

NOTES:

SITE IS IDENTIFIED AS MAP 214A, BLOCK A, LOTS A-2 & A-3 ON THE CITY OF PORTLAND ASSESSOR'S DATABASE.

RECORD OWNER: TRANSPORT LEASING CORP.
58 LOWELL JUNCTION ROAD
ANDOVER, MA 01810

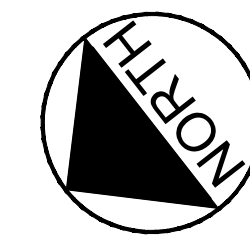
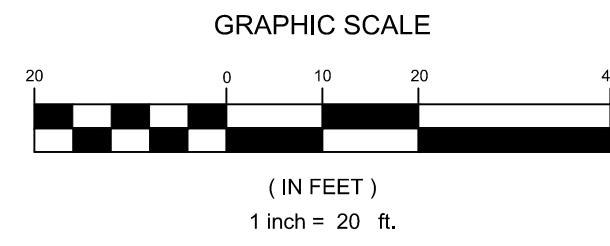
PLAN REFERENCES

- BOUNDARY & TOPOGRAPHIC ON 68 JOHNSON ROAD PORTLAND, MAINE PREPARED BY OWEN HASKELL, INC., FOR DELUCA HOFFMAN ASSOCIATES, DATED ON JANUARY 7, 2010.
- EXISTING CONDITIONS PLAN OF JOHNSON ROAD PROPERTY, TAX MAP 214A, LOT A-3, PREPARED BY DELUCA HOFFMAN ASSOCIATES, DATED ON SEPTEMBER 9, 2010.
- SUBDIVISION PLAN PREPARED BY WILLIAM WHITE, INC., TITLED "AMENDED FINAL RECORDING PLAT FOR JOHNSON ROAD SUBDIVISION, PORTLAND/SO. PORTLAND, MAINE FOR TRANSPORT LEASING CORP., PORTLAND, MAINE", RECORDED ON NOVEMBER 15, 1999 IN C.C.R.D. BOOK 199, PAGE 530.
- SHEET A2.1 OF SANBORN PROFESSIONAL BUILDING, BY ALPHA ARCHITECTS, ISSUED JUNE 21, 2017.

ZONING DATA

ZONE: B-4 COMMERCIAL CORRIDOR ZONE
PERMIT USES INCLUDE:

DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	10,000 SF	202,554 SF
MINIMUM STREET FRONTAGE	60 FT.	447.82'
MINIMUM FRONT YARD SETBACK	20 FT.	41'±
MINIMUM REAR YARD SETBACK	20 FT.	278'±
MINIMUM RIGHT SIDE YARD SETBACK	12 FT.	77'±
MINIMUM LEFT SIDE YARD SETBACK	12 FT.	273'±
MINIMUM LOT WIDTH	60 FT.	448'±
MAXIMUM HEIGHT	65 FT.	57'-5"
MAXIMUM IMPERVIOUS SURFACE RATIO	80%	45.7%
MAXIMUM FLOOR AREA RATIO	0.65	0.34
PARKING (1 SPACE / 400 SF)	99 SPACES	188 SPACES



LEGEND

- BUILDING EXIT
- 7' LONG TIP DOWN CURB
- STANDARD DUTY PAVEMENT
- BITUMINOUS POROUS PAVEMENT
- BITUMINOUS ASPHALT SIDEWALK
- CONCRETE SURFACE

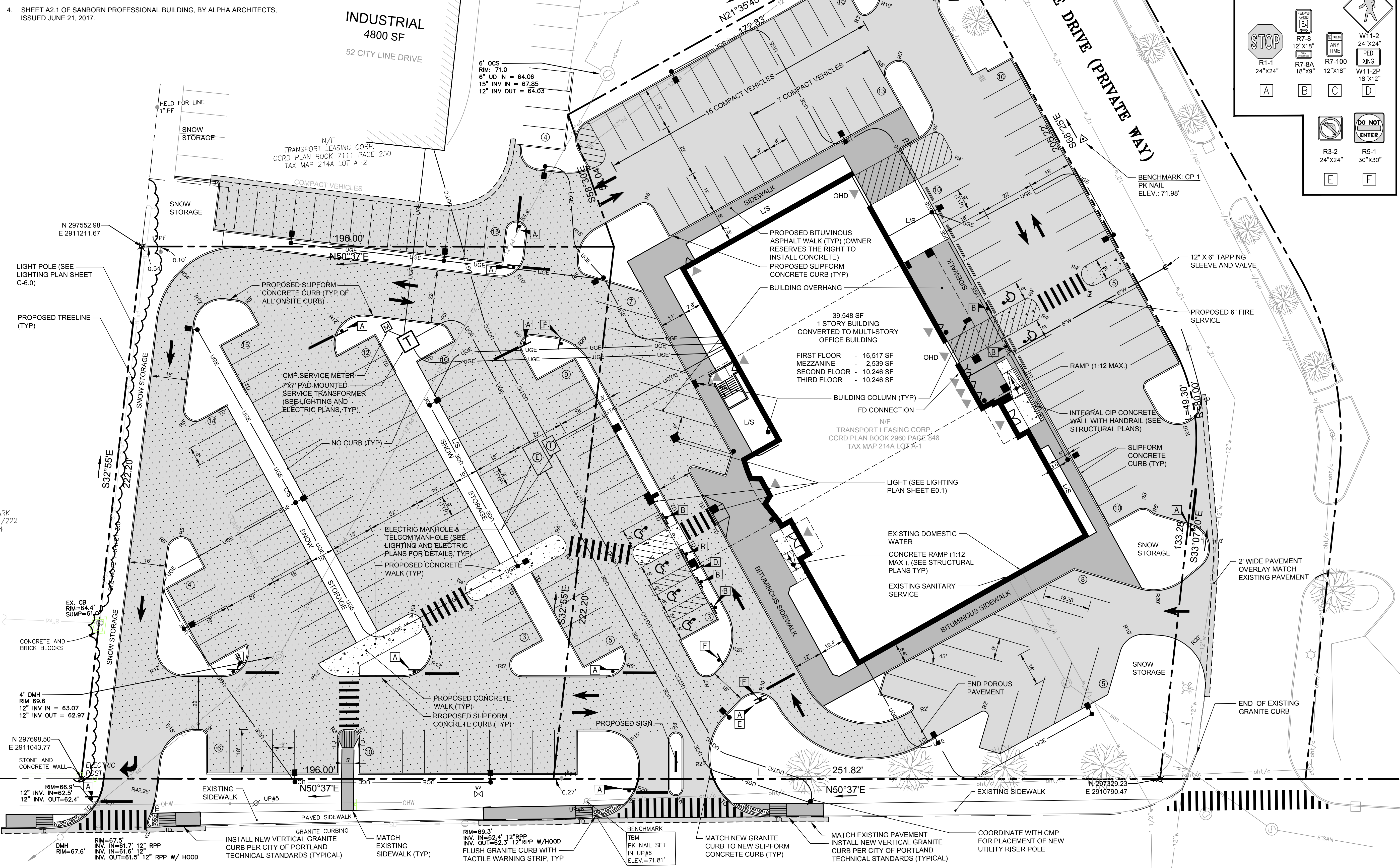
SIGN LEGEND

- R1-1 24"x24"
- R7-8 12"x18"
- R7-8A 18"x9"
- R7-100 12"x18"
- W11-2 24"x24"
- PED XING
- W11-2P 18"x12"
- A
- B
- C
- D
- R3-2 24"x24"
- R5-1 30"x30"
- E
- F
- DO NOT ENTER



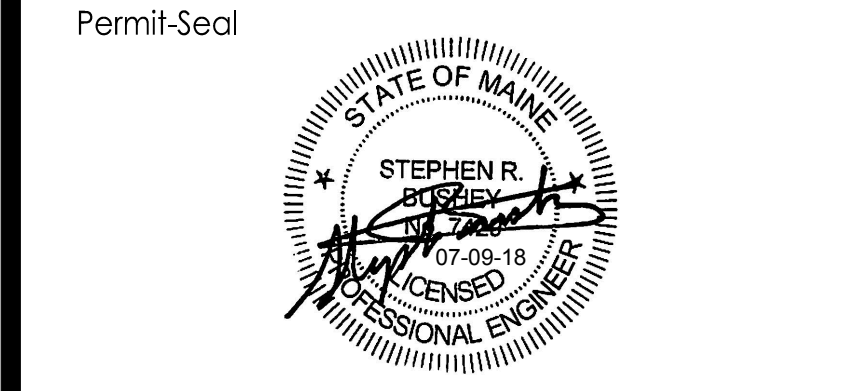
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Revision	By	Date
2	SRB	18.07.09
1	SRB	18.03.22

File Name: PBF SRB SRB 18.05.22
DWN. CHKD. DSGN. DATE



Client/Project
TRANSPORT LEASING CORP.
ANDOVER, MA
JOHNSON ROAD
PROPERTY
90 JOHNSON ROAD, PORTLAND, MAINE

Title
SITE LAYOUT & UTILITY PLAN

Project No. 210801617
Scale 1" = 20'
Sheet C-3.0

JOHNSON ROAD
PAVED-PUBLIC-VARIABLE WIDTH