R-6 / RESIDENTIAL ZONE

SPATIAL STANDARDS	REQUIRED	EXISTING	APPROVED (12.19.2013)	PROPOSED
MINIMUM LOT SIZE	4,500 SF	7,906 SF	7,906 SF	7,906 SF
MINIMUM FRONTAGE	40 FT.	179.93'	179.93'	179.93'
FRONT YARD SETBACK	10 FT.	1.8' (WILSON ST.) 4.3' (EASTERN PROM)	1.8' (WILSON ST.) 4.3' (EASTERN PROM)	1.8' (WILSON ST.) 4.3' (EASTERN PROM)
SIDE YARD SETBACK (3 STORIES)	10 FT.	1.4'	1.4'	2.0'
REAR YARD SETBACK	20 FT.	2.08'	27.1'	27.1'
MAXIMUM LOT COVERAGE	50%	52.5% (4,149 SF)	43.6%	41.9% (3,315 SF)
MINIMUM LOT WIDTH	40 FT.	65.23'	65.23'	65.23'
MAXIMUM STRUCTURE HEIGHT	45'	36'-8"	36'-8"	36'-7"
OPEN SPACE RATIO	20%	27.6% (2,183 SF)	20.1% (1,590 SF)	22.5% (1,780 SF)
PARKING	1/UNIT (4)	0	6	4
MAX. FLOOR AREA RATIO	0.65	1.05 (8,349 SF)	0.66 (5,272 SF)	0.84 (6,710 SF)

SITE LIGHTING LEGEND

- PATH LIGHT HUNZA BORDER LITE
- BOLLARD LIGHT HUNZA BOLLARD 700

GENERAL NOTES:

1. EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BACK BAY BOUNDARY, INC. LAND SURVEYING OF PORTLAND, MAINE DATED SEPTEMBER 7, 2006 AND UPDATED APRIL 26, 2011. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.

4. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).

5. ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.

6. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT STORAGE OR PARKING WILL BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.

7. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

8. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY REPAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

9. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.

FOR PERMIT SUBMITTAL, NOT FOR CONSTRUCTION

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/21/14

130 EAS PROMENADE

PORTLAND, MAINE

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No.	Date	Revision
	6-21-11	RE-SUBMISSION TO CITY
	7-28-11	FOR CITY REVIEW
	8-12-11	PRICING SET
	10-15-13	
	11-20-13	RE-SUBMISSION TO CITY
	04-11-14	AMENDED SITE PLAN
	06-04-14	AMENDED SITE PLAN

Drawing Set:
AMENDED SITE PLAN

Drawn: MP
Checked: PC
Approved:

STATE OF MAINE
STEVE G. BLAIS
No. 10084
LICENSED
PROFESSIONAL ENGINEER
06/04/14

Drawing Title:
SITE LAYOUT & MATERIALS PLAN

Job Number:
File:
Date: 4-11-2014 Scale: 1"= 10'-0"

Drawing Number:
L-2.0

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