

THIS PLAN SHALL NOT BE ADOPTED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REVISIONS:

REV. DATE BY CHKD. APPD. REV. DATE STATUS

DESIGN: TWS
DRAWN: DEPT.
CHKD: TWS

PROJECT: EXISTING SERVICE STATION
194 AUBURN STREET PORTLAND, MAINE

PROJ. NO. DWG. NO. REV. C

REV.	DATE	BY	CHKD.	APPD.	REV.	DATE	STATUS
A	06/19/13	TWS	TWS				
B	06/20/13	TWS	TWS				
C	09/16/13	TWS	TWS				

A SUBMITTED TO CITY OF PORTLAND FOR CONDITIONAL ZONING APPLICATION
 B REVISION PER STAFF COMMENTS AND RESUBMITTED
 C REVISED PER ADDITIONAL STAFF COMMENTS AND RESUBMITTED

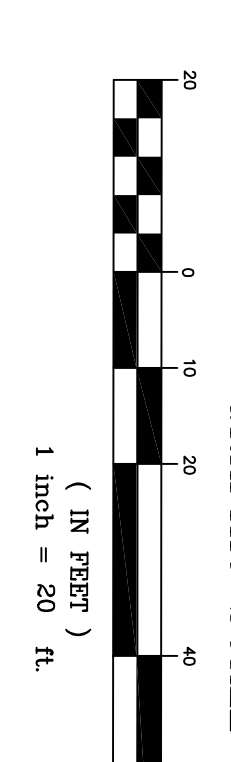
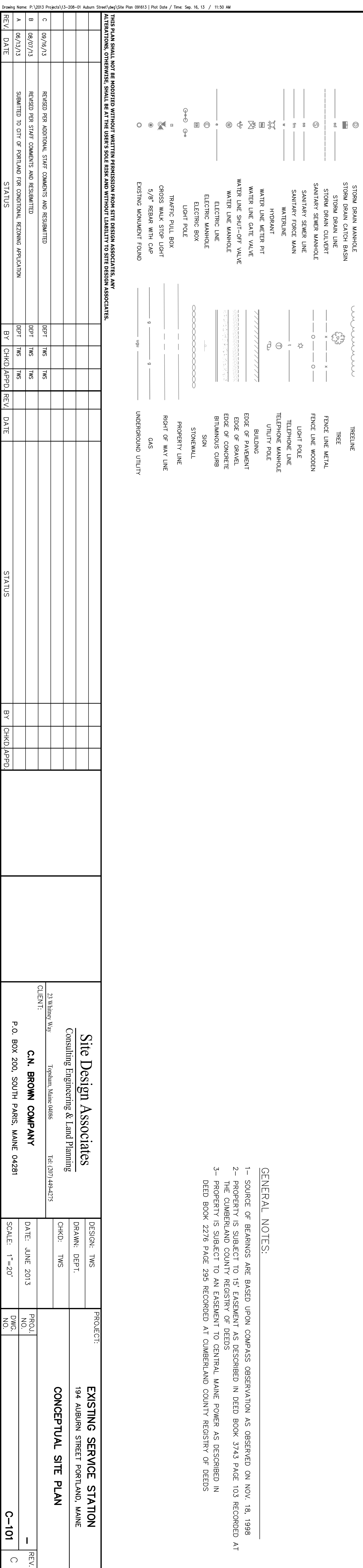
Site Design Associates
 Consulting Engineering & Land Planning
 23 Whittier Way
 Topsham, Maine 04986
 Tel: (207) 449-4275
C.N. BROWN COMPANY
 P.O. BOX 200, SOUTH PARIS, MAINE 04281

DATE: JUNE 2013
 SCALE: 1"=20'
 PROJECT: EXISTING SERVICE STATION
 194 AUBURN STREET PORTLAND, MAINE
 CONCEPTUAL SITE PLAN
 PROJ. NO. DWG. NO. REV. C

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GENERAL NOTES:

- 1- SOURCE OF BEARINGS ARE BASED UPON COMPASS OBSERVATION AS OBSERVED ON NOV. 18, 1998
- 2- PROPERTY IS SUBJECT TO 15' EASEMENT AS DESCRIBED IN DEED BOOK 3743 PAGE 103 RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- 3- PROPERTY IS SUBJECT TO AN EASEMENT TO CENTRAL MAINE POWER AS DESCRIBED IN DEED BOOK 2276 PAGE 295 RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS



LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> ① STORM DRAIN MANHOLE ⊗ STORM DRAIN CATCH BASIN ⊗ STORM DRAIN LINE ⊗ STORM DRAIN CULVERT ⊗ SANITARY SEWER MANHOLE ⊗ SANITARY SEWER LINE ⊗ SANITARY FORCE MAIN ⊗ WATERLINE ⊗ HYDRANT ⊗ WATER LINE METER PIT ⊗ WATER LINE GATE VALVE ⊗ WATER LINE SHUT-OFF VALVE ⊗ WATER LINE MANHOLE ⊗ ELECTRIC LINE ⊗ ELECTRIC MANHOLE ⊗ ELECTRIC BOX ⊗ LIGHT POLE ⊗ TRAFFIC PULL BOX ⊗ GROSS WALK STOP LIGHT ⊗ 5/8" REBAR WITH CAP ⊗ EXISTING MONUMENT FOUND | <ul style="list-style-type: none"> --- TREELINE --- TREE --- FENCE LINE METAL --- FENCE LINE WOODEN --- LIGHT POLE --- TELEPHONE LINE --- TELEPHONE MANHOLE --- UTILITY POLE --- BUILDING --- EDGE OF PAVEMENT --- EDGE OF GRANUL --- EDGE OF CONCRETE --- BRUMMOUS CURB --- SIGN --- STONEWALL --- PROPERTY LINE --- RIGHT OF WAY LINE --- GAS --- UNDERGROUND UTILITY |
|---|--|

ZONING SUMMARY:

CONDITIONAL REZONING FROM R-3 TO B-2	R-3	B-2	EXISTING/PROPOSED
1. DIMENSIONAL REQUIREMENTS			
MINIMUM LOT SIZE (NON-RESIDENTIAL USE)	6,500 S.F.	10,000 S.F.	18,139 S.F.
MINIMUM STREET FRONTAGE	50 FT.	50 FT.	209.4 FT.
MINIMUM FRONT YARD	25 FT.*	0 FT.	157 FT.*
MINIMUM SIDE YARD	8 FT.	10 FT.	52.4 FT.
MINIMUM REAR YARD	25 FT.	20 FT.	11.0 FT.
MINIMUM STRUCTURE HEIGHT	35 FT.	45 FT.	18 FT.±
MAXIMUM LOT COVERAGE	35 PERCENT	NA	35 PERCENT
MAXIMUM IMPERVIOUS SURFACE RATIO	NA	80 PERCENT	81 PERCENT/79 PERCENT

* FRONT YARD NEED NOT EXCEED AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF LOT

SHALLOM APTS INC.
 EXISTING VEGETATION ALONG THE SOUTHERLY PROPERTY LINES TO REMAIN UNDISTURBED.
 N/F

CASEY DEAN JOHNSON
 204 AUBURN STREET
 N/F

6"x6" Granite Monument
 W/ Drill Hole Found (HELD)
 W/ Light

6"x6" Granite Monument
 W/ Drill Hole Found (HELD)
 W/ Light

6"x6" Granite Monument
 W/ Drill Hole Found (HELD)
 W/ Light

