DIMENSIONAL STANDARD	REQUIRED DIMENSION - B4	PROVIDED
MINIMUM LOT SIZE	10,000 SF	418,393 S.F.
MINIMUM STREET FRONTAGE	60 FEET	140.51 FEET
MINIMUM FRONT YARD	20 FEET OR THE AVERAGE DEPTH OF THE FRONT YARDS ON EITHER SIDE. AVERAGE DEPTH = 1 FOOT	54.85 FEET
MINIMUM REAR YARD	20 FEET	>20 FEET
MINIMUM SIDE YARD	1 OR 2 STORIES = 10 FEET 3 OR MORE STORIES = 12 FEET	20 FEET
MAXIMUM LOT COVERAGE	40% FOR LOTS CONTAINING 20 OR MORE UNITS; 50% FOR LOTS CONTAINING FEWER THAN 20 UNITS.	<40%
MINIMUM LOT WIDTH	60 FEET	>150 FEET
MAXIMUM STRUCTURE HEIGHT	65 FEET EXCEPT ON LOTS IN EXCESS OF 5 ACRES, 90 FEET IS PERMITTED IF EACH OF THE SETBACKS REQUIRED IS INCREASED BY 1 FOOT IN DISTANCE FOR EACH FOOT OF HEIGHT ABOVE 65 FEET	
IMPERVIOUS SURFACE RATIO	80%	<30%

PLAN NOTES

1. THE SUBJECT PARCEL IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AS INDICATED ON FIRM PANEL 2300510006C.
2. OWNER OF RECORD:
   PH WARREN AVENUE, LLC
   C/O 401 WARREN AVENUE
   PORTLAND, MAINE 04103
   CCRD BOOK 30781, PAGE 74
3. SEE FULL PLAN SET TITLED "SITE DEVELOPMENT PLANS FOR MULTI-UNIT COMMERCIAL BUILDING" BY FAY, SPOFFORD & THORNDIKE, INC. DATED APRIL, 2014.
4. SEE COVER SHEET FOR TAX MAP AND LOT REFERENCES. THIS SITE IS LOCATED IN THE B4 ZONE PER THE CITY OF PORTLAND ZONING MAP.
5. SOLID WASTE REMOVAL SHALL BE BY PRIVATE WASTE HAULER UNDER DIRECT CONTRACT TO THE OWNER.
6. ACCESS AND UTILITY RIGHTS SUBJECT TO SHARED ACCESS AND UTILITY AGREEMENT BETWEEN 424 WARREN AVENUE LLC AND P H WARREN AVE, LLC (PROPERTIES ARE CURRENTLY UNDER COMMON OWNERSHIP).
7. TOTAL WETLAND IMPACT = 14,323 SF

PLAN REFERENCES

1. BOUNDARY SURVEY, WARREN AVENUE, PREPARED FOR REALTY RESOURCES CHARTERED, ALFRED J. WAXLER, BY SURVEY, INC. (JOB NO. 04-131) DATED DECEMBER 2004. THE VERSION OF THE PLAN REFERENCED BY FST, INC. WAS UNSIGNED.
2. PLAN DEPICTING THE RESULTS OF A PARTIAL BOUNDARY SURVEY, EXISTING CONDITIONS AND PROPOSED LOT DIVISION MADE FOR P H WARREN AVE, LLC BY NADEAU LAND SURVEYS DATE 01.07.2014 (JOB #2131442BT).

WAIVERS REQUESTED

1. WAIVER FROM SECTION 14-526(4)(b)(i)(b) BICYCLE PARKING SPACES.

SIGN LEGEND

R1-1 24"x24" A

R7-8 12"x18" B

PLANTING SCHEDULE				
ID	TREES	SIZE	ROOT	QTY
A	RED MAPLE `ACER RUBRUM'	2" CAL.	B & B	13
B	COMPACT RED TWIG DOGWOOD C. SERICEA 'ISANTI'	#2	CONT.	7

30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NORTH

REV	DATE	DESCRIPTION
5	08.11.14	ADDED PLANTING SCHEDULE AND RELEASE TO CITY - FINAL PLANS
4	07.23.14	ADDED DOORS FOR SUBMISSION TO STATE FIRE MARSHALL
3	07.03.14	FINAL PLAN SUBMISSION TO CITY PER CONDITIONS OF APPROVAL
2	04.17.14	FINAL PLAN SUBMISSION TO CITY
1	02.10.14	SUBMITTED TO CITY OF PORTLAND

REVISIONS

STATE OF MAINE
STEPHEN P. BUSHEY
No. 7429
LICENSED
PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT: PH WARREN AVENUE, LLC
COMMERCIAL SITE
421 WARREN AVENUE

SHEET TITLE: SITE LAYOUT AND UTILITY PLAN

CLIENT: PH WARREN AVENUE, LLC
C/O PETER HOLMES
12 WILDWOOD LANE
SCARBOROUGH, ME 04074

ENGINEERS FST Since 1914
FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	CMW	DATE:	NOVEMBER 2013
DESIGNED:	SRB	SCALE:	1" =30'
CHECKED:	SRB	JOB NO.	SP-M104
FILE NAME:	SP-M104-SITE		
SHEET	C-3.0		

CITY OF PORTLAND MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/07/14

R:\SP-M104 Portland, ME Harbor Auto Body - Peter Holmes\Cadd\Permit Set\dwg\SP-M104-SITE.dwg davis_d 8/11/2014 9:55 AM