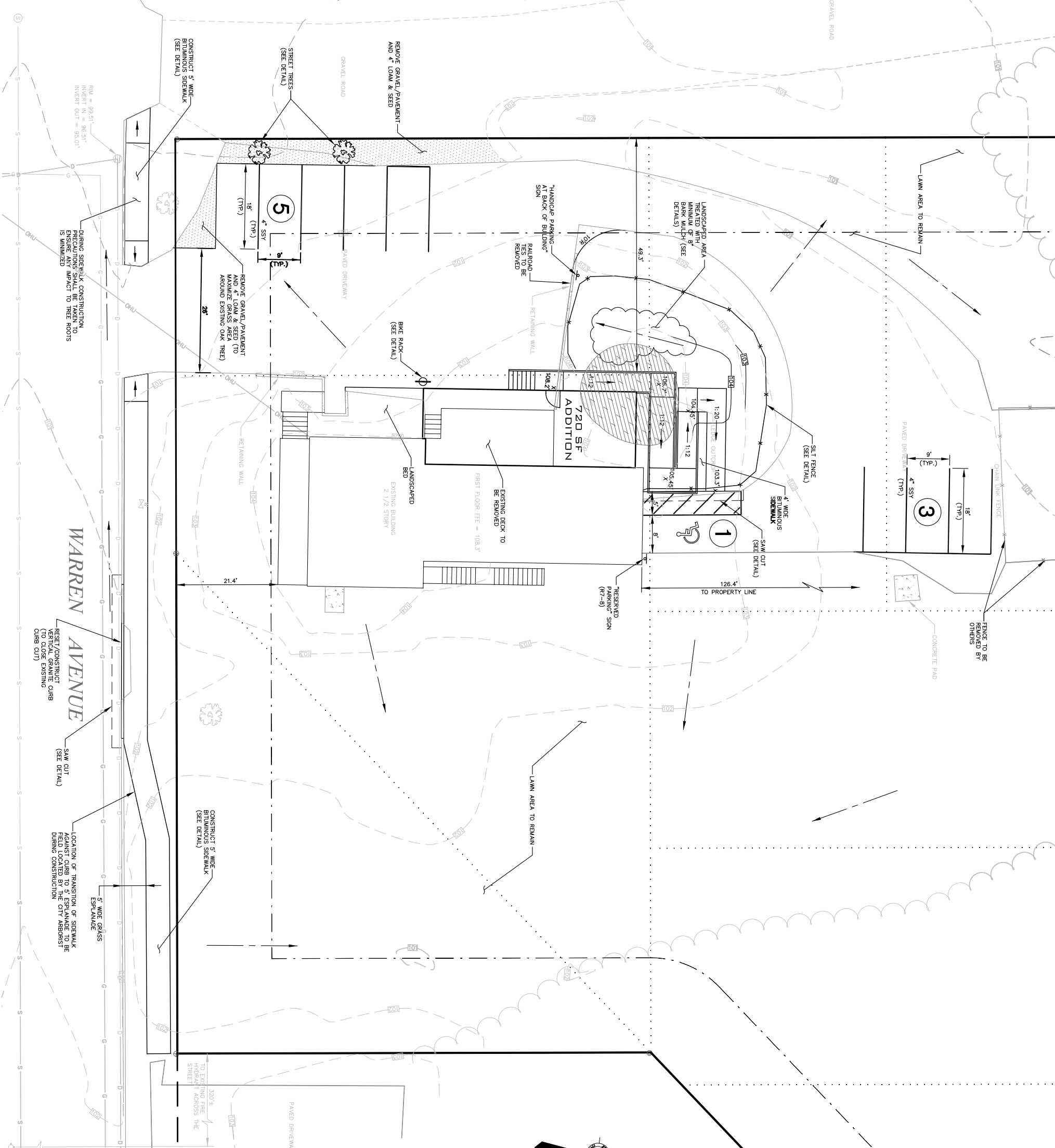
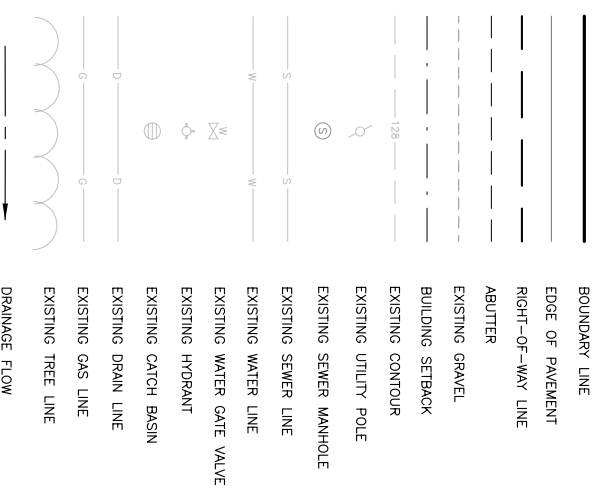


HEMMINGWAY STREET (f/k/a YALE AVE)



LEGEND



NOTES

1. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 13, BLOCK L, PARCEL 2.
2. THE PARCEL SURVEYED IS LOCATED IN THE B-4 BUSINESS ZONE/DISTRICT.
3. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT AREA 60 FT²
 REAR SETBACK PROVIDED 193.14 FT (HEMMINGWAY ST)
 MIN STREET FRONTAGE 60 FT
 FRONT SETBACK 20 FT
 REAR SETBACK 20 FT
 MAX STRUCTURE HT 65 FT
 30 FT
4. PARKING - OTHERS 1 SPACE/400 SF
 PROPOSED FLOOR AREA = 3,330 SF
 SPACES REQ'D = 8,325 = 9 SPACES
 SPACES PROVIDED = 9 SPACES
5. MAXIMUM IMPERVIOUS AREA RATIO = 80%
 PROPOSED IMPERVIOUS AREA RATIO = 23%

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG	C/D
H/B	HOLLIS FINE SANDY LOAM, 3% TO 8% SLOPES		

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).
THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
4	SMA	12/25/10	REVISED PER CITY COMMENTS
3	LDA	11/10/10	REVISED HC RAMP
2	SMA	10/29/10	REVISED PER CLIENT COMMENTS
1	SMA	10/29/10	REVISED PER CITY COMMENTS

PROJECT NUMBER: 32209
 ACAD FILE: 32209-SITE.DWG
 SCALE: 1" = 10'
 DATE: JULY 27, 2010

SITE PLAN
 Building Name
BUILDING ADDITION
 171 WARREN AVE, PORTLAND, MAINE 04103

Client Name
POULIN, PROPERTY HOLDINGS, LLC
 276 CANO ROAD, PORTLAND, MAINE 04103

Professional Engineer Seal: Allen Allen 9218 12-29-10
 Project: POULIN, PROPERTY HOLDINGS, LLC
 Building Addition
 171 WARREN AVE, PORTLAND, MAINE 04103