

## 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

B-2b COMMUNITY BUSINESS ZONE

	REQUIRED	EXISTING	PROPOSED
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	0'	11
REAR YARD SETBACK	I O'	94'±	57'±
SIDE YARD SETBACK	NONE	O'	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 C20 | FOR OFF-STREET PARKING AND BICYCLE PARKING REQUIREMENTS.

## GENERAL NOTES:

1. 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.

## DRAFT - 1/31/17 NOT FOR CONSTRUCTION

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



Bil

Д НОМ4 г. п окок----

CONSTRUCTION
DOCUMENTS

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