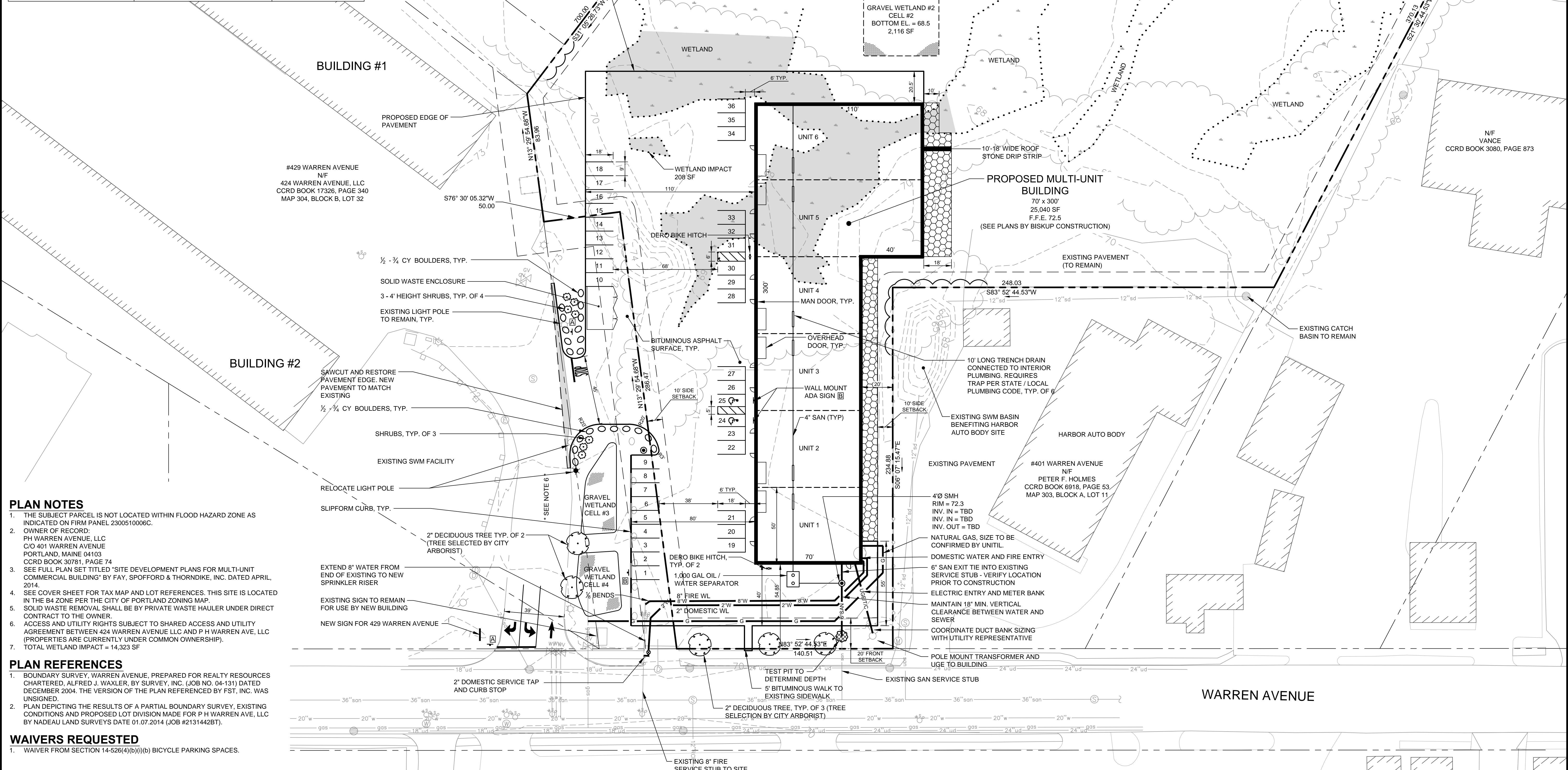


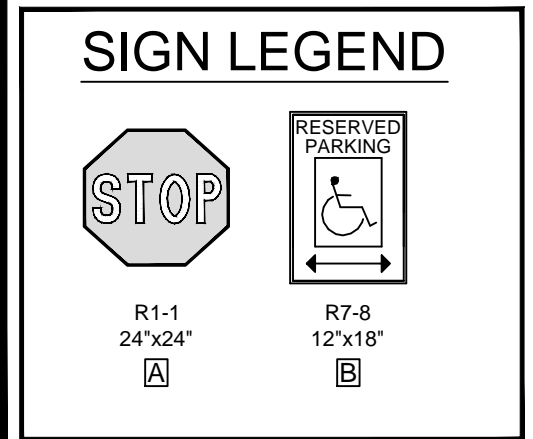
| DIMENSIONAL STANDARD | REQUIRED DIMENSION - B4 | PROVIDED |
|--------------------------|---|--------------|
| MINIMUM LOT SIZE | 10,000 SF | 418,393 S.F. |
| MINIMUM STREET FRONTAGE | 60 FEET | 140.51 FEET |
| MINIMUM FRONT YARD | 20 FEET OR THE AVERAGE DEPTH OF THE FRONT YARDS ON EITHER SIDE. AVERAGE 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% |



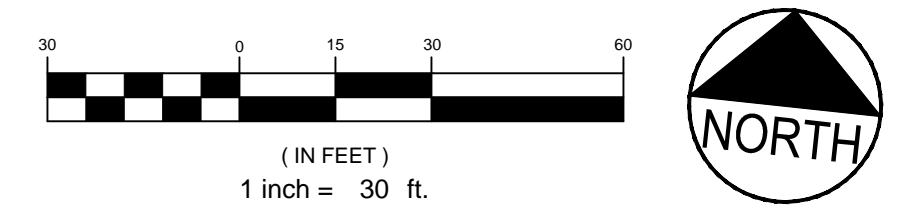
- PLAN NOTES**
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AS INDICATED ON FIRM PANEL 2300510006C.
 - OWNER OF RECORD:
PH WARREN AVENUE, LLC
C/O 401 WARREN AVENUE
PORTLAND, MAINE 04103
CCRD BOOK 30781, PAGE 74
 - SEE FULL PLAN SET TITLED "SITE DEVELOPMENT PLANS FOR MULTI-UNIT COMMERCIAL BUILDING" BY FAY, SPOFFORD & THORNDIKE, INC. DATED APRIL, 2014.
 - SEE COVER SHEET FOR TAX MAP AND LOT REFERENCES. THIS SITE IS LOCATED IN THE B4 ZONE PER THE CITY OF PORTLAND ZONING MAP.
 - SOLID WASTE REMOVAL SHALL BE BY PRIVATE WASTE HAULER UNDER DIRECT CONTRACT TO THE OWNER.
 - 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).
 - TOTAL WETLAND IMPACT = 14,323 SF

- PLAN REFERENCES**
- 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.
 - 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**
- WAIVER FROM SECTION 14-526(4)(b)(i)(b) BICYCLE PARKING SPACES.



PRELIMINARY - NOT FOR CONSTRUCTION



| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------------|
| 2 | 04.17.14 | FINAL PLAN SUBMISSION TO CITY |
| 1 | 02.10.14 | SUBMITTED TO CITY OF PORTLAND |

REVISIONS

P.E. STEPHEN BUSHEY
LIC. # 7429

| | | | |
|-------------|--|------------|---|
| PROJECT | PH WARREN AVENUE, LLC COMMERCIAL SITE 421 WARREN AVENUE | ENGINEERS | FST FAY, SPOFFORD & THORNDIKE, INC. ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106 |
| SHEET TITLE | SITE LAYOUT AND UTILITY PLAN | DRAWN: | CMW |
| CLIENT | PH WARREN AVENUE, LLC C/O PETER HOLMES 12 WILDWOOD LANE SCARBOROUGH, ME 04074 | DATE: | NOVEMBER 2013 |
| | | CHECKED: | SRB |
| | | SCALE: | 1" = 30' |
| | | FILE NAME: | SP-M104-SITE |
| | | JOB NO.: | SP-M104 |
| | | SHEET | C-3.0 |