Sebago Tech

Applicant: Pack-edge Date: 4/8/13

Address: 340 Presumpscot Level II C-B-L: 422-

CHECK-LIST AGAINST ZONING ORDINANCE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/10/13

Date - exist 4000# Loading Dock & Warehouse

Zone Location - I-L

Interior or corner lot -

Proposed Use/Work - Addition in rear 4,000# - New Loading Docks warehouse

Sewage Disposal -

Lot Street Frontage -

Front Yard - N/A

Rear Yard - 25' min - 25' shown 25' on rear & side

Side Yard - 25' min - 25' shown

Projections -

Width of Lot -

ok Height - 22' & 24' shed roof - average about 24' - 25' shown ok

Lot Area - 70,030# 25' min 14-425...?

5/13/13 revised Lot Coverage/ Impervious Surface - 65% - 64.9% given revised Need parking analysis

Area per Family - N/A

Off-street Parking - old 15,635 counting only

Loading Bays - ok - New provided 19,689 New

Site Plan - 2013-087 20 pkg spaces required

Shoreland Zoning/ Stream Protection - N/A 20 pk shown

Flood Plains - N/A

15' pavement setback -

inputted 5/13/13

LOCATION MAP

## GENERAL NOTES:

1. THE RECORD OWNER OF THIS PARCEL IS JAN PROPERTIES, L.L.C. IN ACCORDA WITH A DEED DATED JANUARY 26, 2005 AND RECORDED AT THE CUMBERL COUNTY REGISTRY OF DEEDS IN BOOK 22333, PAGE 09-07.
2. THE PROPERTY IS SHOWN AS LOT 2-B-6 ON THE CITY OF PORTLAND TAX MA AND IS LOCATED IN THE I2 ZONE.
3. SPACE AND BULK CRITERIA FOR THE I2 ZONE ARE AS FOLLOWS:

| | |
|---|---|
| MAXIMUM IMPERVIOUS SURFACE RATIO: | 65% |
| MIN. LOT SIZE: | NONE |
| MIN. STREET FRONTAGE: | 40 FT. |
| MIN. FRONT YARD: | 20 FT. |
| MIN. SIDE YARD: | 20 FT. 40 FT. WHERE ABUTTING A RESIDENTIAL ZONE |
| MIN. REAR YARD: | 20 FT. 40 FT. WHERE ABUTTING A RESIDENTIAL ZONE |
| MAX. BUILDING HEIGHT: | 45 FT. |
| PAVEMENT SETBACK FROM LOT BOUNDARY: | 10 FT. |

4. TOTAL AREA OF PARCEL: 78,200 S. F. (1.84 ACRES)
5. PARKING SUMMARY:
   - 1 SPACE REQUIRED PER 400 S.F. OFFICE SPAC = (1,000 / 400) S.F. = 4 SPACES
   - 1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (14,675 / 1,000) S.F. = 15 SPACES
   - PARKING REQUIRED: 19 SPACES
   - PARKING PROVIDED: 20 SPACES (INCLUDING 1 H.C. SPACE)
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVE BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2005. ELEVATION DATU NGVD 1929. A BOUNDARY SURVEY WAS NOT REPORTED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE "A".
7. PLAN REFERENCES:
   - A. TOPOGRAPHIC SURVEY PRESUMPSCOT STREET PORTLAND, MAINE MADE F BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.
   - B. DIVISION OF LAND OF AIRED HEATING & VENTILATING, INC. 370 PRESUMPSC ST. PORTLAND, MAINE FOR GRANDALL REALTY L.L.C. BY SEBAGO TECH INC., DATED 9-30-05.
8. TOTAL AREA OF GRATED STRIPS WITHIN 20' BUILDING SETBACK. = 94 S.F.

65% max impervious

5/13/13 Stat (see e-mail) 64.9% Now

parking: 20 req - 20 shown

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CITY OF PORTLAND, MAINE