

LOCATION MAP

N.T.S.

GENERAL NOTES:

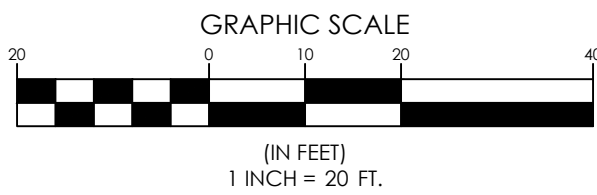
1. THE RECORD OWNER OF THE PARCEL IS J&H PROPERTIES, L.L.C. IN ACCORDANCE WITH A DEED DATED JANUARY 26, 2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22,323, PAGE 135-137.
2. THE PROPERTY IS SHOWN AS LOT B-58 ON THE CITY OF PORTLAND TAX MAP 422 AND IS LOCATED IN THE IL ZONE.
3. SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:
 MAXIMUM IMPERVIOUS SURFACE RATIO: 65%
 MIN. LOT SIZE: NONE
 MIN. STREET FRONTAGE: 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. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. IN AUGUST & SEPTEMBER 2002, WITH UPDATES PERFORMED IN OCTOBER OF 2013. ELEVATION DATUM = NGVD 1929. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED SOLELY ON PLAN REFERENCE 7A.
6. 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.

DESIGNED	CHECKED
SMF	SMF

A. SMF	7/16/18	RELEASED FOR CLIENT REVIEW
REVISED BY:	DATE:	STATUS:
<small>WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, ADDITIONS, DELETIONS, OR OMISSIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</small>		

LEGEND

EXISTING	DESCRIPTION
---	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
---	CURLINE
---+120---+118---	CONTOURS
x30.20	SPOT GRADE
W	WATER
W	WATER GATE VALVE
S	SEWER
FM	FORCE MAIN
SM	SEWER MH
SD	STORM DRAIN
UD	UNDERDRAIN
⊗	CATCH BASIN
⊕	DRAINAGE MH
OHU	OVERHEAD UTILITY
—	UTILITY
—	UNDERGROUND UTILITY
—	UTILITY POLE
—	GUY
○	RIPRAP



N/F
SUSAN E. AND PAUL H.

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EXISTING CONDITIONS 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'

02237EC.dwg, TAB:EC