

PARCEL INFORMATION

I. SITE AREA: 0.98± ACRES

0.98± ACRES SITE AREA TAKEN FROM CITY TAX ASSESSOR'S INFORMATION

MAP 33, BLOCK D, LOTS 4 THRU | | 1, | 5, \$ 22 THRU 26

2. OWNER/APPLICANT: THE SALVATION ARMY

T: THE SALVATION ARMY
30 WARREN AVE
PORTLAND, MAINE 04 | 03

3. ZONING DISTRICTS:
B-2b COMMUNITY BUSINESS ZONE

4. SPACE AND BULK STANDARDS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE*	NONE	0.98± AC*	NO CHANGE
MINIMUM LOT WIDTH	NONE	57.8'±	NO CHANGE
MINIMUM STREET FRONTAGE	20'	475'±	NO CHANGE
FRONT YARD SETBACK	NONE	O'	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 I FOR OFF-STREET PARKING AND BICYCLE PARKING REQUIREMENTS.

GENERAL NOTES:

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

EXISTING UTILITY NOTES:

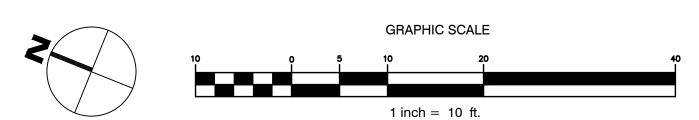
- I. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT 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 NOTIPYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN GO CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.

NOTE

REVISION CLOUDS INDICATE
CHANGES FROM THE APPROVED
SITE PLAN APPLICATION
DRAWINGS DATED 9/9/2016.

	LLOLIND	
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 ———
*80	WATER SHUTOFF	450
\bowtie	WATER LINE VALVE	H
g	GAS LINE	G
\bowtie	GAS VALVE	H
ohu	OVERHEAD UTILITY LINE	
t	UNDERGROUND COMMUNICATIONS	
X	UTILITY POLE	
7//////////////////////////////////////	BUILDING	
x x	METAL FENCE/RAILING	——— x —— x —— x ——
0 0	WOOD FENCE	
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	4
	GRANITE CURB	
	BRICK SIDEWALK	

LEGEND



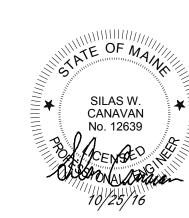


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LVATION ARMY
AND, MAINE

A 15/16
REVISED REAR ENTRANCE
9/9/16
REV. PER CITY COMMENTS
10/25/16
CONSTRUCTION DOCUMENTS

LE out and Utility Plan

DRAWN BY SWC SHEET TITLE

ISSUE DATE 10/25/16 SHEET SCALE 1'' = 10'

C

200