CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD DIST
C1	239.49'	268.44'	S16°49'46"W	231.63'
C2	46.90'	375.00'	S44°33'21"E	43.90'
EC1	238.49'	268.44'	S16°49'46"W	231.63'
EC2	46.90'	375.00'	S44°33'21"E	43.90'
EC3	71.03'	175.00'	S44°33'21"E	70.49'
EC4	221.95'	248.44'	S16°49'46"W	214.37'

LINE DATA		
LINE	LENGTH	BEARING
EL1	150.00'	S42°23'16"W
EL2	144.33'	S08°43'44"E
EL3	337.93'	S60°22'58"E
EL4	26.28'	S60°29'02"W
EL5	334.60'	S60°22'58"E
EL6	144.33'	S08°43'44"E
EL7	158.13'	S42°23'16"W
EL8	70.00'	S47°24'44"E

N

MAGNETIC 1995

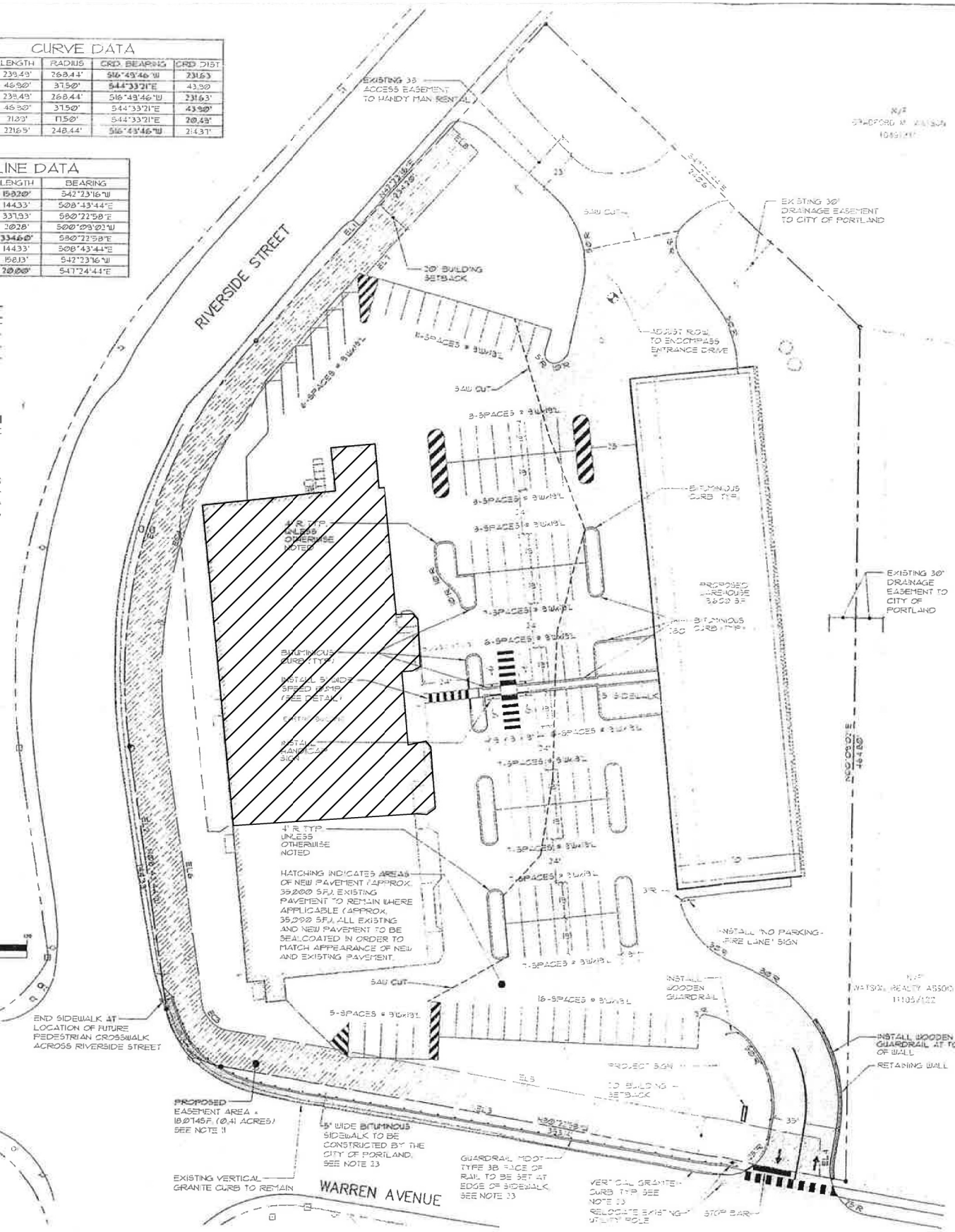
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
C1/L1	CURVE/LINE NO.	C1 / L1
	BUILDING	
	EC BLANKET	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
124	CONTOURS	
	LIGHT POLE	
	UTILITY POLE	
	HYDRANT	
	CULVERT	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	GUARDRAIL	

GRAPHIC SCALE

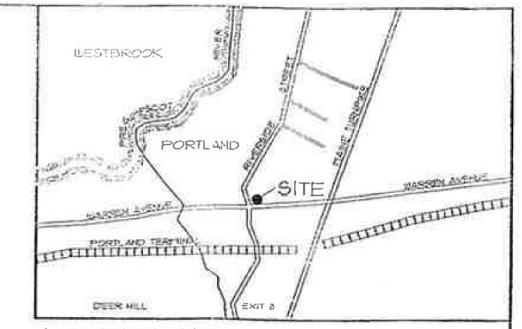
30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



EXISTING SITE PLAN

1/8"=1'-0"



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. RECORD OWNER OF THE PROPERTY IS MAINE'S FLOORCOVERING SUPERSTORE, LLC, BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11402, PAGE 69.

2. TOTAL AREA OF THE PARCEL IS 193,171 SQUARE FEET OR 4.43 ACRES.

3. THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S PLAN NO. 315 SHOWN AS LOT 1, AND PLAN NO. 311-C SHOWN AS LOT 2.

4. PLAN REFERENCES:
A. "EXISTING CONDITIONS PLAN OF HARVEY INDUSTRIES INC." 421 RIVERSIDE STREET, PORTLAND, ME. FOR HARVEY INDUSTRIES, INC. 1400 MAIN STREET, WALTHAM, MA. 02451 BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04092-1333, DATED 11.27.01.
B. "SITE PLAN-(STANDARD BOUNDARY SURVEY) OF PORTLAND YAMAHA-KAWASAKI BY H. I. AND E.C. JORDAN - SURVEYORS - A DIVISION OF E.C. JORDAN CO., 542 CONGRESS STREET, PORTLAND, MAINE, DATED APRIL 29, 1988.
C. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1989, DOT FILE NO. 3-444, SHEET 1 OF 11.
D. STATE OF MAINE, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE AID HIGHWAY 18, PORTLAND, CUMBERLAND COUNTY, DATED DECEMBER 1989, DOT FILE NO. 3-444, SHEET 2 OF 11.
E. PLOT PLAN FOR TURNER BARKER ASSOCIATES PORTLAND MAINE; BY C. R. STORER, INC., ENGINEERING - CONTRACTING YARMOUTH, MAINE, DATED 4/4/1973, COORD PLAN BK. 96 PG 22.
F. BOUNDARY & WETLANDS SURVEY OF D & E REALTY COMPANY (RIVERSIDE STREET & WARREN AVENUE PARCEL), PORTLAND, MAINE BY SEBAGO TECHNICS, ONE CHABOT STREET, WESTBROOK, MAINE 04092-1333, FOR THE BENCHMARK GROUP, 4093 MAPLE ROAD, AMHERST, NEW YORK, DATED 8/02/1995.

5. BOUNDARY INFORMATION SHOWN IS REFERENCED TO MAGNETIC NORTH 1995.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. ON JUNE 13, 2003. VERTICAL DATUM IS NAVD 1988.

7. ZONING DISTRICT: B-4 ZONE

8. SPACE AND BULK CRITERIA:
MIN. LOT SIZE: ..... 10,000 SF
MIN. STREET FRONTAGE: ..... 50'
MIN. FRONT YARD: ..... 20'
MIN. SIDE YARD: ..... 1-2 STORIES = 10', 3+ STORIES = 12'
MIN. REAR YARD: ..... 20'
MAX. BUILDING HEIGHT: ..... 65'
MAX. IMPERVIOUS SURFACE RATIO = 80%
MAX. FLOOR AREA RATIO (FAR) = 0.65

9. BUILDING SUMMARY: 13,600 SF. BUILDING

10. THE FACILITY IS SERVICED BY PRIVATE SUBSURFACE WASTEWATER SYSTEM, CITY WATER, GAS, UNDERGROUND ELECTRIC AND TELEPHONE. NO SERVICES OTHER THAN UNDERGROUND ELECTRIC WILL BE REQUIRED FOR THE STORAGE FACILITY.

11. PROPOSED GRADING AND MAINTENANCE EASEMENT ALONG WARREN AVENUE AND RIVERSIDE STREET FOR THE CONSTRUCTION OF RETAINING WALL(S), SIDEWALK(S), CURBING AND OTHER WORKS AND MAINTENANCE ASSOCIATED WITH THE PROPOSED M.D.O.T. INTERSECTION IMPROVEMENT SCHEME.

12. PRIOR TO IMPLEMENTING DRAINAGE IMPROVEMENTS IN THE VICINITY OF THE HANDYMAN DRIVEWAY ENTRANCE, PORTLAND PUBLIC WORKS AND HANDYMAN RENTAL SHALL BE CONTACTED.

13. ANY FUTURE CHANGES OF WAREHOUSE TO ANOTHER USE SHALL REQUIRE A SEPARATE REVIEW, AT WHICH TIME PARKING REQUIREMENTS FOR SUCH NEW USE SHALL BE MET.

14. A GRADING EASEMENT SHALL BE REQUIRED FOR ANY GRADING OUTSIDE OF THE EXISTING DRAINAGE EASEMENT ON THE WATSON REALTY ASSOCIATION PROPERTY.

15. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.

16. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PLANNING AUTHORITY.

17. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.

18. WARNING SIGNS, MARKERS OR BARRICADES APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED DURING CONSTRUCTION.

19. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.

20. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.

21. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

22. PARKING REQUIREMENTS:
EXISTING WAREHOUSE = GRANDFATHERED = 60 SPACES
STORAGE @ 1 SPACE PER 1,000 SF. (13,600 SF/1,000 SF) = 13.6 SPACES
TOTAL REQUIRED PARKING SPACES = 80 SPACES, TOTAL PROPOSED = 109 (INCLUDING 4 H.C. SPACES)

23. WARREN AVENUE SIDEWALK, CURBING, AND GUARDRAIL TO BE CONSTRUCTED BY THE CITY OF PORTLAND IN THE EVENT THE PLANNED M.D.O.T. INTERSECTION IMPROVEMENTS DO NOT TAKE PLACE. THE OWNER IS NOT RESPONSIBLE FOR CONSTRUCTING THESE ITEMS. THE COST OF CONSTRUCTION IS BEING BORNE BY THE APPLICANT THROUGH CONDITION II OF THE APPROVAL WHICH REQUIRES THE APPLICANT TO CONTRIBUTE TO THE CITY $13,500, BEING THE AMOUNT THE APPLICANT WOULD HAVE EXPENDED TO PROVIDE A SIDEWALK, CURBING AND GUARDRAIL ALONG WARREN AVENUE WITH THE INTERSECTION REMAINING UNCHANGED. THIS CONTRIBUTION WILL BE USED TOWARDS THE COSTS OF THE INTERSECTION IMPROVEMENTS (INCLUDING SIDEWALKS) OR USED TO CONSTRUCT THE SIDEWALK IN THE EVENT THE INTERSECTION IMPROVEMENTS DO NOT GO FORWARD, IN ANY CASE THEY WOULD NOT BE REFUNDED TO THE APPLICANT.

24. THE OWNER IS RESPONSIBLE FOR ADHERING TO THE APPROVED DETENTION BASIN MAINTENANCE PLAN SUBMITTED TO THE CITY OF PORTLAND AT THE TIME OF APPLICATION.

NOTE:

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING SERVICES, INC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS
FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES

PROPERTY OF

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HABITAT FOR HUMANITY
649 WARREN AV. PORTLAND MAINE 04103

2.	
1.	
REVS:	
CODE:	
TOWN: Portland	
DATE: 07-16-2013	
SCALE: AS NOTED	
DESIGNED: SSA	
DRAWN: SSA	
TITLE:	BUILDING ELEVATION
FILE: 13-0025	
SHEET:	C-1