

- GENERAL NOTES:
1. ALL PARKING AND STRIPING SHALL BE 4" AND WHITE UNLESS OTHERWISE NOTED.
 2. EDGE OF PAVEMENT TO MAINTAIN 10' SETBACK FROM PROPERTY EXCEPT AS NOTED ON PLAN WHERE THERE IS EXISTING IMPERVIOUS AREA WITHIN THE SETBACK. GRANITE CURB TO BE INSTALLED WITHIN THE CITY'S R.O.W. CONCRETE CURB TO BE INSTALLED INTERNALLY.
 3. SEE SHEET C-10 FOR SNOW STORAGE AREAS.
 4. ALL PROPOSED FENCING SHALL BE 5' TALL GALVANIZED CHAINLINK EXCEPT WHERE OTHERWISE NOTED.
 5. ALL PROPOSED CONCRETE PADS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.

SPACE AND BULK STANDARDS		
ZONE: I-M	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	9.22 ACRES
MINIMUM STREET FRONTAGE	60'	299'
MAXIMUM BUILDING HEIGHT	75'	< 75'
MINIMUM FRONT YARD SETBACK	1 FT / 1 FT BLDG HEIGHT OR 25' MAX.	> 25'
MINIMUM REAR YARD SETBACK	1 FT / 1 FT BLDG HEIGHT UP TO 25'.	> 25'
MINIMUM SIDE YARD SETBACK	1 FT / 1 FT BLDG HEIGHT OR 25' MAX.	PRINCIPAL: > 25' ACCESSORY: > 10'
MINIMUM PAVEMENT SETBACK	10'	VARIES (SEE NOTE 2)
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	72%
PARKING SPACES	110	110
BICYCLE SPACES	21	10

PARKING SUMMARY	
PARKING CLASSIFICATION	# PARKING SPACES
STANDARD (9'x18')	103
COMPACT (8.5'x18')	2
ADA (8'x18')	5
TOTAL	110

PARKING REQUIREMENTS - PROPOSED SITE			
USE (BUILDING #)	FLOOR AREA	PARKING REQUIREMENT PER ORDINANCE	REQUIRED SPACES
WAREHOUSE (#1)	19,243 SF	1 SPACE/1,000 SF OF FLOOR SPACE	19.2
WAREHOUSE (#2)	8,361 SF	1 SPACE/1,000 SF OF FLOOR SPACE	8.3
OFFICE (#6)	550 SF	1 SPACE/400 SF OF FLOOR SPACE	1.4
WAREHOUSE (#6)	2,069 SF	1 SPACE/1,000 SF OF FLOOR SPACE	2.1
WAREHOUSE (#7)	4,330 SF	1 SPACE/1,000 SF OF FLOOR SPACE	4.3
HARDWARE (#7)	15,255 SF	1 SPACE/200 SF EXCLUDING THE FIRST 2,000 SF	66.3
OFFICE (#7)	3,228 SF	1 SPACE/400 SF OF FLOOR SPACE	8.1
TOTAL REQUIRED PARKING = 110			
TOTAL PROVIDED PARKING = 110			
*RETAIL AND OFFICE USES HAVE EXCLUDED BULK STORAGE AREA IN THEIR CALCULATIONS			
**BUILDINGS 3, 4, & 5 ARE USED EXCLUSIVELY FOR BULK STORAGE, THUS NO PARKING REQUIREMENTS HAVE BEEN INCLUDED IN THESE CALCULATIONS			

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY (TBD)	SIZE
TREES				
AR	ACER RUBRUM	RED MAPLE	7	3" CA. BB
PA	PRUNUS 'ACCOLADE'	ACCOLADE CHERRY	2	3" CA. BB
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN JUNIPER	25	5' TALL
SHRUBS				
CS	CORNUS SERICEA BAILEY 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	10	3 GAL
RN	RHODODENDRON	RHODODENDRON 'HENRY'S RED'	4	5 GAL
PERENNIALS				
EC	ECHINACEA*	CONEFLOWER	34	1 GAL.
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	16	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	16	1 GAL
HS	HEMEROCALLIS*	DAYLILY	41	1 GAL.
PV	PANICUM VIRGATUM	SWITCH GRASS	14	3 GAL.

*PROVIDE THREE DIFFERENT VARIETIES/COLORS

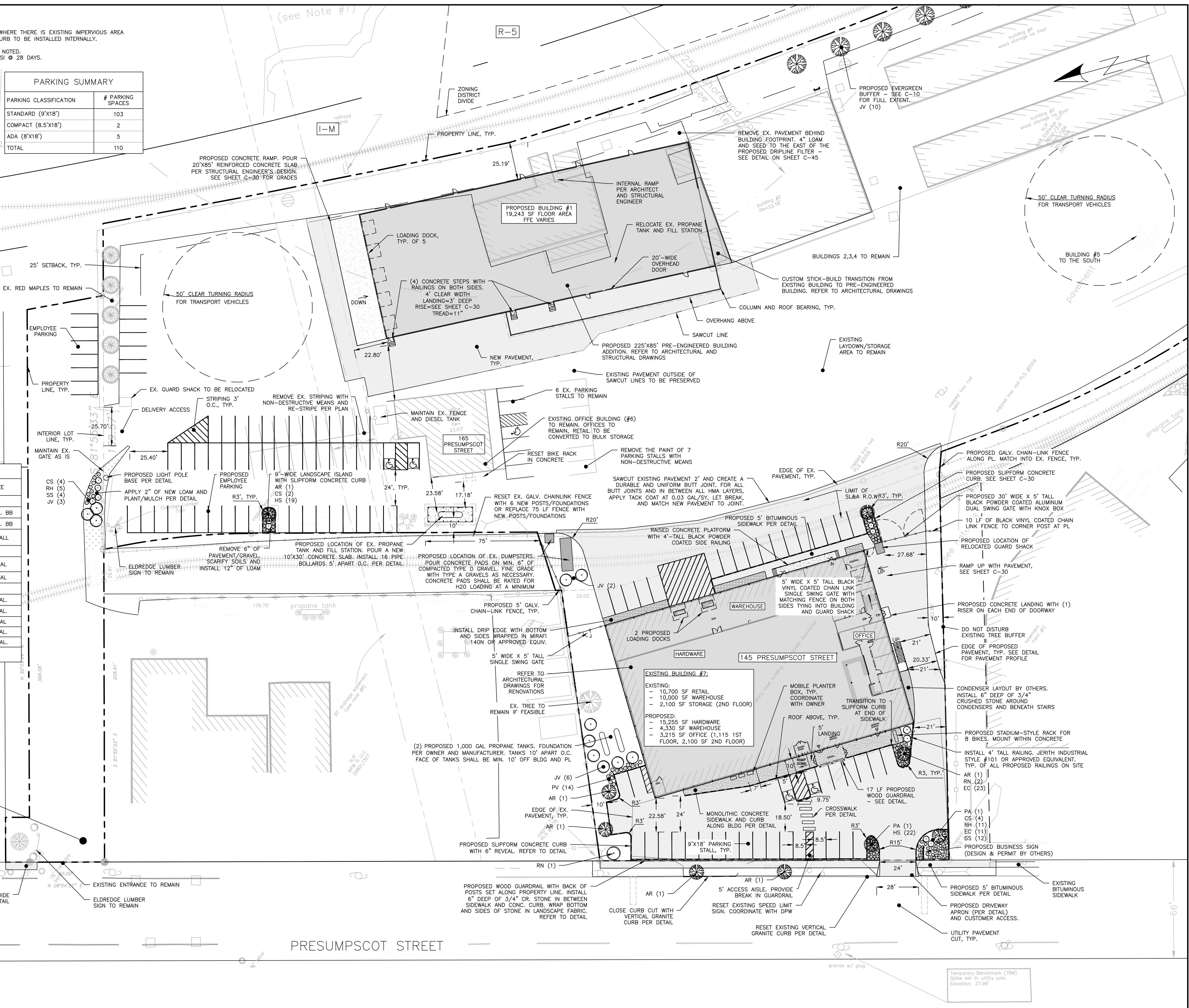
N/F
Cumberland & York Distributors
Book 3041 Page 808
Book 3138 Page 106
Map 4529 Page 207
Map 426-A, Lots 6,

N/F
BAS Eldredge LLC
Book 29365 Page 256

Formerly
Lawrence & Atlantic Railroad Company
Book 8760 Page 63
Tax Map 426 Lot C.N.R.R. R/W
(see easement note #2)



ISSUED FOR CONSTRUCTION



ISSUED FOR	BY	DATE
FINAL APP.	WHS	5/22/18
COMMENT RESPONSE	WHS	6/13/18
ZONING BOUNDARY	WHS	8/28/18
COMMENT RESPONSE 2	WHS	9/13/18
PED CROSSING	WHS	10/27/18
CONSTRUCTION	WHS	11/23/18
PROPANE/GUARDRAIL	WHS	5/22/19

DRAWING NAME: **SITE & LANDSCAPE PLAN**
 PROJECT NAME: **ELDRIDGE LUMBER YARD EXPANSION**
 CLIENT: **BAS ELDRIDGE LLC**
 ADDRESS: **PO BOX 69 CAPE NEDDICK, MAINE 03902**

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FILE: 1038_CIVIL
 JN: 1038
 SCALE: 1" = 30'
 DESIGNED BY: SJL
 DRAWN BY: SJL
 CHECKED BY: WHS

DRAWING NO. **C-11**