

08.12.2013 - Construction Management Plan:  
 General Note 1: Extended Sidewalk Closures on Walnut Street are not anticipated at this time. Short term sidewalk and lane closures in Walnut are to be expected during utility tie-in periods. Appropriate flagging and signage measures will be utilized during these activities.  
 General Note 2: All subcontractors will be responsible for their own parking. The owner and contractor are not providing off site parking for the subcontractors. They will be encouraged to carpool and take vans from their main offices to the site. Otherwise subcontractors will park in legal, City of Portland parking spots.  
 Other Dates for Consideration:  
 Anticipated Project Start Date - Winter 2013/2014  
 Anticipated Project Completion Date - Winter 2014/2015  
 Anticipated Street Interruption - Spring/Summer 2014  
 Jobsite Hours - In compliance with City of Portland Noise Ordinance  
 Wright-Ryan Construction Project Personnel Contacts to be provided at Site Preconstruction Meeting

SPACE AND BULK STANDARDS		
ZONE: R6 RESIDENTIAL	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 S.F.	67,288 S.F.
MINIMUM FRONTAGE	40'	76.4'
MINIMUM YARD DIMENSIONS		
FRONT YARD	10'*	10'*
REAR YARD	20'	20'
SIDE YARD	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING	10' - 3 STORY BUILDING 12' - 4 STORY BUILDING
MAXIMUM LOT COVERAGE	40%	33%
MINIMUM LOT WIDTH	40'	71.8'
MAXIMUM BUILDING HEIGHT	45'	≤45'*
OPEN SPACE RATIO	30%	48%
PARKING REQUIREMENTS	1 SPACE PER UNIT (29)	34

\* A FRONT YARD MUST NOT EXCEED THE AVERAGE DEPTH OF FRONT YARDS ON EITHER SIDE OF THE LOT  
 \*\* REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS

- ① Denotes Free Standing "PEDESTRIAN CROSSING HERE" sign
- ② Denotes Free Standing "JACK PATH CLOSED DUE TO CONSTRUCTION, REOPENING SPRING 2015" sign
- ③ Denotes Free Standing "DO NOT ENTER, CONSTRUCTION SITE" sign



LEGEND

- PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPED AREA
- CURBING

ISSUED FOR	BY
CITY SUBMISSION	WHS
9/23/13	
REVISION	REV DATE

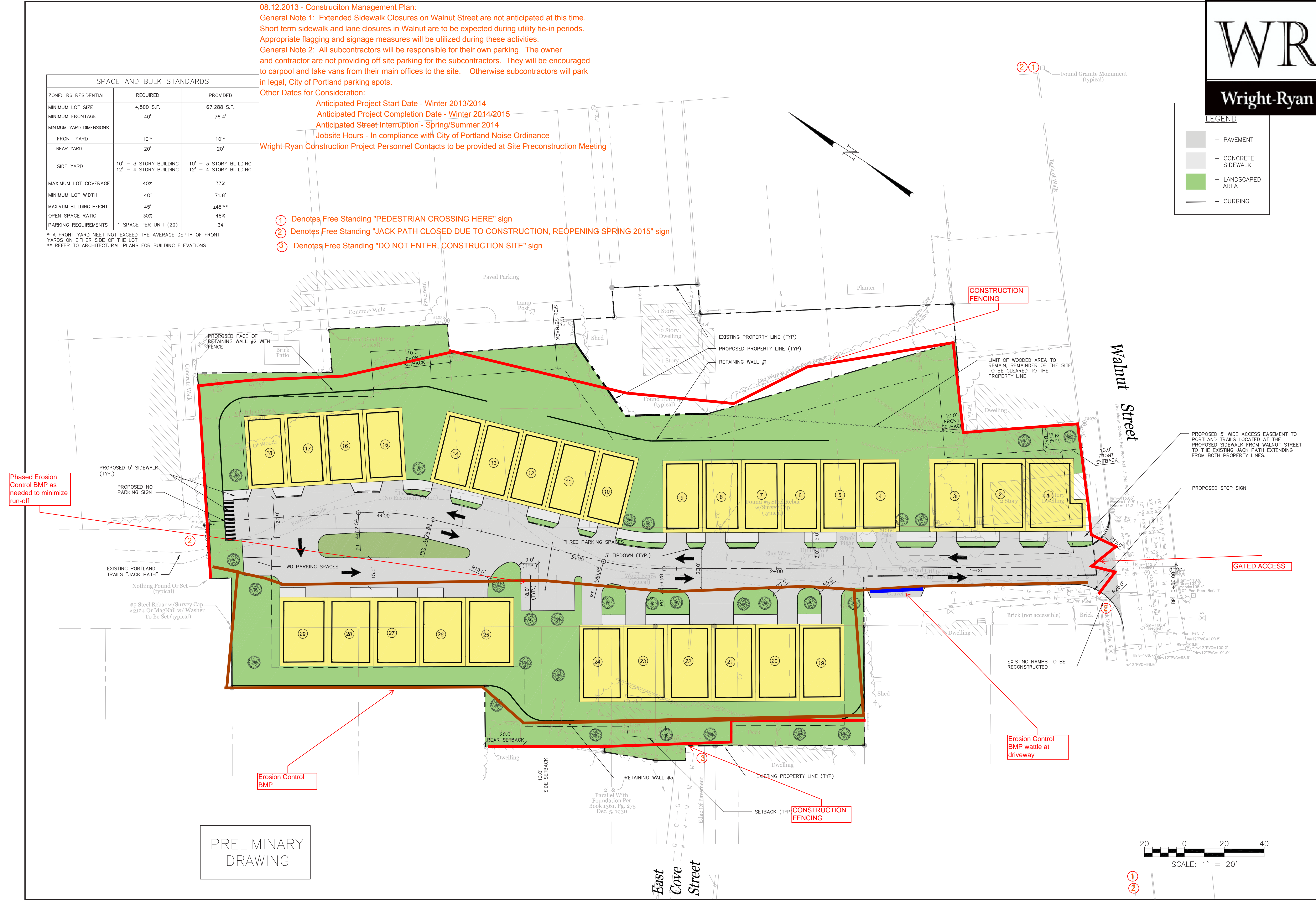
DRAWING NAME: **SITE LAYOUT PLAN**  
 PROJECT NAME: **MUNJOY HEIGHTS**  
 CLIENT: **REDFERN PROPERTIES, LLC**  
 P.O. BOX 8816, PORTLAND, MAINE 04104

**A C O R N**  
 ENGINEERING, INC.

ACORN ENGINEERING, INC.  
 1000 S. GARDEN STREET, SUITE 100  
 PORTLAND, MAINE 04104  
 P.O. BOX 3372 PORTLAND, MAINE 04104  
 (207) 775-2655

FILE: 1047\_CIVIL  
 DATE: 9/23/13  
 JN: 1047  
 SCALE: 1"=20'  
 DESIGN BY: WHS  
 DRAWN BY: ZRJ  
 CHECKED BY: WHS

DRAWING NO.  
**C-10**



PRELIMINARY  
 DRAWING

