

PARCEL INFORMATION

I. SITE AREA: 0.98± ACRES

SITE AREA TAKEN FROM CITY TAX ASSESSOR'S INFORMATION MAP 33, BLOCK D, LOTS 4 THRU 11, 15, \$ 22 THRU 26

THE SALVATION ARMY

30 WARREN AVE PORTLAND, MAINE 04 I 03

ZONING DISTRICTS: B-2b COMMUNITY BUSINESS ZONE

4. SPACE AND BULK STANDARDS

MINIMUM LOT SIZE\* NONE MINIMUM LOT WIDTH 57.8'± NO CHANGE MINIMUM STREET FRONTAGE 475'± NO CHANGE FRONT YARD SETBACK NONE REAR YARD SETBACK 57'± SIDE YARD SETBACK NONE SIDE YARD ON SIDE STREET NONE 63'± MAXIMUM IMPERVIOUS SURFACE RATIO\* 90% MAXIMUM HEIGHT OF STRUCTURES UNKNOWN

\*THE ENTIRE SITE WAS NOT SURVEYED THEREFORE, THE TOTAL EXISTING SITE AREA AND IMPERVIOUS SURFACE AREA WAS APPROXIMATED USING AERIAL PHOTOS AND GIS TAX MAP LINES IN AREAS THAT WERE NOT SURVEYED. THE OVERALL REDUCTION OF IMPERVIOUS AREA WILL BE 1,072 SQUARE FEET.

5. SEE SHEET C201 FOR OFF-STREET PARKING AND BICYCLE PARKING REQUIREMENTS.

6. SNOW STORAGE WILL BE PROVIDED IN THE GRASSED COURTYARD AREA.

	LEGEND	
EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTER LOT LINE	
•	PROPERTY CORNER	
ss	SANITARY SEWER LINE	SS
C.O.	SANITARY SEWER CLEANOUT	<i>C.O.</i>
sd	STORMDRAIN LINE	
w	WATERLINE	w
450	WATER SHUTOFF	4 <u>\$</u> 0
$\bowtie$	WATER LINE VALVE	$\bowtie$
g	GAS LINE	G
$\bowtie$	GAS VALVE	×
ohu	OVERHEAD UTILITY LINE	
t	UNDERGROUND COMMUNICATIONS	
Ø	UTILITY POLE	
7//////////////////////////////////////	BUILDING	
— x — x —	METAL FENCE/RAILING	—— x —— x —— x ——
—— 0 —— 0 —	WOOD FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
	GRANITE CURB	
	BRICK SIDEWALK	





ISSUE DATE 8/2/16 SHEET SCALE 1" = 10'

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