESUMPCOT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC. 312 PRESUMPCOT ST., PORTLAND, MAINE FOR CRANDALL REALTY L.L.C. BY SEBAGO TECHNIQS, INC. DATED 5-30-00.
 - TOTAL AREA OF GRATED STEPS WITHIN 25' BUILDING SETBACK = 54 SF.

| 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 TECHNIQS, INC. ANY ALTERATIONS APPROVED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNIQS, INC.

LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|-----------|---------------------|----------|
| --- | BOUNDARY LINE/ROW | --- |
| --- | ADJUTER LINE/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| ○ | IRON PIPE/ROD | ○ |
| C1/L1 | CURVE/LINE NO. | --- |
| --- | BUILDING | --- |
| --- | SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | EDGE CONCRETE | --- |
| --- | PAVEMENT PAINT | --- |
| --- | GRAVEL ROAD | --- |
| --- | CURBLINE | --- |
| --- | GUARDRAIL | --- |
| ---122--- | 120' 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 | --- |
| WFL | WALL PACK LIGHT | --- |
| ○ | RIPRAP | --- |



PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|-----|------------------------------------|-----------------------|--------------------------|----------|
| AF | ABIES FRASERI | FRASER FIR | 6'-7' HGT. | 5 |
| AL | ANEMONEFR CANADENSIS 'LAMARKII' | LAMARKII SERVICEBERRY | 8'-10' CLUMP (LMB UP) | 3 |
| CD | CLADRASIS 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 'GARDENII' | WHITE BOTTLEBRUSH | 2'-3' HGT. | 5 |
| 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 | MADEN GRASS | NO. 1 CONT. | 1 |
| SS | SEDUM SPECTABILE | AUTUMN JOY SEDUM | NO. 1 CONT. | 1 |
| TD | TAXUS MEDIA 'DENSIFORMIS' | DENSE YEW | 24"-30" | 15 |

SEBAGO TECHNICAL SERVICES
 75 John Robins Rd., Suite 101, Scarborough, ME 04107
 Tel: 207-200-2100

PROJECT NO. 1 FIELD BOOK 00237

DATE 03-14-13

SCALE 1" = 20'

SHEET 3 OF 6

02237S.dwg, TAB: 022375