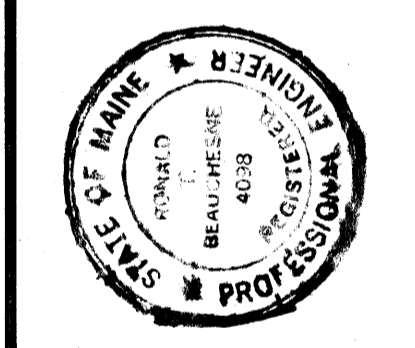


PROPOSED
WAREHOUSE ADDITION
 142 PRESUMPCOT STREET
 PORTLAND, MAINE

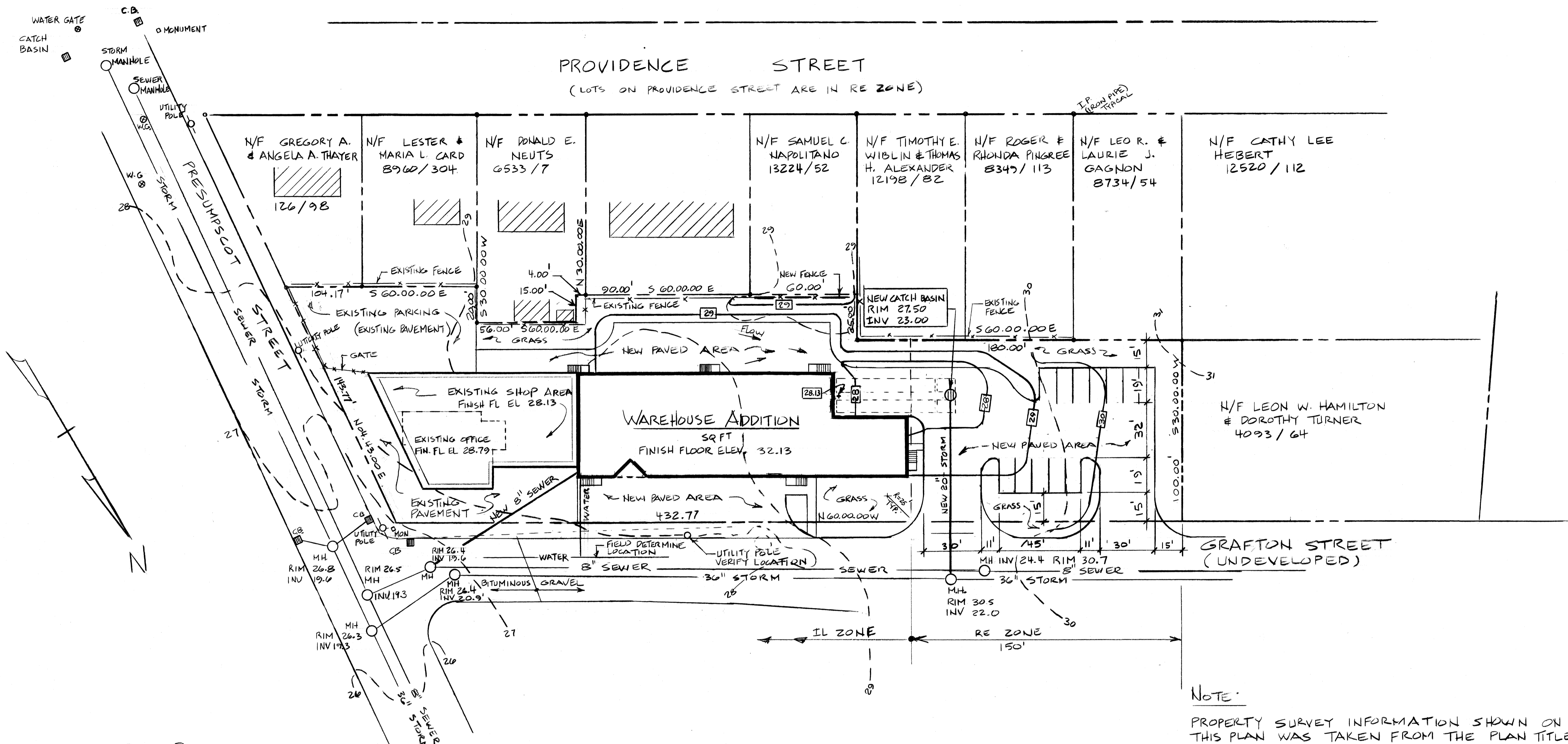


DATE	DESCRIPTION
1	T/WH COORDINATED w/ EER DWG'S

DATE: 6-19-02

C-1

SHEET OF PROJECT NO. 50-02



IL ZONE SPACE AND BULK REQUIREMENTS

- 25' BUILDING SETBACK FROM FRONT SIDE AND REAR PROPERTY LINES, EXCEPT WHERE PROPERTY ABUTS A RESIDENTIAL DISTRICT WHERE A 40' SETBACK IS REQUIRED.
 PROPOSED: 25' FRONT YARD, 40' REAR YARD, 150' SIDE YARD
- 15' PAVEMENT SETBACK FROM ALL PROPERTY LINES.
 PROPOSED: 15' FRONT, REAR & SIDE YARD.
- PARKING (WAREHOUSE OVER 3000 SF) = 1 SPACE/1000 SF.
 PROPOSED WAREHOUSE = 9400± SF (MAINTAIN EXISTING PARKING FOR EXISTING BUILDING)
 REQUIRED: 10 SPACES, PROPOSED 12 SPACES

FIELD VERIFICATION :

IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO VERIFY ALL EXISTING SITE RELATED EXISTING CONDITIONS AND TO DETERMINE THE APPROPRIATENESS OF THE PROPOSED GRADES AND UTILITY INSTALLATIONS. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IF ANY DEVIATION FROM EXISTING IS DETERMINED.

PROPOSED
SITE PLAN
 1" = 30'

NOTE:
 PROPERTY SURVEY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE PLAN TITLED "BOUNDARY SURVEY, 142 PRESUMPCOT STREET, PORTLAND, MAINE FOR COASTAL EQUIPMENT CORP" PREPARED BY BRUCE R. BOWMAN, INC. PROFESSIONAL LAND SURVEYOR, DATED 6/17/98 JOB No. 98004