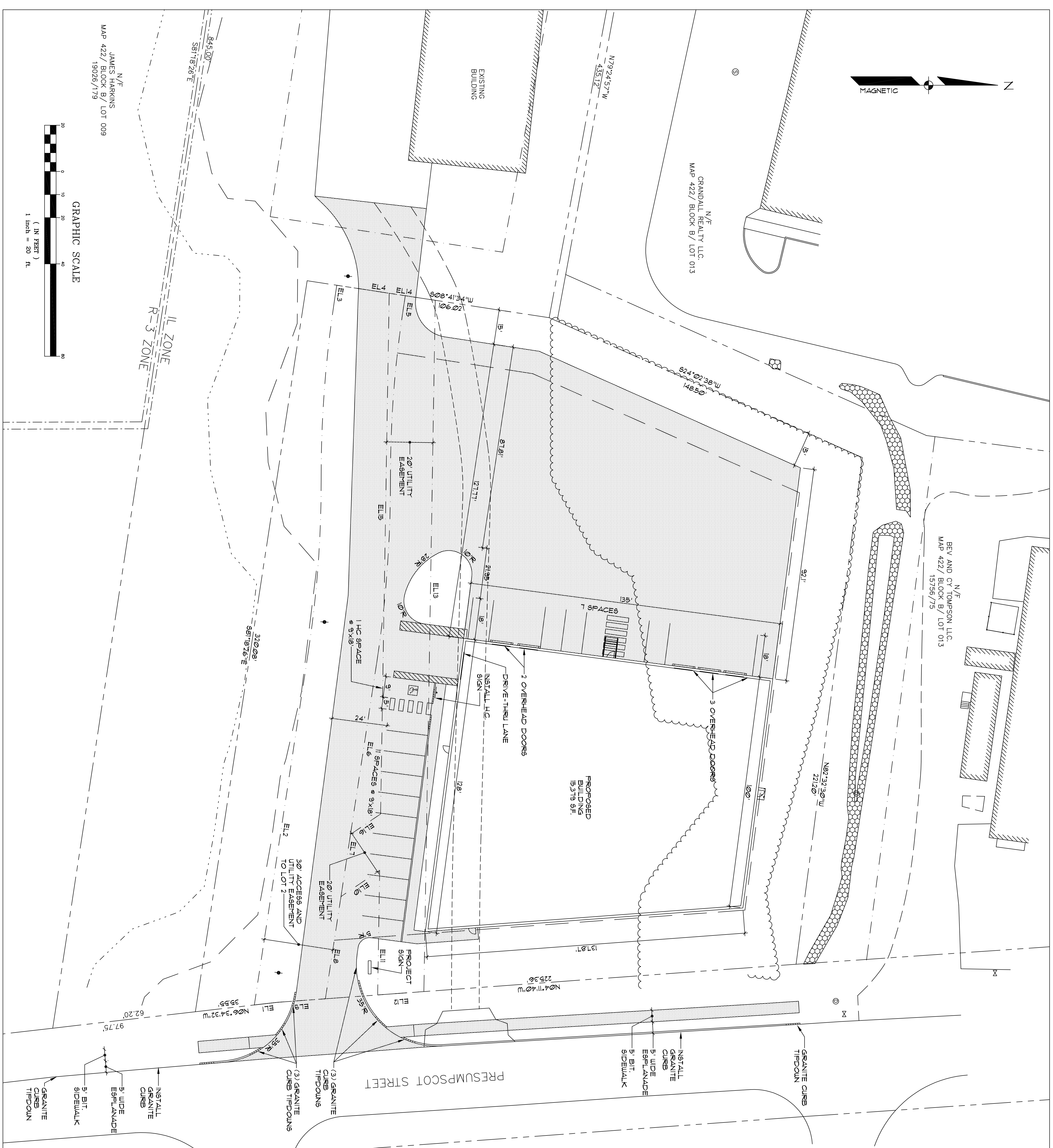
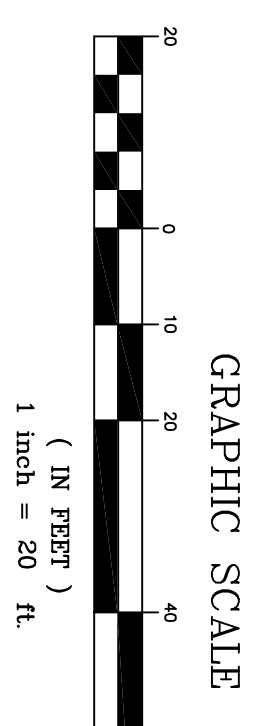


N/E  
JAMES HARKINS  
MAP 422 / BLOCK B / LOT 009  
19026/179



N/E  
BEV AND CY TOMPSON, LLC.  
MAP 422 / BLOCK B / LOT 013  
15156/775

N/E  
GRANDALL REALTY LLC  
MAP 422 / BLOCK B / LOT 013

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
C1/L1	CURVE/LINE NO.	C1 / L1
	BUILDING	
+	SIGN	+
=====	EDGE PAVEMENT	=====
=====	CURBLINE	=====
=====	GRAVEL ROAD	=====
=====	TREELINE	=====
6"0	GAS	6"0
8"0	WATER	8"0
8"0	SEWER	8"0
12"0	STORM DRAIN	12"0
4"0	UNDERDRAIN	4"0
OH	OVERHEAD	OH
ELC. & TEL.	ELEC. & TEL.	ELC. & TEL.
X	GATE VALVE	X
◇	UTILITY POLE	◇
⊕	HYDRANT	⊕
⊕	CATCH BASIN	⊕
⊕	MANHOLE	⊕
⊕	CULVERT	⊕
⊕	ZONE LINE	⊕

**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS JH PROPERTIES, INC. ACCORDANCE WITH A DEED DATED APRIL 1, 2002 AND RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS IN BOOK 22323, PAGE 135-137.
  2. THE PROPERTY IS SHOWN AS LOT B-8 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:  
MIN. LOT SIZE: NONE  
MIN. STREET FRONTAGE: 60 FEET.  
MIN. FRONT YARD: 25 FEET.  
MIN. SIDE YARD: 25 FEET, 40 FEET WHERE ADJUTING A RESIDENTIAL ZONE.  
MIN. REAR YARD: 25 FEET, 40 FEET WHERE ADJUTING A RESIDENTIAL ZONE.  
MAX. BUILDING HEIGHT: 45 FEET.  
PAVEMENT SETBACK FROM LOT BOUNDARY: 15 FEET.
  4. TOTAL AREA OF PARCEL 10,030 S. F. (1.61 ACRES).
  5. PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF OFFICE SPACE = (1200 / 400) SF. = 3 SPACES  
1 SPACE REQUIRED PER 1000 SF WAREHOUSE = (1419 / 1000) SF. = 15 SPACES  
PARKING PROVIDED: 18 SPACES (INCLUDING 1 H.C. SPACE).
  6. TOPOGRAHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2002. ELEVATION DATUM: NAVD 1983. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 7A.
1. PLAN REFERENCES:  
A. TOPOGRAHIC SURVEY PRESUMPSCOTT STREET PORTLAND MAINE MADE FOR BRUCE D. COLLINS BY ROBERT F. TITCOMB, LAND SURVEYOR.  
B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC., 372 PRESUMPSCOTT ST., PORTLAND, MAINE FOR GRANDALL REALTY, LLC. BY SEBAGO TECHNIS, INC. DATED 5-30-00.

**EASEMENT LINE DATA**

LINE	DIRECTION	DISTANCE
EL1	S06°34.32'E	9.871
EL2	S81°18.26'E	15.426
EL3	S81°18.26'E	6.531
EL4	S02°41.34'W	30.000
EL5	S81°18.26'E	6.531
EL6	S81°18.26'E	15.371
EL7	S81°18.26'E	7.123
EL8	S81°18.26'E	44.171
EL9	S04°11.40'W	21.000
EL10	S81°18.26'W	2.022
EL11	N89°03.25'W	53.927
EL12	S04°11.40'W	20.000
EL13	N89°03.25'W	293.223
EL14	N08°41.34'E	20.018
EL15	N89°03.25'W	225.417
EL16	N34°03.07'W	15.174

**EASEMENT LINE CURVE DATA**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST.
E1	14.95	485.00	N85°44.04'W	14.88
E2	11.13	503.00	S85°44.04'E	11.66
E3	13.00	413.00	S85°44.04'E	13.00
E4	19.91	515.00	N85°44.04'W	19.91

A	SMF	4-24-06	SUBMIT FOR PLANNING STAFF REVIEW
REV:	BY:	DATE:	STATUS:

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**  
Engineering Expertise: You Can Build On  
10 Sebago Street  
Westbrook, Me 04098-1339  
Tel (207) 856-0277

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

**SITE PLAN**  
OF:  
**PROPOSED WAREHOUSE BUILDING**  
352 PRESUMPSCOTT STREET  
PORTLAND, MAINE  
FOR:  
**PATCO CONSTRUCTION, INC.**  
1293 MAIN STREET  
SANFORD, ME. 04073

DATE: 2.15.06 SCALE: 1"=20'

SHEET 2 OF 5