Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 02/02/15

IMPERVIOUS AREA TABULATIONS

EXISTING PERVIOUS (GRASS) AREAS TO BE CONVERTED TO IMPERVIOUS (GRAVEL/PAVEMENT/CONCRETE) = 1,729 sq. ft.

EXISTING IMPERVIOUS (GRAVEL/PAVEMENT) TO BE CONVERTED TO PERVIOUS (GRASS) = 2,198 sq. ft.

SPACE AND BULK REQUIREMENTS

	ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 sf	104,108 sf
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

1) 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.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) OWNER OF RECORD - BENTLEY HOLDINGS, INC.
DEED REFERENCE - BOOK 11,123, PAGE 244
TAX MAP 292, LOTS D006 & D011

4) PARCEL AREA = 2.39 ACRES.

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230051 0007 C, DATED DECEMBER 8, 1998.

6) 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
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- TM 292/D005 — 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

SCALE : 1" = 20'

0 10 20 40 60 80

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 29, 2014 - ADD ZONING LINES & NOTE 6

SHEET TITLE: **TOPOGRAPHIC SITE PLAN**

SCALE: 1" = 20'
DATE: AUGUST 7, 2014
DRAWN BY: KRF
CHECKED BY: WMP

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

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

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PROFESSIONAL ENGINEER

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