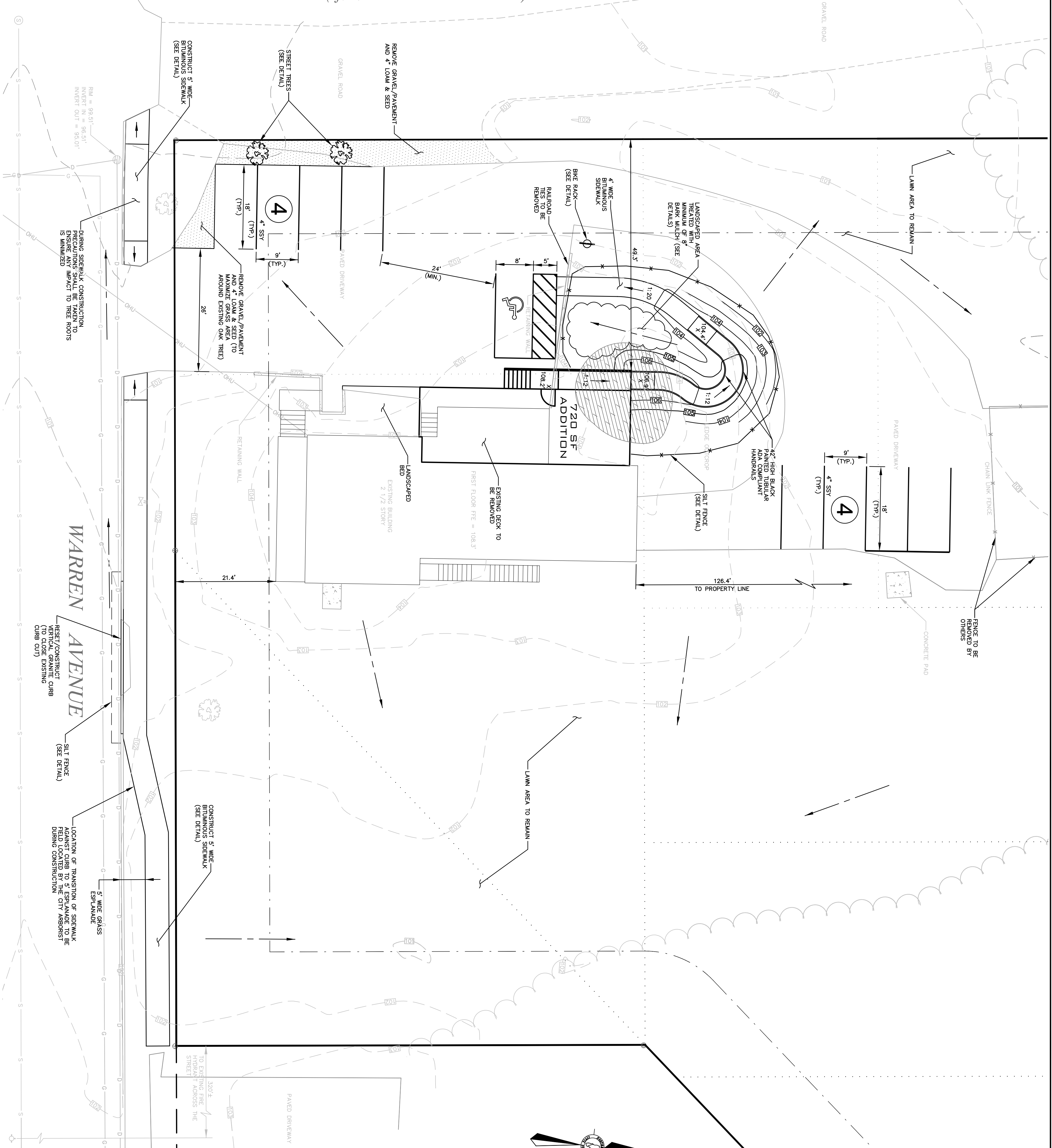
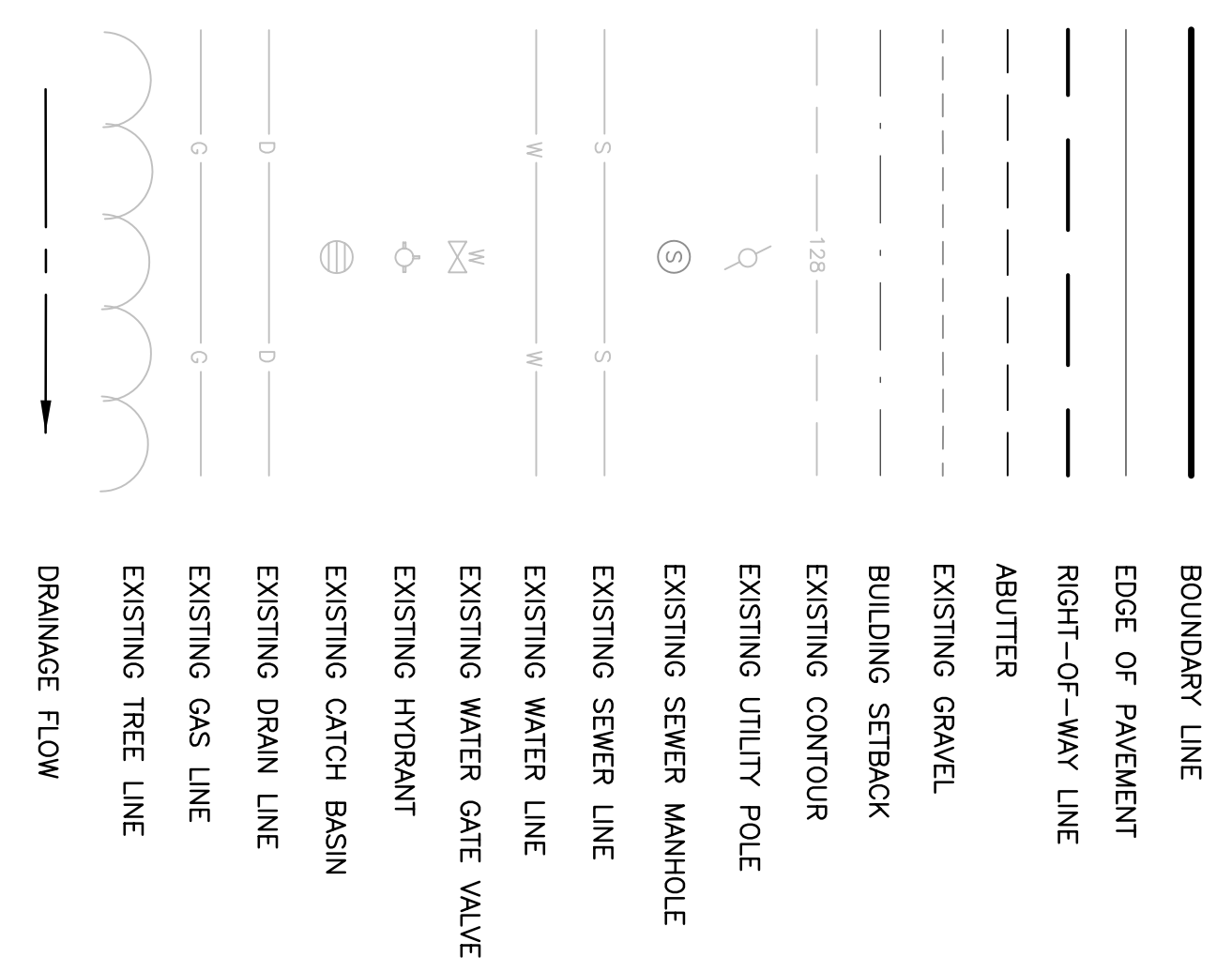


HEMMINGWAY STREET  
(f/k/a YALE AVE)



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	PROPOSED
10,000 SF	51,840 SF (WARREN AVE)
MIN STREET FRONTAGE	60 FT
FRONT SETBACK	20 FT
SIDE SETBACK	21.4 FT
REAR SETBACK	225.00 FT (HEMMINGWAY ST)
MAX STRUCTURE HT	49.3 FT
MAX STRUCTURE HT	65 FT
MAX STRUCTURE HT	39 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
H/B	HOLLS 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**

NO.	DATE	CHANGE
1	8/20/08	REVISED PER CITY COMMENTS

PROJECT NUMBER: 32209  
 KAO FILE: 32209-SITING  
 SCALE: 1" = 10'  
 DATE: JULY 27, 2010

**SITE PLAN**

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

Owner/Client:  
**POULIN, PROPERTY HOLDINGS, LLC**  
 276 CANCO ROAD, PORTLAND, MAINE 04103

153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
 207.883.1000  
 207.882.2227  
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SHEET 2 OF 3