

PARCEL INFORMATION

0.98± ACRES

SITE AREA TAKEN FROM CITY TAX ASSESSOR'S INFORMATION

REQUIRED EVISTING

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

	KLQUIKLD	LAIDTING	I KOI OJEL
MINIMUM LOT SIZE*	NONE	0.98± AC*	NO CHANG
MINIMUM LOT WIDTH	NONE	57.8'±	NO CHANG
MINIMUM STREET FRONTAGE	20'	475'±	NO CHANG
FRONT YARD SETBACK	NONE	Ο'	1.
REAR YARD SETBACK	10'	94'±	57'±
SIDE YARD SETBACK	NONE	Ο'	11
SIDE YARD ON SIDE STREET	NONE	63'±	11
MAXIMUM IMPERVIOUS SURFACE RATIO*	90%	84%*	82%*
MAXIMUM HEIGHT OF STRUCTURES	45'	UNKNOWN	21.75'

\*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.

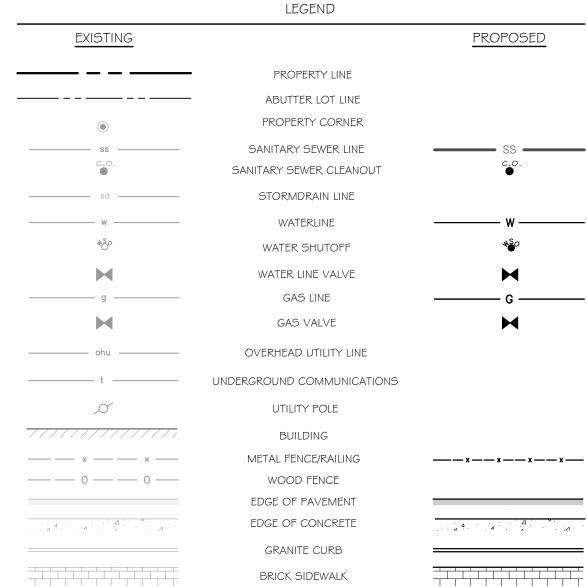
5. SEE SHEET C201 FOR OFF-STREET PARKING AND BICYCLE PARKING REQUIREMENTS.

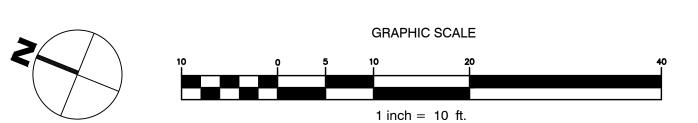
## GENERAL NOTES:

I. SEE GENERAL NOTES AND PLAN REFERENCES ON SHEET C100.

## EXISTING UTILITY NOTES:

- I. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAVAILABLE INFORMATION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 60 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.







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CONSTRUCTION
DOCUMENTS

1SSUE DATE 10/25/16 SHEET SCALE 1" = 10'