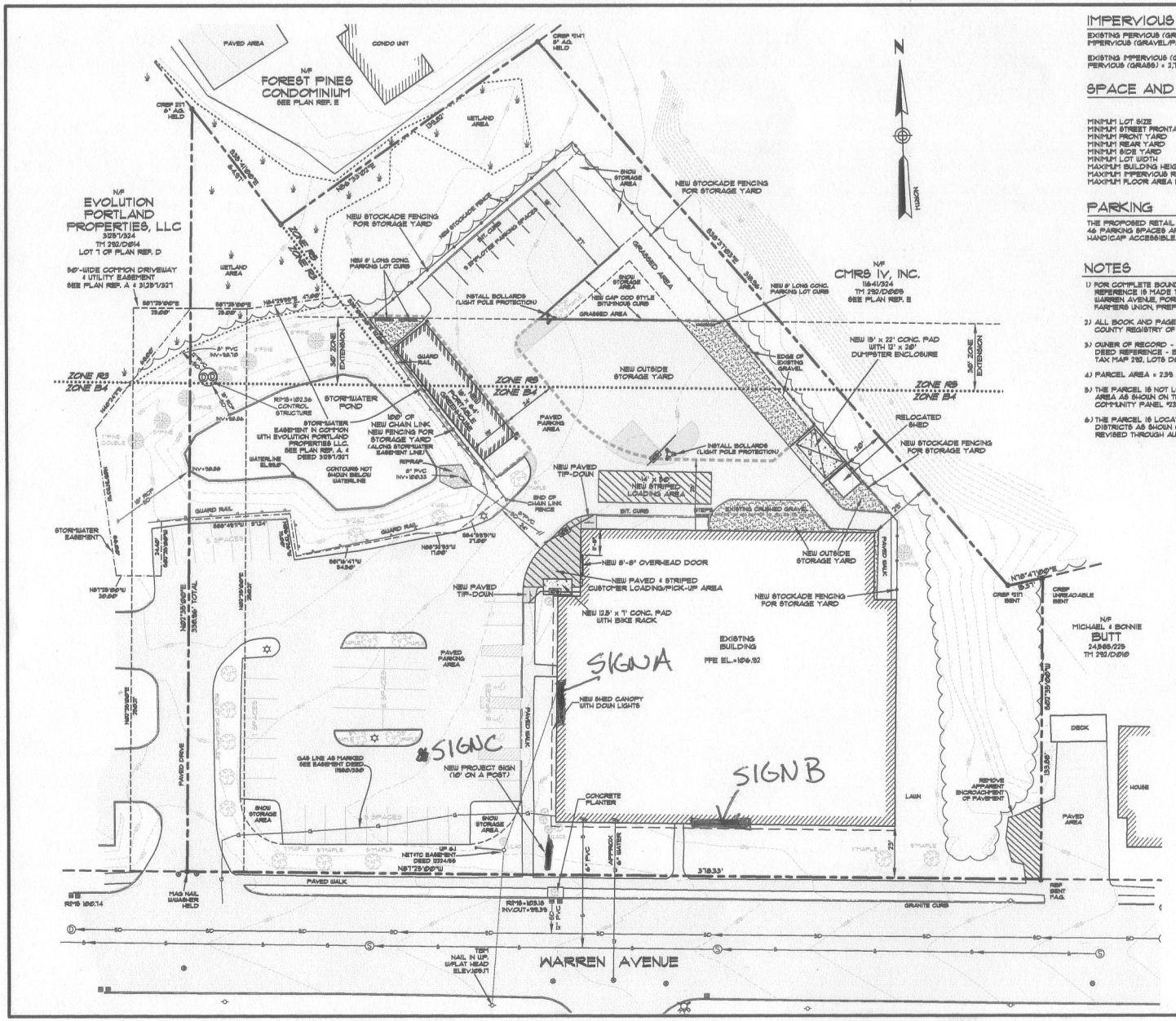


IMPERVIOUS AREA TABULATIONS

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) = 2,798 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'	29'
MINIMUM REAR YARD	20'	20'
MINIMUM SIDE YARD	15'	20'
MINIMUM LOT WIDTH	60'	378'
MAXIMUM BUILDING HEIGHT	60'	1'
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 252, LOTS D606 & D611

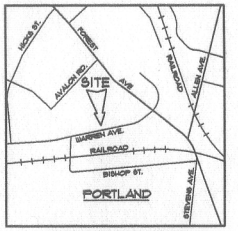
4) PARCEL AREA = 2.39 ACRES.

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 #230059 0006D1 C, DATED DECEMBER 8, 1998.

6) THE PARCEL IS LOCATED IN THE "B4", "RB" AND "RB" 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
- 2396/99 — BOOK AND PAGE NUMBER
- TM 252/D699 — TAX MAP AND LOT REFERENCE
- EXISTING CONTOUR
- EXISTING 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 - RELOCATE CHAIN LINK FENCES
REVISED: SEPTEMBER 15, 2014 - RELOCATE GREENHOUSE
REVISED: SEPTEMBER 9, 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: TOPOGRAPHIC SITE PLAN

SCALE: 1" = 20' | DRAWN BY: KRF

DATE: AUGUST 7, 2014 | CHECKED BY: WMP

PROJECT: 55 WARREN AVENUE PORTLAND, MAINE

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

Stonybrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

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178 PLEASANT STREET, BATH, ME 04530, Tel. (207) 386-1761

STATE OF MAINE — WILLIAM M. PETERLEIN — 5787 — LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14142

SHEET C2