NORTH

SPACE AND BULK STANDARDS (B-4 ZONE)

	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	56,622 S.F.
STREET FRONTAGE	60'	268'±
BUILDING SETBACKS		
FRONT	20'	>25'
SIDE	10'	>61'
REAR	20'	>77'
BUILDING HEIGHT	65'	<
IMPERVIOUS SURFACE RATIO	≤80%	43%
PARKING (1/STAFF)	13 (EXIST.)/20 (FUTURE)	29
H/C PARKING STALLS	2	2
BICYCLE SPACES	6	*

ZONE: B-4
*WAIVER REQUESTED

SCALE

0 10 20 40

SCALE in FEET
1"=20'

Site:

PROPOSED BUILDING ACADEMY FOR ACTIVE LEARNERS

134 WARREN AVENUE
PORTLAND, MAINE

Prepared for:

DELTA REALTY
380 WARREN AVENUE
PORTLAND, MAINE

STATE OF MAINE
STEPHEN J. BRADSTREET
#5740
LICENSED
PROFESSIONAL ENGINEER

CIVIL ENGINEER:
STEPHEN J. BRADSTREET, PE #5740
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

RANSOM
Consulting Engineers and Scientists
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

SITE PLAN

No.	Revision/Issue	Date
C	RESPONSE TO CITY COMMENTS	02/19/16
B	RESPONSE TO CITY COMMENTS	01/25/16
A	PRELIMINARY REVIEW	12/01/15

Design by: MPM	Checked by: SJB
Drawn by: JAR	Approved by: SJB
Project: 151.06127	Date: OCTOBER 2015

Sheet No: C-100

Sheet 3 of 9