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

LOCATION MAP N.T.S.

GENERAL NOTES:

1. 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.
2. THE PROPERTY IS SHOWN AS LOT B–58 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:	50 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. = 3 SPACES
   1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (14,079 / 1,000) S.F. = 15 SPACES
   PARKING REQUIRED: 18 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 7A.
7. 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
	CURBLINE
--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
	RIPRAP

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

STATE OF MAINE SHAWN M. FRANK NO. 6358 REGISTERED 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.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel: 207-200-2100
220 Goddard Rd. - Suite B
Lewiston, ME 04240
Tel: 207-783-5556

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02237	772	-	SMF	MAJ/JKR

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	SCALE
03-14-13	1" = 20'

SHEET 2 OF 6

02237EC.dwg, TAB: 02237EC