

LOCATION MAP

PROGRESS PRINT



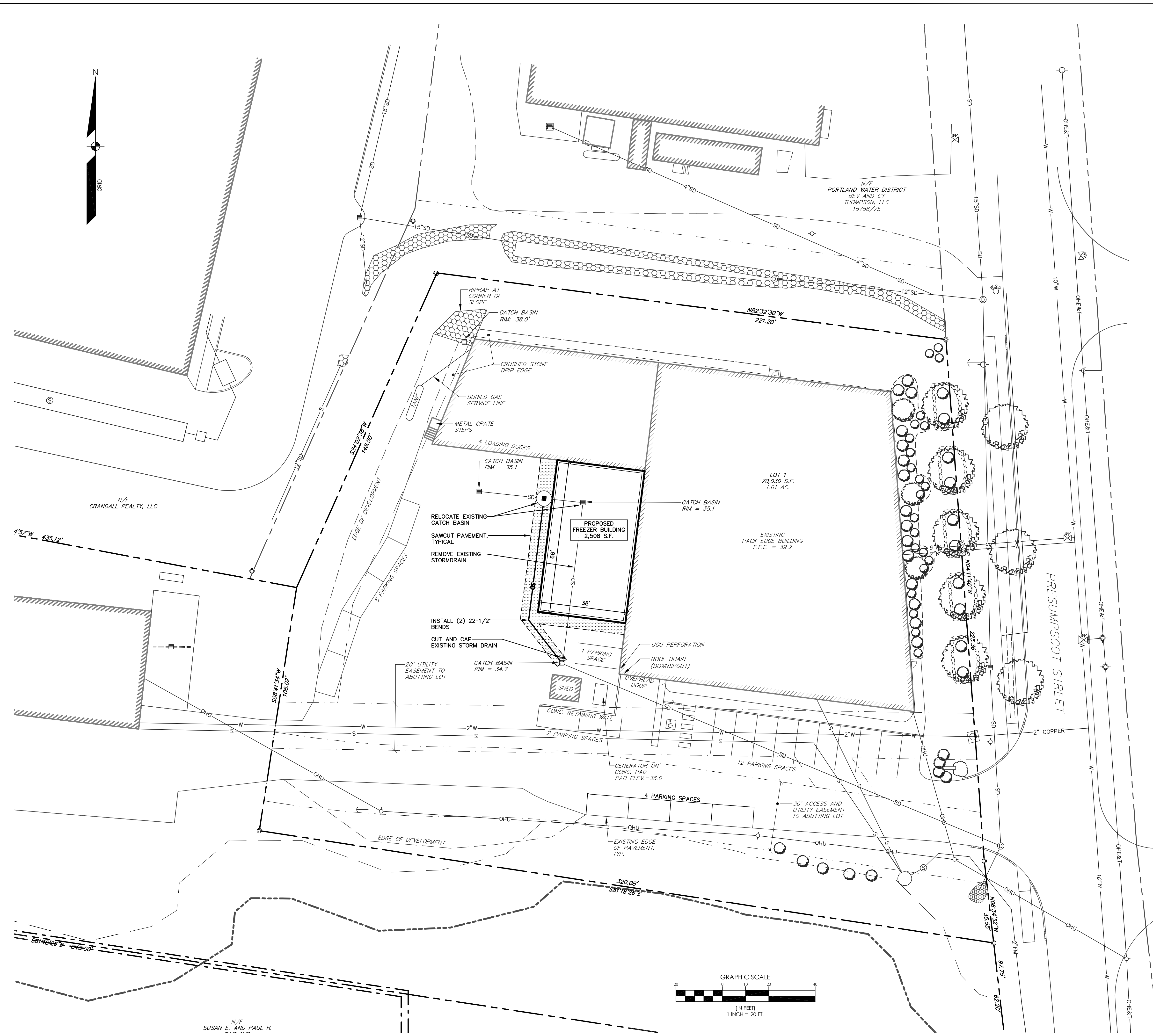
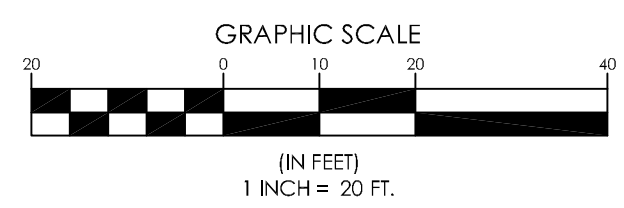
DESIGNED	CHECKED
SMF	SMF
A. SMF 07/26/18 AMENDED SITE PLAN SUBMITTED FOR CLIENT REVIEW	
REV. BY:	DATE:
STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

GENERAL NOTES:

- 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.
- THE PROPERTY IS SHOWN AS LOT B-58 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: 70,030 S. F., (1.61 ACRES).
- PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1,200 / 400) S.F. = 3 SPACES  
 1 SPACE REQUIRED PER 1,000 S.F. WAREHOUSE = (20,687 / 1,000) S.F. = 21 SPACES  
 PARKING REQUIRED: 24 SPACES
- 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.
- PLAN REFERENCES:  
 A. TOPOGRAPHIC SURVEY PRESUMPSCOTT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.  
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC., 372 PRESUMPSCOTT ST., PORTLAND, MAINE FOR CRANDALL REALTY L.L.C. BY SEBAGO TECHNICS, INC., DATED 5-30-00.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	ZONE LINE	---
---	CURVE/LINE NO.	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	WATER	---
---	WATER GATE VALVE	---
---	SEWER	---
---	FORGE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	UTILITY POLE	---
---	GUY	---
---	RIPRAP	---



N/F SUSAN E. AND PAUL H.



AMENDED SITE PLAN  
 OF: **PACK EDGE, INC. FREEZER ADDITION**  
 340 PRESUMPSCOTT STREET  
 PORTLAND, MAINE  
 FOR: **PACK EDGE, INC.**  
 340 PRESUMPSCOTT STREET  
 PORTLAND, MAINE 04103

PROJECT NO.	SCALE
02237	1" = 20'

SHEET 2 OF 2