

SPACE AND BULK STANDARDS		
ZONE: GENERAL BUSINESS	REQUIRED	PROVIDED
MIN. LOT SIZE (INSTITUTIONAL/PUBLIC)	10,000 SF	232,175 SF
MIN. FRONTAGE	100 FT	305 FT
MIN. LOT DEPTH	100 FT	>100 FT
MAX. BUILDING COVERAGE	30%	17.5%
MAX. BUILDING HEIGHT	45/35 FT*	35 FT
YARD REQUIREMENTS		
FRONT	25 FT	102 FT
SIDE	25 FT	26 FT
REAR	35 FT	81 FT

* MAXIMUM BUILDING HEIGHT IN GENERAL BUSINESS ZONE IS 45'. MAXIMUM BUILDING HEIGHT IN SHORELAND OVERLAY ZONE IS 35'

PAVEMENT LEGEND

- PORTLAND CEMENT CONCRETE
- STANDARD DUTY BITUMINOUS CONCRETE
- BITUMINOUS SIDEWALK

CURBING LEGEND

- VERTICAL GRANITE CURB

SITE DATA

SITE AREA	232,175 S.F. = 5.33 ACRES	
BUILDING AREA	232,175 S.F. = 5.33 ACRES	
1ST FLOOR	20,964 S.F.	
2ND FLOOR	40,661 S.F.	
3RD FLOOR	40,661 S.F.	
TOTAL	102,286 S.F.	
PARKING	BARRIER FREE	TOTAL
NEW STRUCTURE		
TOTAL PARKING		
SELF-STORAGE FACILITY (40,661 S.F.)	1	8
TOTAL	1	8

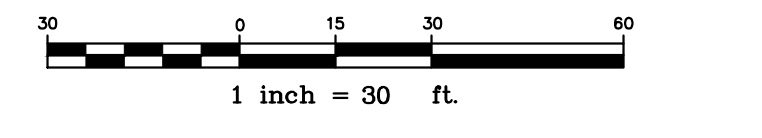
STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

- 12"SL - 12" WIDTH STOP LINE
- 4"SWLL - 4" WIDTH SOLID WHITE LANE LINE
- 4"DYCL - 4" WIDTH DOUBLE YELLOW CENTERLINE
- 4"DWLL - 4" WIDTH DASHED WHITE LANE LINE

SIGN LEGEND

R1-1 30"x 30" 1	R7-8 12"x 18" 2	R5-1 30"x 30" 3	R3-5R 24"x30" 4
EMERGENCY VEHICLES ONLY			
R8-4-DH-EVO 24"x18" 5			



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



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Rev.	Date	Revision

SITE PLAN REVIEW	Date	By
	8/9/23	DER
Issued For		

Design: AJK Draft: CG Date: AUG 2023
 Checked: DER Scale: 1"=30' Job No.: 4097
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Drawing Name:	Site Plan
Project:	Auburn Self Storage Facility Turner Street, Auburn, Maine
Client:	Diamond Point Development, LLC 880 Marietta Highway, Suite 630-243, Roswell, GA 30075

Drawing No.
C101