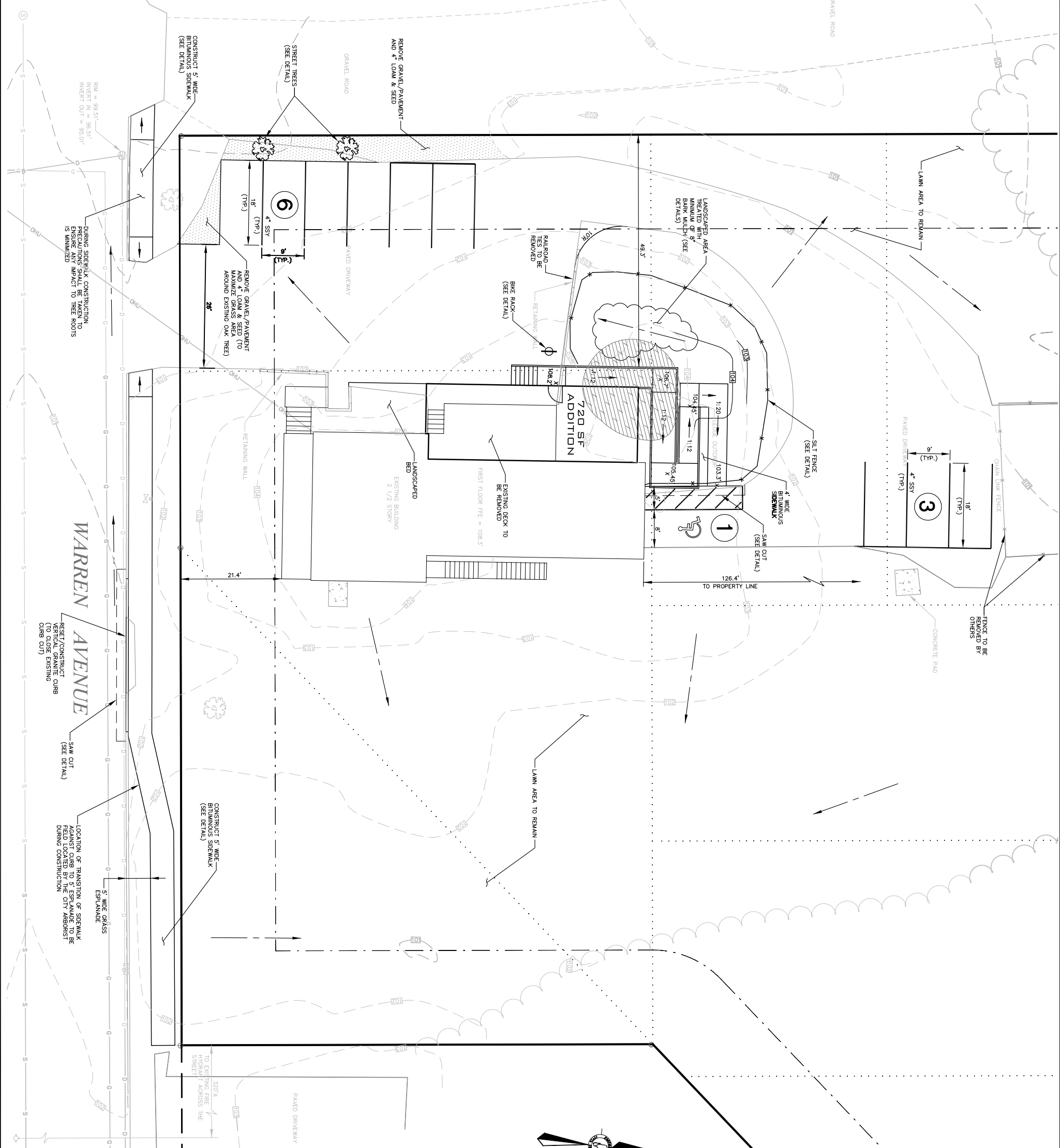
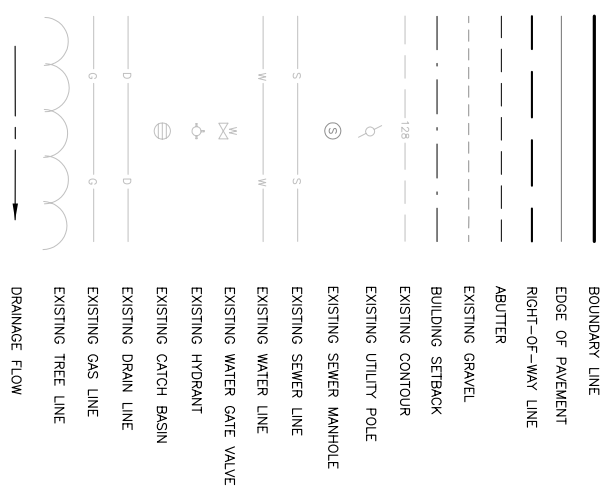


HEMMINGWAY STREET (f/k/a YALE AVE)



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/ALIGNED FRONT SETBACK: 19.31 FT (WARREN AVE)
 REAR SETBACK: 225.00 FT (HEMMINGWAY ST)
 MAX STRUCTURE HT: 20 FT
 156.4 FT
 30 FT
4. PARKING - OFFICES: 1 SPACE/400 SF
 PROPOSED FLOOR AREA = 3,330 SF
 SPACES REQ'D = 8.325 = 9 SPACES
5. MAXIMUM IMPERVIOUS AREA RATIO = 80%
 PROPOSED IMPERVIOUS AREA RATIO = 23%

SOILS LEGEND

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

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

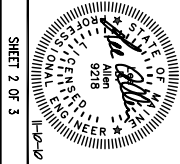
Number	By	Date	Change
3	LDA	11/10/18	REVISED HC RAMP
2	SMA	10/29/18	REVISED PER CLIENT COMMENTS
1	SMA	8/29/18	REVISED PER CITY COMMENTS

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

SITE PLAN

Project Name:
BUILDING ADDITION
 171 WARREN AVE, PORTLAND, MAINE 04103

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



NCSS
 Northeast Civil Solutions

SURVEYING ENGINEERING LAND PLANNING
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