

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'	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

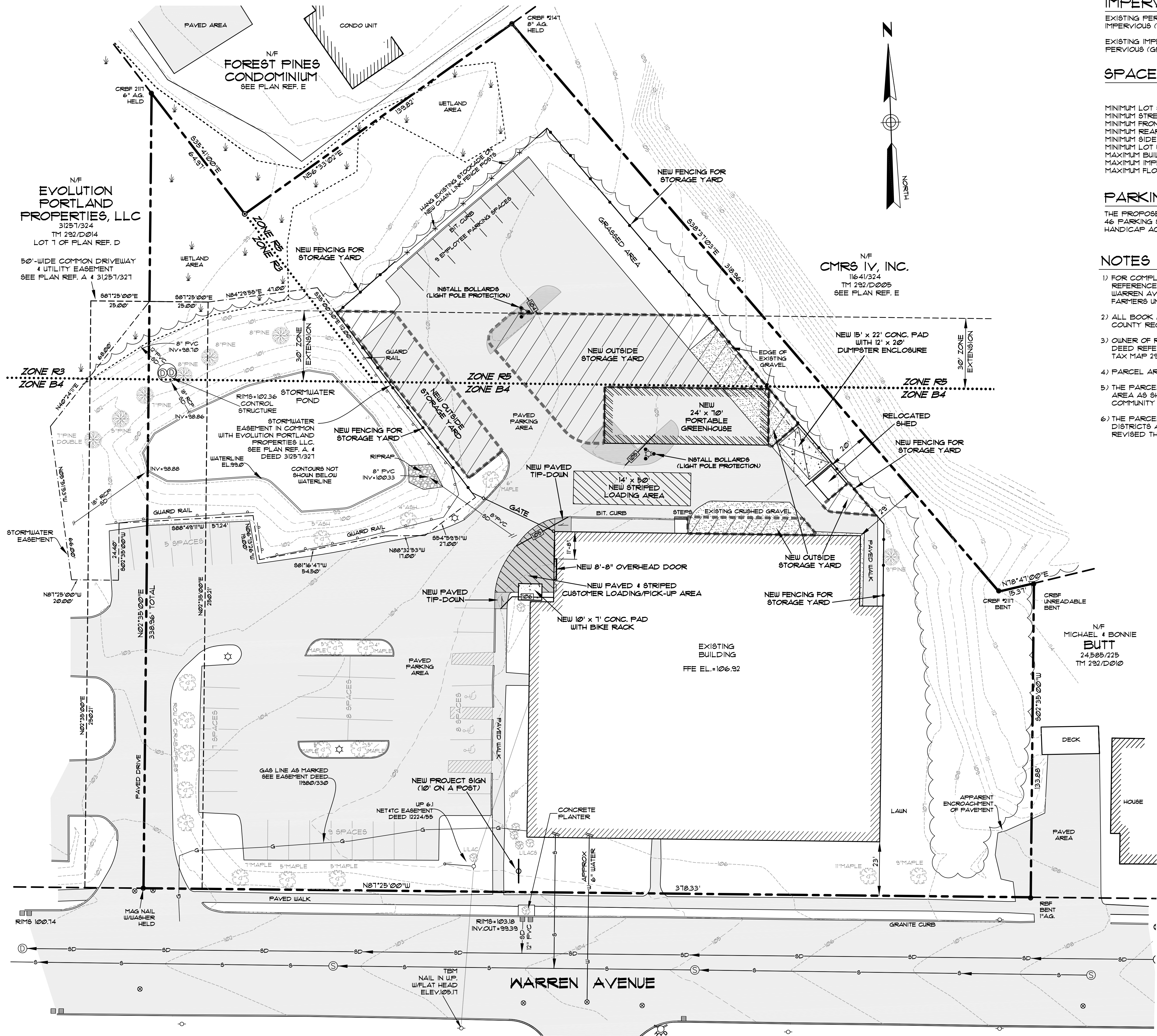
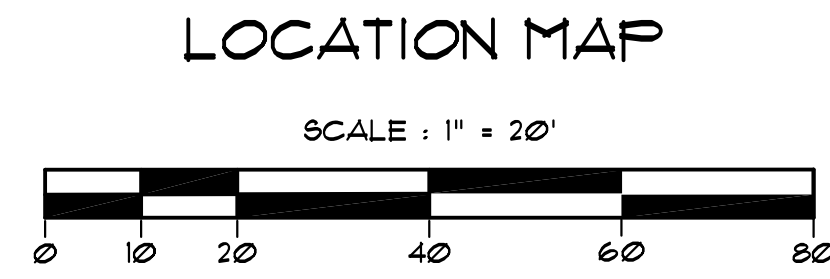
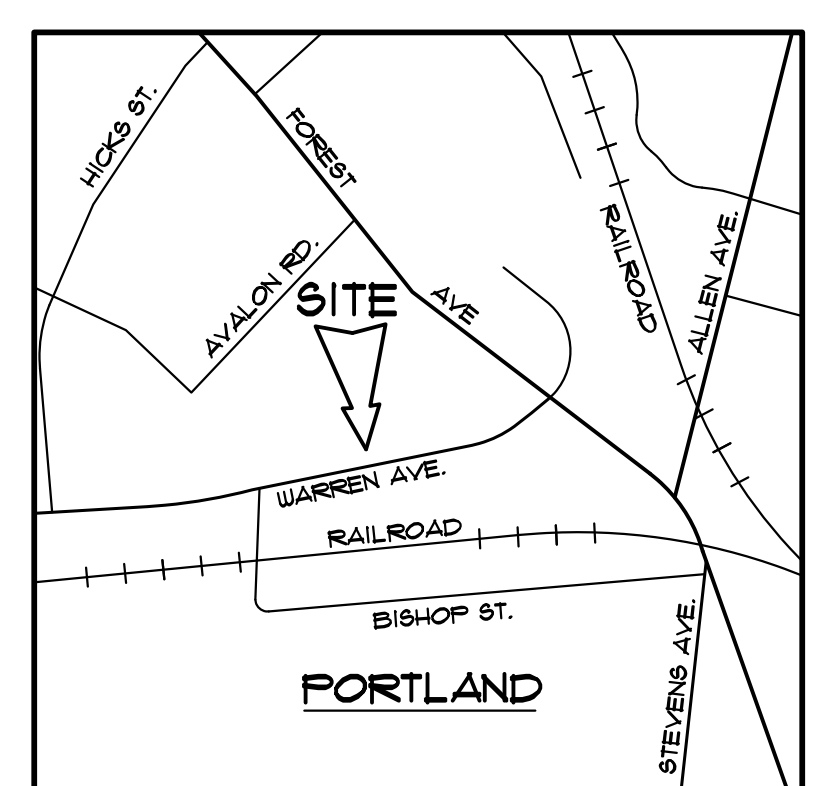
THE PROPOSED RETAIL USE REQUIRES 45 PARKING SPACES. 46 PARKING SPACES ARE PROVIDED WITH 3 SPACES BEING HANDICAP ACCESSIBLE.

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 11,723, 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 FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 23005 10001 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
- 2356/83 BOOK AND PAGE NUMBER
- TM 292/D005 TAX MAP AND LOT REFERENCE
- - - - - EXISTING CONTOUR
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING STORM DRAIN LINE
- G EXISTING GAS LINE
- S EXISTING SEWER LINE
- W 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
- ⊙ EXISTING 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 232/D005
SEE PLAN REF. E

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

REVISIONS:
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:
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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