LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS JHH 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.
2. THE PROPERTY IS SHOWN AS LOT 8-38 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN THE IL ZONE.
3. 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

4. TOTAL AREA OF PARCEL: 70,030 S.F. (1.61 ACRES).
5. PARKING SUMMARY:

	1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1,300 / 400) S.F. = 4 SPACES
	1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (14,273 / 1,000) S.F. = 15 SPACES
PARKING REQUIRED:	19 SPACES
PARKING PROVIDED:	19 SPACES (INCLUDING 1 H.C. SPACE & 3 ECONOMY CAR SPACES)

6. 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 1A.
7. PLAN REFERENCES:
   A. TOPOGRAPHIC SURVEY PRESUMPSCOT STREET PORTLAND, MAINE MADE FOR BRICE 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.
8. TOTAL AREA OF GRATED STEPS WITHIN 25' BUILDING SETBACK = 54 S.F.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	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	
×30.20	SPOT GRADE	
W	WATER	
	WATER GATE VALVE	
S	SEWER	
FM	FORCE MAIN	
S	SEWER MH	
SD	STORM DRAIN	
UD	UNDERDRAIN	
	CATCH BASIN	
D	DRAINAGE MH	
OHU	OVERHEAD UTILITY	
UGU	UNDERGROUND UTILITY	
	UTILITY POLE	
	GUY	
	WALL PACK LIGHT	
	RIPRAP	

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AF	ABIES FRASERI	FRASER FIR	6'-7' HGT.	5
AL	AMELANCHIER CANADENSIS 'LAMARKII'	LAMARKII SERVICEBERRY	8'-10' CLUMP (LIMB UP)	3
CD	CLADRASTIS KENTUKEA	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'	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

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/10/13

STATE OF MAINE — SHAWN M. FRANKS No. 9326 — LICENSED PROFESSIONAL ENGINEER

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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Tel: 207-200-2100
2A3 Goddard Rd., Suite 6
Lewiston, ME 04240
Tel: 207-783-9583

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02237	772	SMF	SMF	MALJAR

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

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

SHEET 3 OF 6

02237S.dwg, TAB: 022375