

**IMPERVIOUS AREA TABULATIONS**

EXISTING PERVIOUS (GRASS) AREAS TO BE CONVERTED TO IMPERVIOUS (GRAVEL/PAVEMENT/CONCRETE) = 1,179 sq. ft.  
 EXISTING IMPERVIOUS (GRAVEL/PAVEMENT) TO BE CONVERTED TO PERVIOUS (GRASS) = 2,798 sq. ft.

**SPACE AND BULK REQUIREMENTS**

	ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 sq'	104,108 sq'
MINIMUM STREET FRONTAGE	60'	378.33'
MINIMUM FRONT YARD	20'	23'
MINIMUM REAR YARD	20'	29'
MINIMUM SIDE YARD	10'	29'
MINIMUM LOT WIDTH	60'	378'
MAXIMUM BUILDING HEIGHT	60'	17'
MAXIMUM IMPERVIOUS RATIO	80%	56%
MAXIMUM FLOOR AREA RATIO	0.65	0.18

**PARKING**

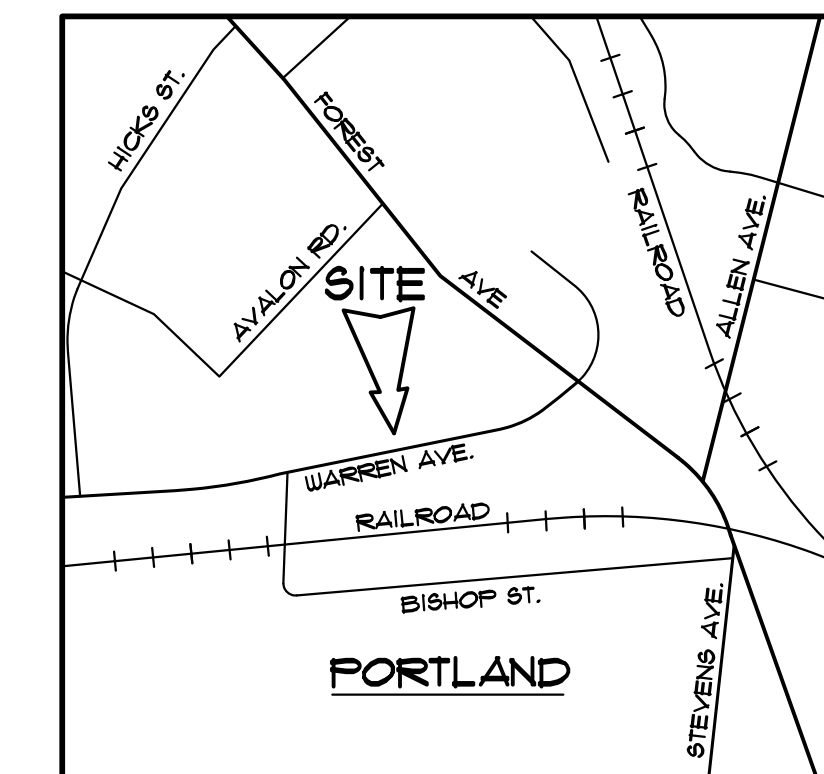
THE PROPOSED RETAIL USE REQUIRES 45 PARKING SPACES. 46 PARKING SPACES ARE PROVIDED WITH 3 SPACES BEING HANDICAP ACCESSIBLE.

**NOTES**

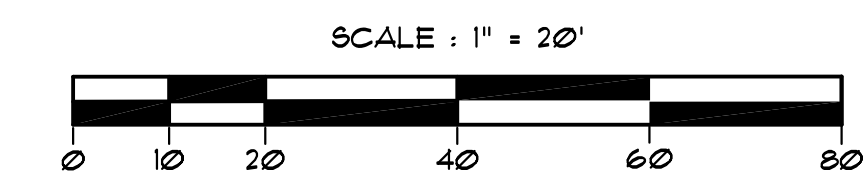
- FOR COMPLETE BOUNDARY AND TOPOGRAPHIC INFORMATION REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LAND OF 55 WARREN AVENUE, PORTLAND, MAINE", PREPARED FOR PARIS FARMERS UNION, PREPARED BY JONES ASSOCIATES, INC.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD - BENTLEY HOLDINGS, INC. DEED REFERENCE - BOOK 11,123, PAGE 244 TAX MAP 292, LOTS D006 & D011
- PARCEL AREA = 2.99 ACRES.
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23005 10001 C, DATED DECEMBER 8, 1998.
- THE PARCEL IS LOCATED IN THE "B4", "R3" AND "R5" ZONING DISTRICTS AS SHOWN ON THE CITY OF PORTLAND ZONING MAP REVISED THROUGH AUGUST 14, 2013.

**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- ..... ZONING BOUNDARY
- - - BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- TAX MAP AND LOT REFERENCE
- EXISTING CONTOUR
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING METAL GUARD RAIL
- EXISTING STOCKADE FENCE
- NEW STOCKADE FENCE
- NEW CHAIN LINK FENCE
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT



LOCATION MAP



REVISED: NOVEMBER 4, 2014 - ADD CONCRETE CURB  
 REVISED: SEPTEMBER 30, 2014 - ADD CURBING  
 REVISED: SEPTEMBER 23, 2014 - BIKE RACK SIZE  
 REVISED: SEPTEMBER 19, 2014 - STOCKADE/CHAIN LINK FENCES  
 REVISED: SEPTEMBER 15, 2014 - RELOCATE GREENHOUSE  
 REVISED: SEPTEMBER 5, 2014 - TAKE 'TO BE REMOVED' ITEMS OFF PLAN  
 REVISED: SEPTEMBER 3, 2014 - MOVE GREENHOUSE & STORAGE AREA  
 REVISED: AUGUST 25, 2014 - ADD ZONING LINES & NOTE 6

SHEET TITLE:

**55 WARREN AVENUE**  
 PORTLAND, MAINE

**Stoneybrook Consultants, Inc.**  
 45.6 Buckfield Road - Turner, Maine 04282  
 (207) 514-7491 Voice / (207) 514-7492 Fax

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 LEWISTON, ME 04240  
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STATE OF MAINE  
 WILLIAM M. PETERLIN  
 LICENSED PROFESSIONAL ENGINEER  
 5787

JOB NO. - 14142

SHEET **C2**

DRAWN BY: KRF  
 CHECKED BY: WMP

SCALE: 1" = 20'  
 DATE: AUGUST 7, 2014

CLIENT: **PARIS FARMERS UNION**  
 P.O. BOX D - SOUTH PARIS, MAINE 04281

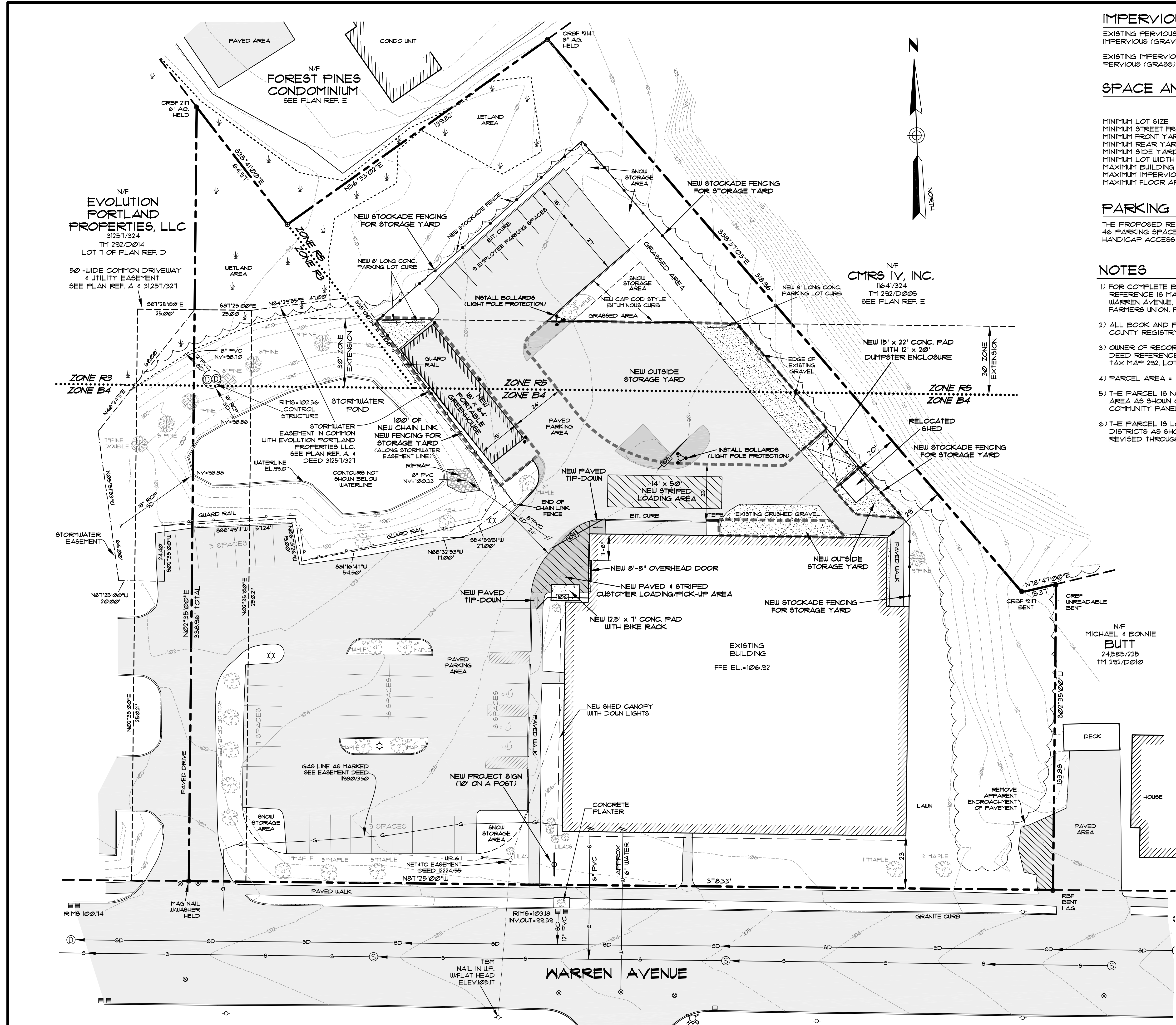
PROJECT: **55 WARREN AVENUE**  
 PORTLAND, MAINE

**SUMMIT**  
 GEOTECHNICAL SERVICES

STATE OF MAINE  
 WILLIAM M. PETERLIN  
 LICENSED PROFESSIONAL ENGINEER  
 5787

JOB NO. - 14142

SHEET **C2**



NF  
**EVOLUTION PORTLAND PROPERTIES, LLC**  
 31251/324  
 TM 292/D014  
 LOT 1 OF PLAN REF. D  
 50'-WIDE COMMON DRIVEWAY & UTILITY EASEMENT  
 SEE PLAN REF. A & 31251/321

NF  
**CMRS IV, INC.**  
 11641/324  
 TM 232/D005  
 SEE PLAN REF. E

NF  
**MICHAEL & BONNIE BUTT**  
 24585/225  
 TM 292/D010

**WARREN AVENUE**