

DATE PLOTTED: 05/05/2016 09:58 AM
SCALE: 1"=20'
PROJECT NO.: 5464-04
SHEET NO.: 5 OF 12

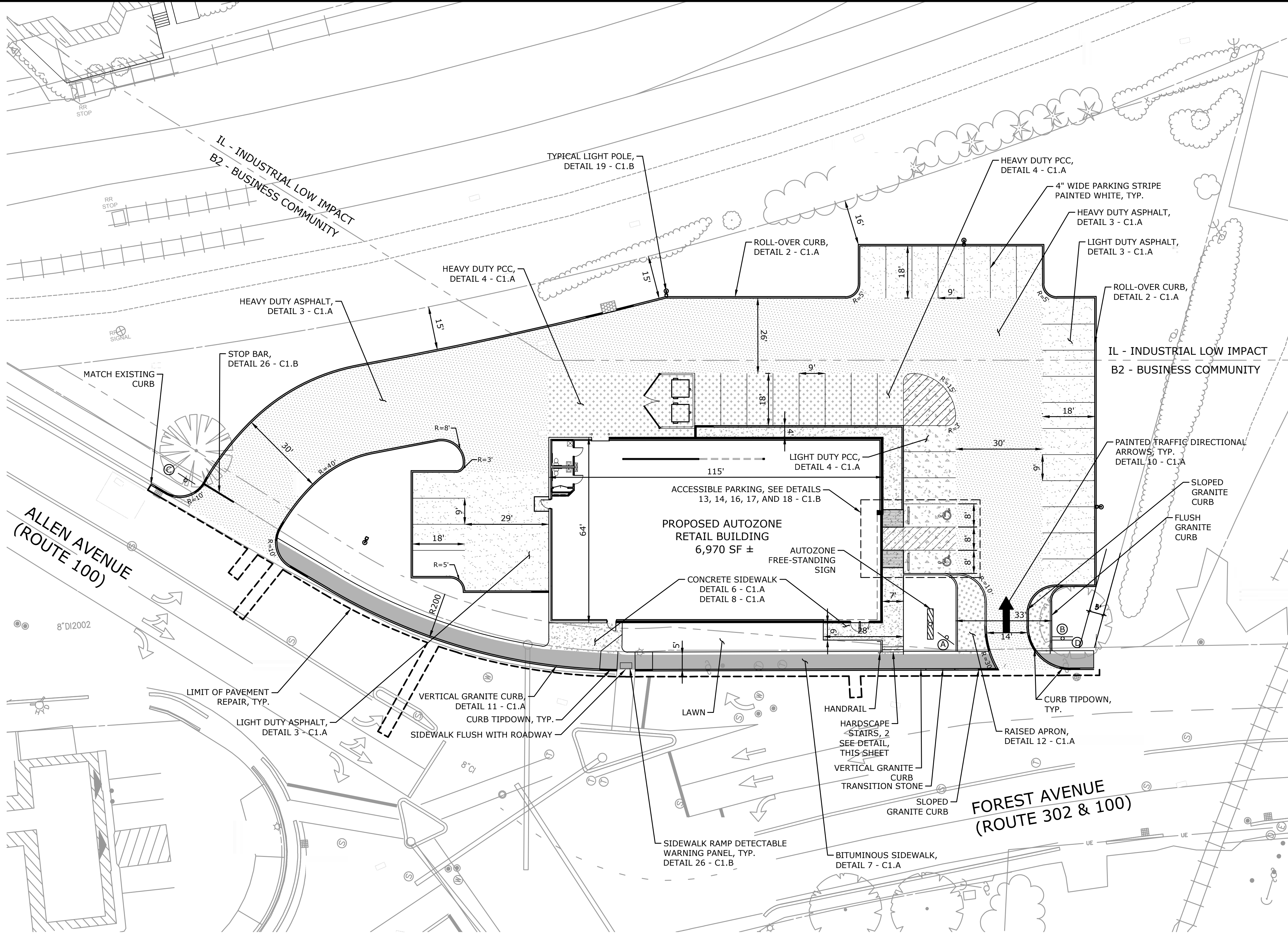
EXISTING

PROPOSED

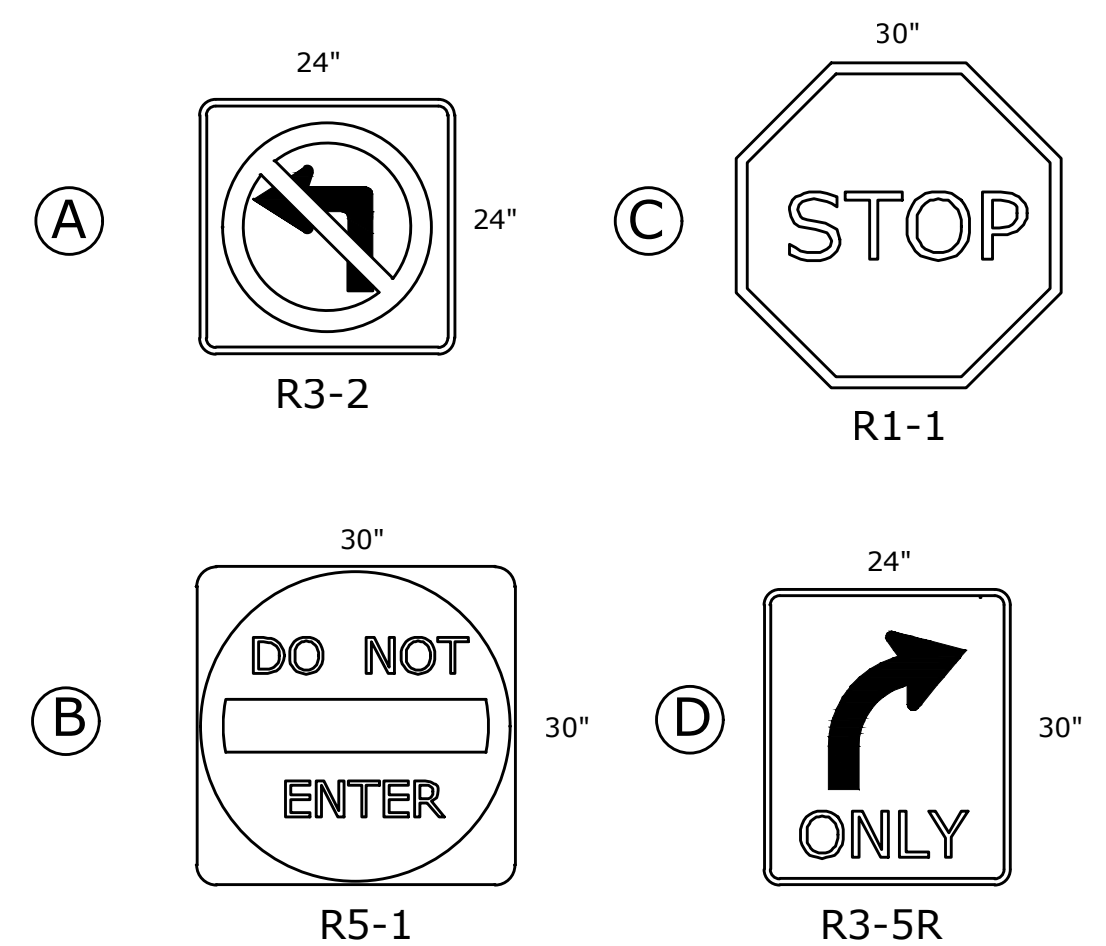
	EASEMENT LINE	
	EDGE OF GRAVEL	
	EDGE OF PAVEMENT/CURB	
	PROPERTY LINE	
	CONTOUR LINE	
	U.G. OR O.H. ELECTRIC	
	UNDERGROUND TELCO	
	SEWER LINE	
	STORM DRAIN LINE	
	WATER LINE	
	PERFORATED UNDERDRAIN	
	GAS/PROPANE LINE	
	UTILITY POLE & GUY WIRE	
	ELEC. TRANSFORMER PAD	
	ELEC. MANHOLE	
	CATCH BASIN	
	SEWER MANHOLE	
	FIRE HYDRANT	
	MONITORING WELL	
	GAS VALVE	
	WATER VALVE	
	HEAVY DUTY PCC	
	LIGHT DUTY PCC	
	HEAVY DUTY ASPHALT	
	LIGHT DUTY ASPHALT	
	CONCRETE SIDEWALK	
	BITUMINOUS SIDEWALK	
	DETECTABLE WARNING FIELD	

GENERAL NOTES:

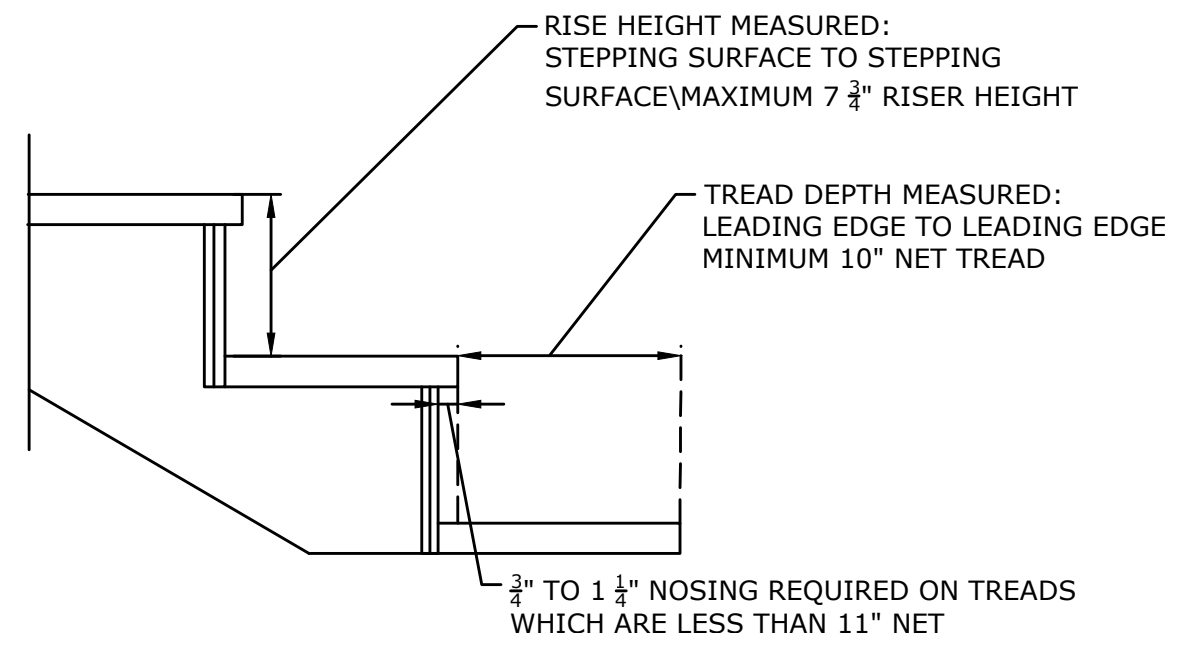
- THE RECORD OWNER OF THE PROPERTY IS BVM PORTLAND, LLC BY DEED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 31396 PAGE 322.
- PARCEL TAX MAP REFERENCE: CITY OF PORTLAND ASSESSORS MAP 152, LOT 1.
- HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED SOLELY ON A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY, STORE #3879" PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND DATED 02/23/2015 AND IDENTIFIED AS MEETING ALTA/ACSM PLAN REQUIREMENTS. REFER TO PLAN REFERENCES AND NOTES ON SAID PLAN FOR MORE INFORMATION.
- THE TOTAL PARCEL AREA IS APPROXIMATELY 1.06 ACRES ±.
EXISTING IMPERVIOUS SURFACE = 39,660 SF ±
PROPOSED IMPERVIOUS SURFACE = 28,633 SF ±
- THE PROPERTY IS LOCATED IN THE B-2 AND I-L ZONING DISTRICT
B-2 COMMUNITY BUSINESS ZONE:
 MIN. STREET FRONTAGE - 20 FEET
 FRONT YARD SETBACK - NONE
 REAR YARD SETBACK - 10 FEET, EXCEPT: 5 FEET FOR ACCESSORY STRUCTURES
 SIDE YARD SETBACK - NONE REQUIRED, EXCEPT: 5 FEET FOR ACCESSORY STRUCTURES
 SIDE YARD ON SIDE STREET SETBACK - NONE
 FRONT YARD MAXIMUM - NO MORE THAN 10 FEET
 HEIGHT MAXIMUM - 50 FEET
 MAXIMUM IMPERVIOUS SURFACE RATIO - 80%
I-L INDUSTRIAL LOW IMPACT ZONE:
 MAXIMUM IMPERVIOUS SURFACE RATIO - 65%
 MINIMUM SIDE YARD - 25 FEET
 MINIMUM REAR YARD - 25 FEET
 MINIMUM FRONT YARD - 25 FEET
 PAVEMENT SETBACK FROM LOT BOUNDARY - 15 FEET
- PARKING AREA SUMMARY:
 REQUIRED PARKING PER TOWN ORDINANCE, 1 SPACE PER 200 SF
 6,970 SF / 200 = 35 SPACES
 TOTAL PARKING PROVIDED = 35 SPACES
 2 SPACES AT 8' X 18'
 33 SPACES AT 9' X 18'
 2 HANDICAP ACCESSIBLE SPACES
 DRIVE AISLE IN PARKING AREAS = 30 FEET
- ALL DISTURBED AREAS ARE TO BE TOPSOILED AND LAWN ESTABLISHED.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.



SIGN LEGEND

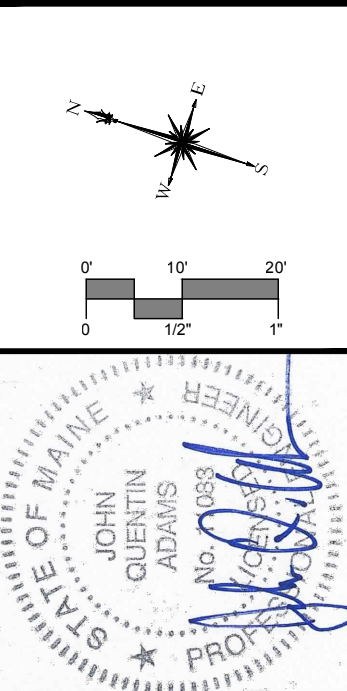


STAIR DETAIL



APPROVED LEVEL 2 SITE PLAN

PLANNING DIRECTOR _____ DATE _____



MILONE & MACBROOM
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DESCRIPTION	DATE	BY
UPDATE SIGN LOCATION	3/21/2016	SMW

SITE PLAN
 AUTOZONE STORE NO. 3879
 PORTLAND, MAINE
 1207 FOREST AVE
 PORTLAND, MAINE

SMW	SMW	JQA
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: MAY 5, 2016		
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