

GENERAL PROJECT NOTES:

1. THE PROPERTY OWNER OF RECORD IS:
JAKE'S DEVELOPMENT, INC.
30 LEDGEWOOD DRIVE
FALMOUTH, ME 04105
2. TAX ASSESSORS REFERENCE: 423-A-33, 20, 13 & 12
3. BOUNDARY SURVEY WAS PROVIDED BY:
CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
AUBURN, ME 04210
4. TOPOGRAPHIC AND OTHER EXISTING CONDITIONS INFORMATION WAS PROVIDED BY CULLENBERG LAND SURVEYING, AERIAL MAPPING AND IN THE FIELD OBSERVATIONS BY THE DESIGN TEAM.
5. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
6. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
8. ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF PORTLAND TECHNICAL STANDARDS AND DETAILS.
10. THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
11. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION. SEE DRAWINGS C-102 AND C-200 FOR EROSION CONTROL MEASURES.

ZONING SUMMARY:

ZONE: IL - INDUSTRIAL LOW IMPACT
USE: OFFICE, COMMERCIAL & WAREHOUSE

SPACE AND BULK CRITERIA:	REQUIRED:	EXISTING/PROPOSED:
MIN. LOT SIZE:	NONE	71,930 S.F. (1.65 AC)
MIN. STREET FRONTAGE:	60'	159.45'
MIN. FRONT YARD (BLDG.):	25'	26' MIN.
MIN. SIDE YARD (BLDG.):	25'	27' MIN.
* MIN. REAR YARD (BLDG.):	40'	42' MIN.
PAVEMENT SETBACK:	15'	16' MIN.
MAX. BUILDING HEIGHT:	45'	45' MAX.
MAX IMPERVIOUS SURFACE RATIO:	65%	64%

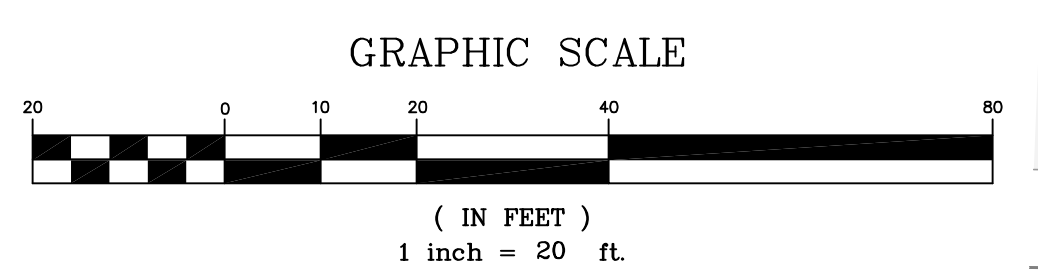
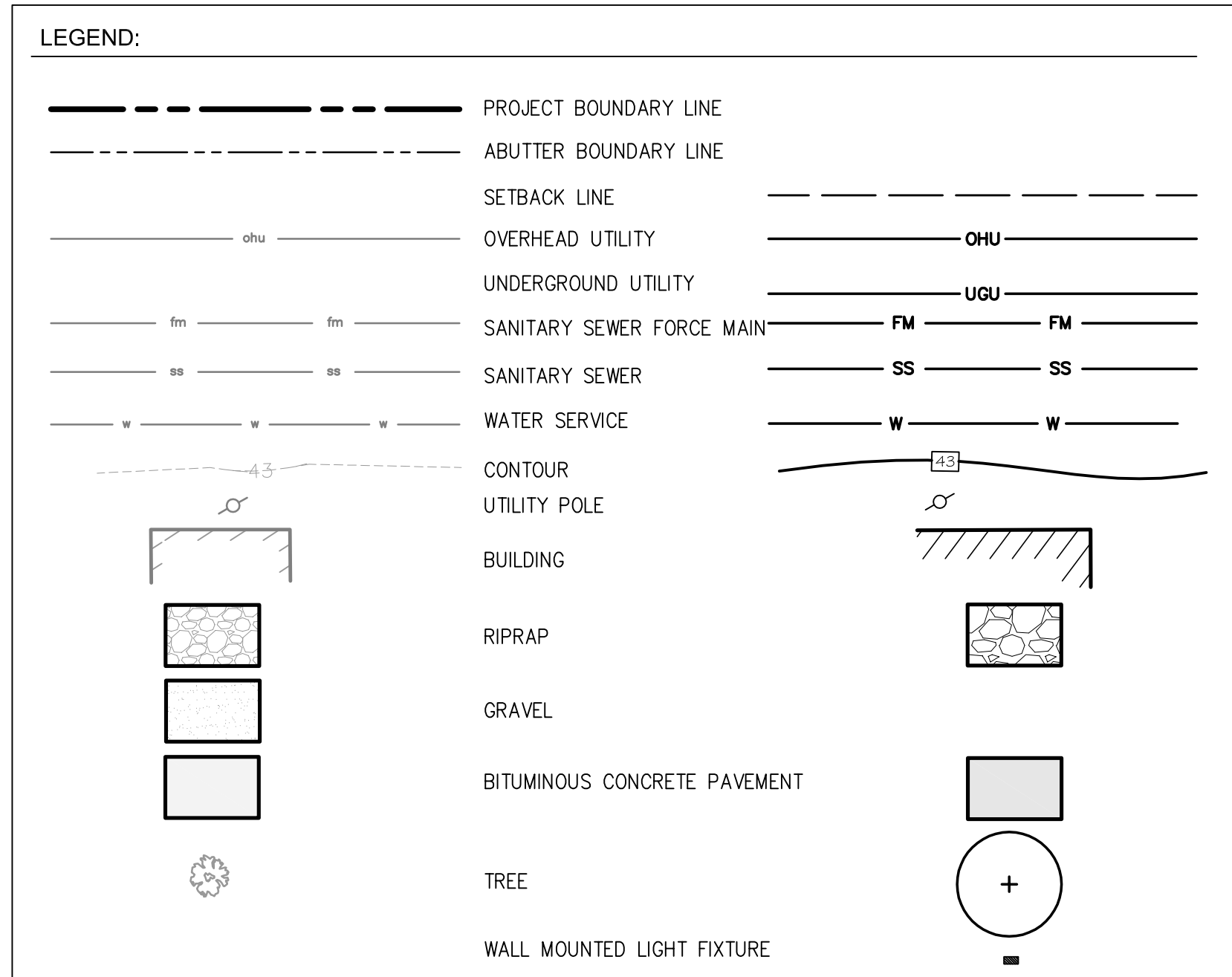
* WHEN ABUTTING A RESIDENTIAL ZONE

PARKING:

REQUIRED SPACE SIZE = 9'x18'
AISLE WIDTH (90 DEGREE PARKING) = 24'

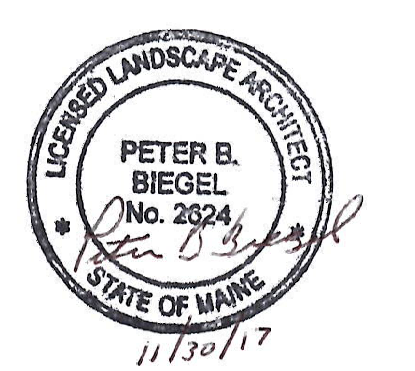
	REQUIRED	EXISTING	PROPOSED
EXISTING INDUSTRIAL (1 SPACE PER 1000 S.F.)	1,914 S.F./1000=2 SPACES	2 SPACES	
PROPOSED INDUSTRIAL (1 SPACE PER 1000 S.F.)	9,000 S.F./1000=9 SPACES		11 SPACES
PROPOSED INDUSTRIAL (1 SPACE PER 1000 S.F.)	3,200 S.F./1000=4 SPACES		4 SPACES
TOTAL PARKING SPACES		15	17

LANDSCAPING:
STREET TREES - 1 STREET TREE REQUIRED EVERY 30'-45' ON CENTER IN THE CITY R.O.W ALONG STREET FRONTAGE. FRONTAGE = APPROXIMATELY 127' (NOT INCLUDING THE ENTRANCE DRIVE)/45 = 2.8 OR 3 STREET TREES REQUIRED.



PRESUMPCOT STREET

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
A	11/30/17	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 2 SITE PLAN APPLICATION	DEPT.	SWC	PBB						



LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel: (207) 494-1111

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB

DATE: NOV. 2017
SCALE: 1"=20'

PROPOSED PRESUMPCOT STREET BUSINESS PARK
314-316 PRESUMPCOT STREET, PORTLAND, MAINE

SITE PLAN

APPLICANT & OWNER:
JAKE'S DEVELOPMENT, INC.
30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04105

PROJ. NO. 16-115
DWG. NO. C-101

REV. A