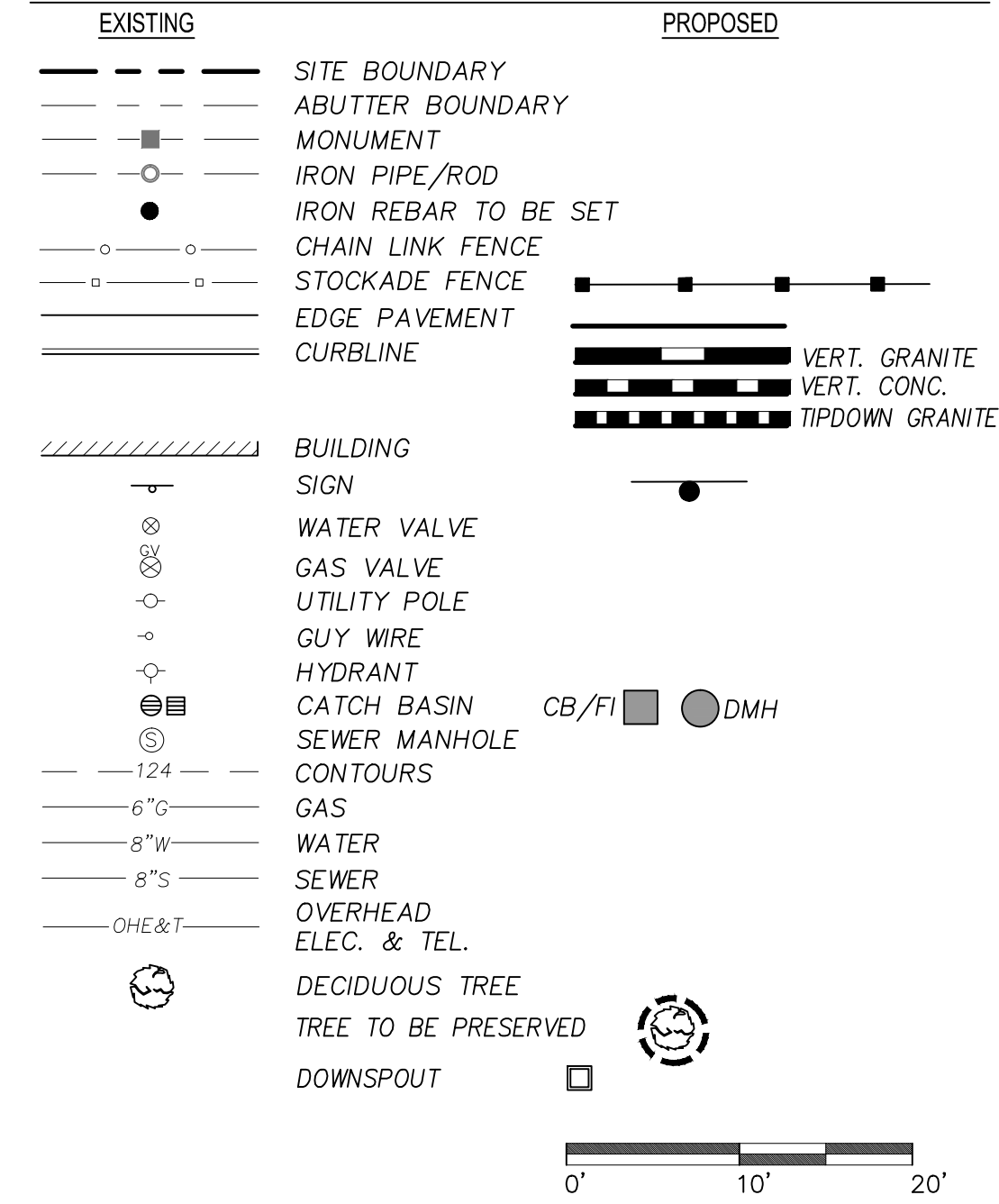


GENERAL NOTES:

- TOTAL SITE AREA: ±0.2195 ACRES (±9,562 SF)
 - ZONING DISTRICT: NEIGHBORHOOD BUSINESS ZONE (B1-b)
 - OWNER / APPLICANT: 502 DEERING CENTER, LLC
55 HAMBLET AVENUE
PORTLAND, MAINE 04103
 - TAX MAP: MAP 16NE, LOT 135-E009
 - BOOK AND PAGE: CCRD BOOK 32719, PAGE 274
 - PROJECT ADDRESS: 502 STEVENS AVENUE
- | | B1-b | PROPOSED |
|-------------------------|---|----------------------|
| MIN. LOT SIZE | NONE | ±0.2195 AC |
| MIN. LOT AREA / D.U. | 1,000 SF/DU (MULTI-FAMILY) | 4 D.U. (2,390 SF/DU) |
| MIN. STREET FRONTAGE | 20 FT. | 66 FT. |
| MIN. LOT WIDTH | NONE | 65.84 FT. |
| MIN. FRONT YARD | NONE | 0 FT. |
| MAX. FRONT YARD | 10 FT. | 0 FT. |
| MIN. REAR YARD | 10 FT. (PRINCIPAL) | 67.8 FT. |
| | 5 FT. (ACCESSORY) | 6.59 FT. |
| MIN. SIDE YARD | 5 FT. (PRINCIPAL) | 8.31 FT. |
| | NONE (ACCESSORY) | 0.1 FT. |
| MAX. BLDG HEIGHT | 35 FT. | 32 FT. |
| MAX. 1ST FLOOR AREA | NONRESIDENTIAL: 10,000 SF | 2,505 SF |
| | RETAIL: 5,000 SF | 1,000 SF |
| OFF-STREET PARKING | RESIDENTIAL (4 UNITS): 2 PS / D.U. | 8 PS |
| | RETAIL (2,000 SF): 1 PS / 200 SF >2,000 | 0 PS |
| | OFFICE (800 SF): 1 PS / 400 SF | 2 PS |
| | TOTAL | 10 PS |
| MAX. IMPERVIOUS SURFACE | 90% | 83% |
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "EXISTING CONDITIONS OF 502-504 & 510 STEVENS AVENUE, PORTLAND, MAINE". MADE FOR ADAM COPE, P.O. BOX 1398, PORTLAND, MAINE 04101. DATED AUGUST 2016 WITH LATEST REVISION DATE OF 9/1/16. PREPARED BY FOUR POINTS ASSOCIATES, INC. 9 RALPH AVENUE, LEWISTON, MAINE 04240, TEL. 207.577.5840
 - BEARINGS AND COORDINATES ARE BASED ON GRID NORTH NAD 1983 MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE.
 - VERTICAL DATUM WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT. THE DATA WAS PROCESSED BY USING THE GEOID 2003 MODEL.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
 - EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
 - ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.
 - STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
 - ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
 - ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.

LEGEND



Project Name:
502 Deering Center
Portland, Maine

Owner / Applicant:
502 Deering Center, LLC
55 Hamblet Avenue
Portland, Maine 04103

Consultants:
Architect
Lachman Architects & Planners
58 Fore Street, Bldg 30
Portland, Maine 04101
207.831.8585
Contact: Denis Lachman

Landscape Architects
Carroll Associates
217 Commercial St.
Portland, Maine 04101
207.772.1552
Contact: Patrick Carroll

Civil Engineer
Pinkham & Greer Civil Engineers
28 Vannah Ave.
Portland, ME 04103
207.781.5242
Contact: Thomas Greer

Surveyor
Four Points Associates, Inc.
9 Ralph Avenue
Lewiston, Maine 04240
207.577.5840
Contact: Donald Dostic

Drawing Set:

No.	Date	Revision
1	12-22-16	SITE PLAN REVIEW-FINAL

Drawing Set:
PERMITTING

Drawn: MAP
Checked: MAP
Approved: PC

Drawing Title:
SITE PLAN

Job Number:
File:
Date: 12-22-2016 Scale: AS SHOWN
Drawing Number:
C-2.0
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