

IMPERVIOUS AREA TABULATIONS

EXISTING PERVIOUS (GRASS) AREAS TO BE CONVERTED TO IMPERVIOUS (GRAVEL/PAVEMENT/CONCRETE) = 1244 sq. ft.
 EXISTING IMPERVIOUS (GRAVEL) TO BE CONVERTED TO PERVIOUS (GRASS) = 1395 sq. ft.

SPACE AND BULK REQUIREMENTS

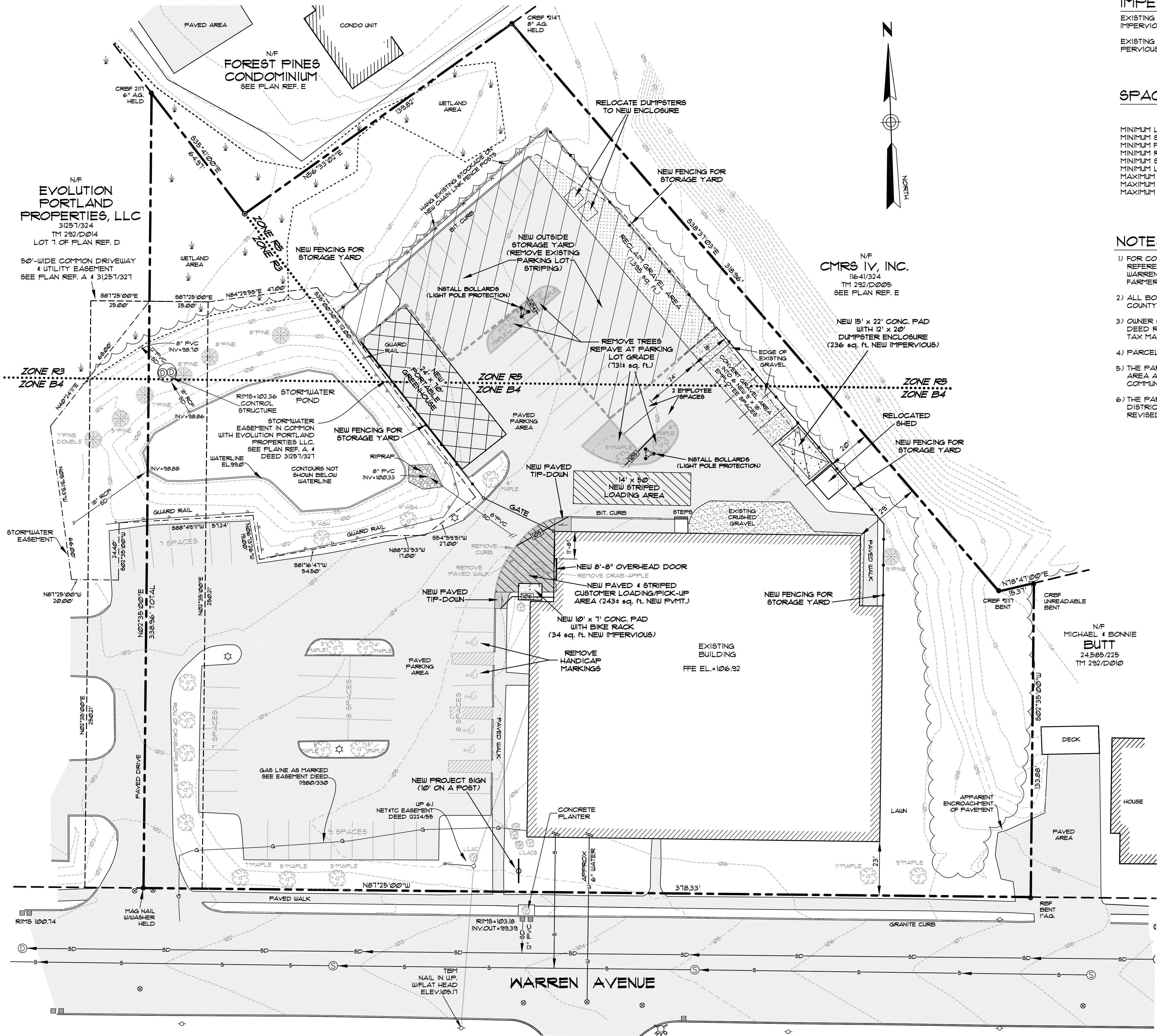
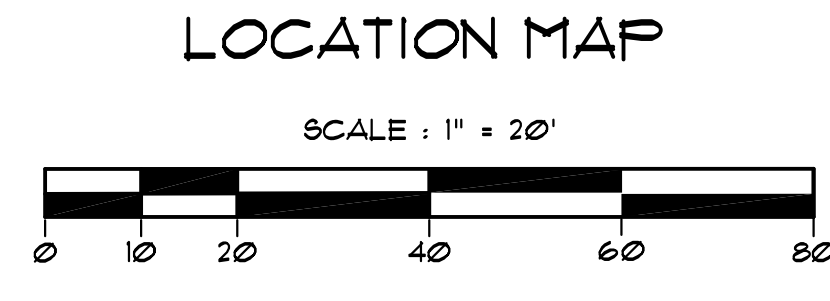
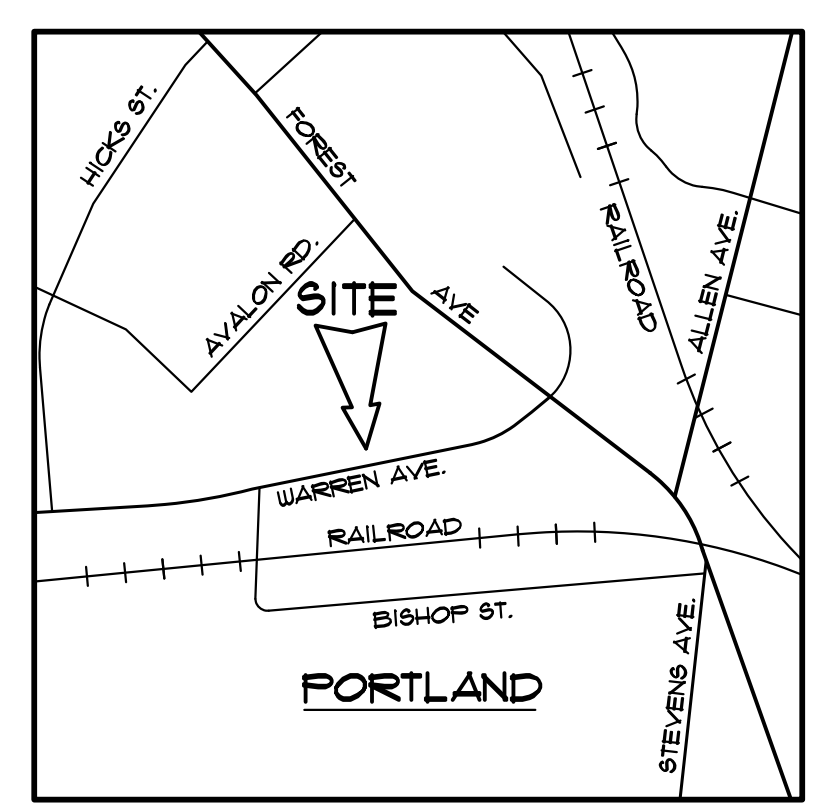
	ALLOWED	PROVIDED
MINIMUM LOT SIZE	10,000 sf	104,108 sf
MINIMUM STREET FRONTAGE	60'	378.33'
MINIMUM FRONT YARD	20'	23'
MINIMUM REAR YARD	20'	23'
MINIMUM SIDE YARD	10'	23'
MINIMUM LOT WIDTH	60'	378'
MAXIMUM BUILDING HEIGHT	60'	17'
MAXIMUM IMPERVIOUS RATIO	80%	56%
MAXIMUM FLOOR AREA RATIO	0.65	0.18

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 11,723, PAGE 244 TAX MAP 292, LOTS D006 & D011
- PARCEL AREA = 2.39 ACRES.
- 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 #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
- N/F NOW OR FORMERLY
- 2356/83 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 STORAGE AREA FENCE
- ▨ EXISTING BUILDING
- ▩ EXISTING PAVEMENT
- NEW PAVEMENT



N/F 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

N/F CMRS IV, INC.
 11641/324
 TM 292/D005
 SEE PLAN REF. E

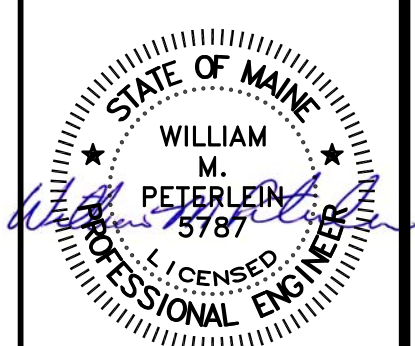
N/F MICHAEL & BONNIE BUTT
 24585/225
 TM 292/D010

REVISED: AUGUST 25, 2014 - ADD ZONING LINES & NOTE 6
 SHEET TITLE:

PROJECT: 55 WARREN AVENUE
 PORTLAND, MAINE

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

173 PLEASANT STREET
 LEWISTON, ME 04240
 Tel: (207) 516-3313



JOB NO. - 14142
 SHEET

TOPOGRAPHIC SITE PLAN

DRAWN BY: KRF
 CHECKED BY: WMP

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

CLIENT: PARIS FARMERS UNION
 P.O. BOX D - SOUTH PARIS, MAINE 04288

SUMMIT
 GEOTECHNICAL SERVICES