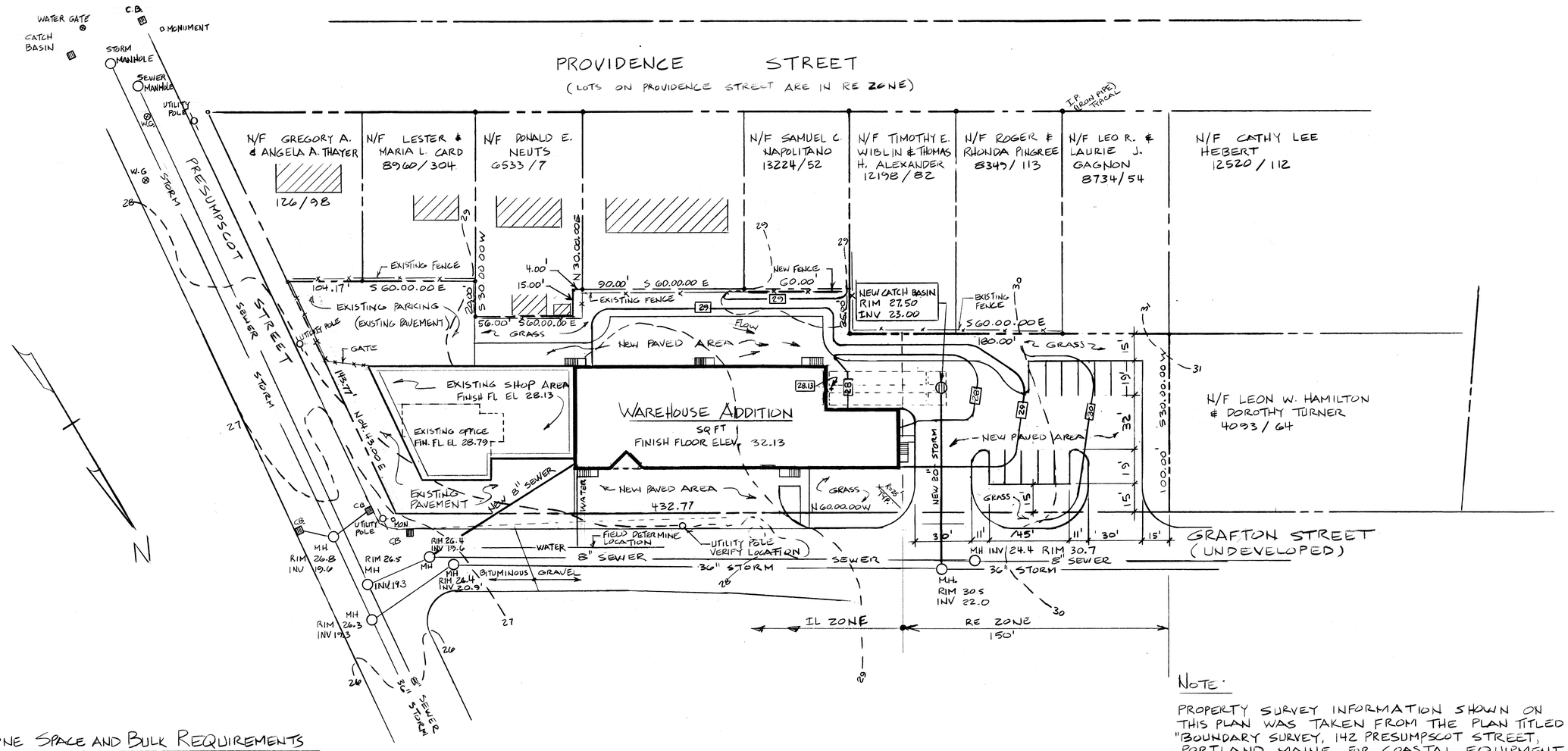

IL ZONE SPACE AND BULK REQUIREMENTS

- 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 PRESUMPSCOT STREET, PORTLAND, MAINE FOR COASTAL EQUIPMENT CORP" PREPARED BY BRUCE R. BOWMAN, INC. PROFESSIONAL LAND SURVEYOR, DATED 6/17/98 JOB NO. 98004

RTB ENTERPRISES
23 TURNBERRY DRIVE, CUMBERLAND, ME 04021 (207) 829-4594
STRUCTURAL ENGINEERING CONSTRUCTION MANAGEMENT

PROPOSED
WAREHOUSE ADDITION
142 PRESUMPSCOT STREET
PORTLAND, MAINE

STATE OF MAINE · REGISTERED PROFESSIONAL ENGINEER · RICHARD T. BEAULIEU 4078

DRN. BY RTB

REV	DATE	DESCRIPTION	APPROVED
1	7/04	COORDINATED W/EER DWGS	

SITE PLAN

DATE: 6-19-02

C-1

SHEET OF

PROJECT NO. 50-02

SPILLER'S 071117