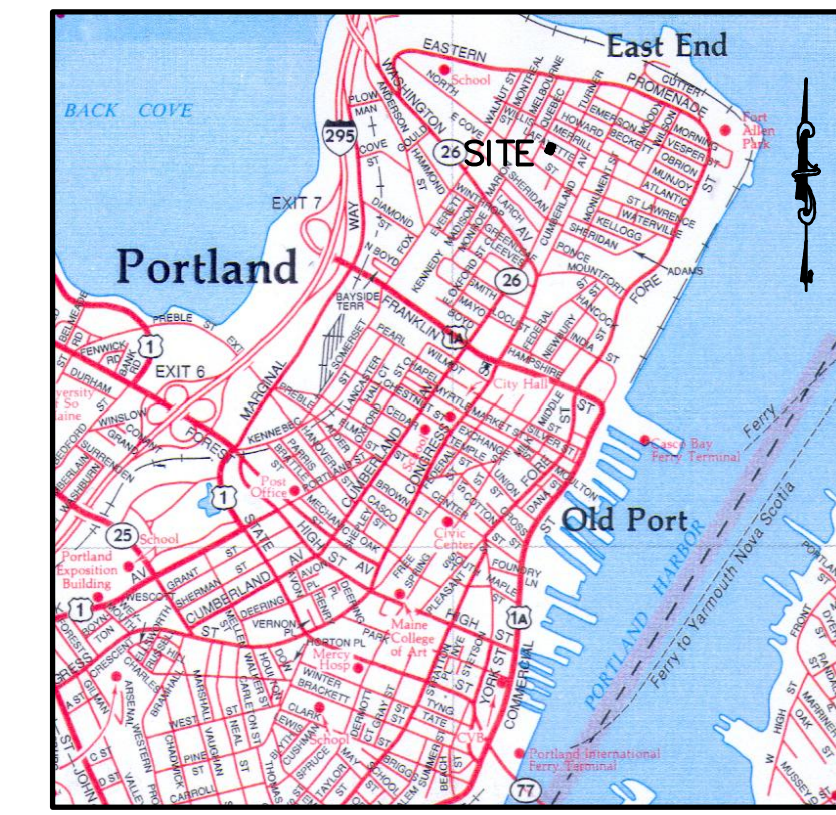


SEWER NOTE:

EXISTING V.C. SANITARY SEWER TO BE REPLACED WITH PVC SDR 35 PIPE TO PROPERTY LINE. A FIELD DETERMINATION SHALL BE MADE ON WHETHER TO CONTINUE THE REPLACEMENT TO SEWERMAIN.



LOCATION MAP
SCALE: 1" = 0.5 MILES

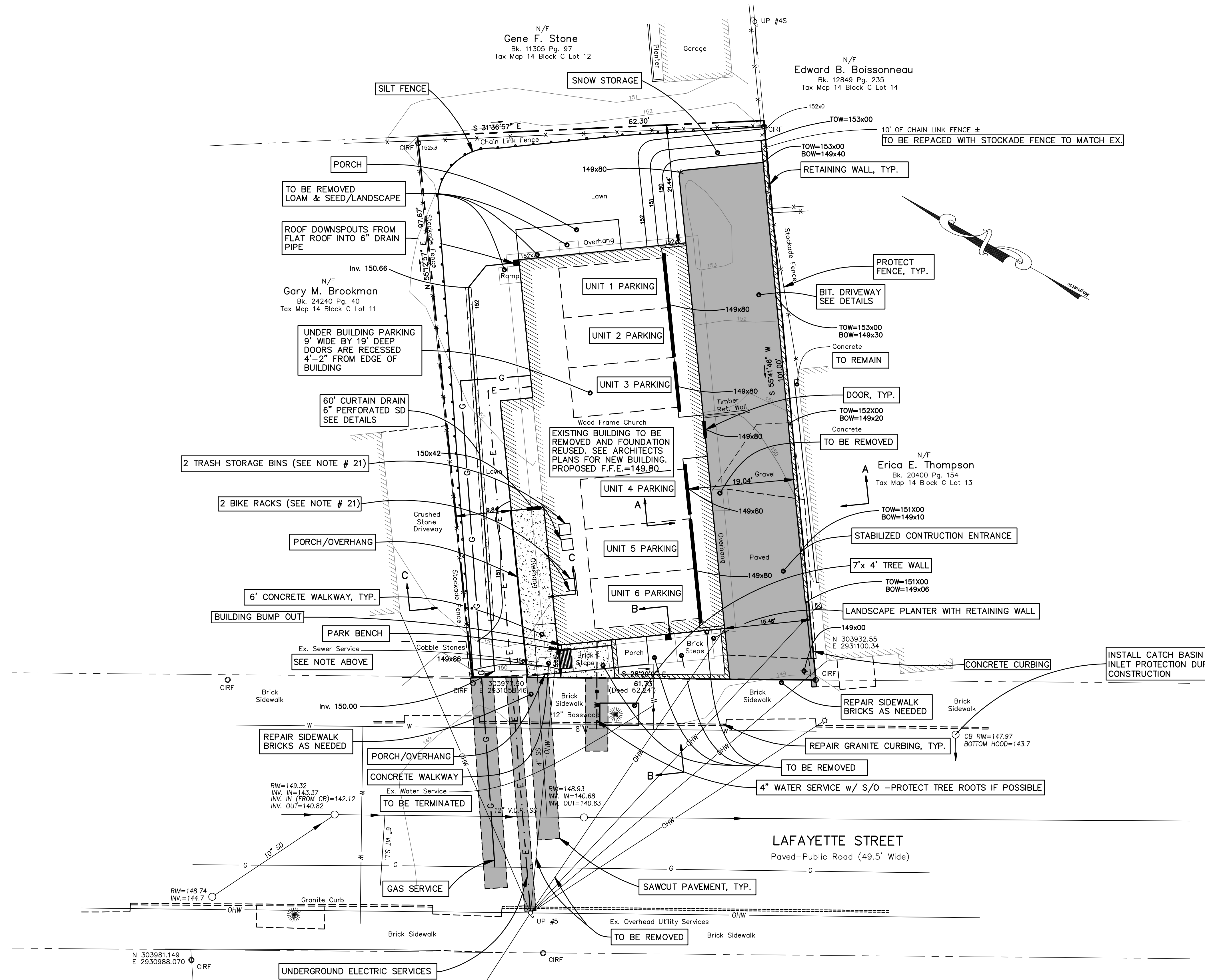
NOTES:

- OWNER/APPLICANT: RANDOM ORBIT, INC. 795 CONGRESS STREET PORTLAND, MAINE
- ENGINEER: LESTER S. BERRY, PE #3341 5H2M 28 STATE STREET GORHAM, MAINE
- SURVEYOR: JOHN SCHWANDA, PLS #1252 OWEN HASKELL, INC. 390 U.S. ROUTE ONE FALMOUTH, MAINE
- DEED REFERENCE: BK. 30925, PG. 100
- TAX MAP REFERENCE: MAP 14, BLOCK C LOT 21
- ZONING: RESIDENTIAL (R-6 SMALL LOT)
- PROJECT AREA: 6,139 S.F. (0.14 AC.)
- PROPOSED USE: 6-UNIT RESIDENTIAL CONDOMINIUMS
- MINIMUM STANDARDS:

	ZONE REQUIREMENTS	PROPOSED
LOT SIZE	NO MINIMUM	6,139 S.F.
FRONT YARD REAR YARD SIDE YARD	MAX. 10,000 S.F. LESS THAN 10 FT. 15 FT. OR GREATER	LESS THAN 10 FT. 16.5 FT. SEE CALCS BELOW
HEIGHT OF ABUTTING BUILDING/5 + HEIGHT OF PROPOSED BUILDING/5		
RIGHT YARD HEIGHT OF ABUTTING BUILDING	34 FT.	43.33 FT.
HEIGHT OF PROPOSED BUILDING (34/5) + (43.33/5)=15.47 FT.		17.5 FT.
PROPOSED RIGHT SETBACK		
LEFT YARD HEIGHT OF ABUTTING BUILDING	28.5 FT.	43.33 FT.
HEIGHT OF PROPOSED BUILDING (28.5/5) + (43.33/5)=14.37 FT.		21.5 FT.
PROPOSED LEFT SETBACK		
MAX. HEIGHT	45 FT.	43.33 FT. AVG. (SEE CALCS BELOW)
HEIGHT CALCULATIONS		
EAST CORNER		44.17 FT.
SOUTH CORNER		44.17 FT.
WEST CORNER		44.17 FT.
NORTH CORNER		41.00 FT.
AVERAGE HEIGHT		43.33 FT.
MIN. LOT WIDTH	NONE	61.73 FT.
MIN. AREA/UNIT	725 S.F.	1,023 S.F.
ALLOWABLE UNITS	8	6
ONSITE PARKING	6	6 (GARAGES)
- SEWER SERVICE: PUBLIC
- WATER SERVICE: PUBLIC
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
- PLAN REFERENCE: "BOUNDARY SURVEY PLAN AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER RANDOM ORBIT, INC. 17 CHESTNUT STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATED SEPTEMBER 3, 2013 (JOB NUMBER 2013-135P).
- BENCHMARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM, ELEVATION 146.69'
- IMPERVIOUS SUMMARY:

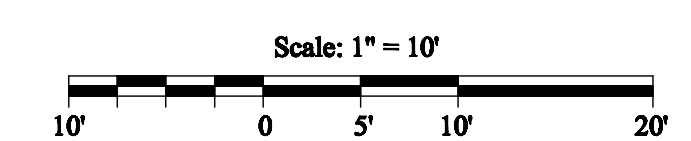
EX. SITE IMPERVIOUS AREA	=3,296 S.F. (53.7%)
EX. IMPERVIOUS AREA TO BE REMOVED	= 501 S.F.
PROPOSED NEW IMPERVIOUS AREA	= 1,033 S.F.
NET INCREASE FROM PROJECT	= 532 S.F.
TOTAL SITE IMPERVIOUS AFTER PROJECT	=3,828 S.F. (62.4%)
- CONTRACTOR SHALL REPLACE SIDEWALK FROM NORTH EDGE OF DRIVE APRON TO NORTHERN BOUNDARY OF PROPERTY PER CITY STANDARDS. ALL REPLACED SIDEWALKS SHALL BE CONSISTENT AND UNIFORM WITH EXISTING SIDEWALKS. ALL EXCAVATIONS SHOULD BE PROPERLY COMPACTED AND THERE SHOULD BE A 2" MONOLAYER OF ASPHALT AS A BASE FOR ALL REPLACED SIDEWALK. EXISTING BRICKS MAY BE REUSED AND EXTRA MATCHING BRICKS MAY BE AVAILABLE FROM PUBLIC SERVICES.
- BUILDING AREAS:

EX. BUILDING PROP. BUILDING	=2,100 S.F.
	=2,218 S.F.
- THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.
- LAFAYETTE STREET SHALL BE KEPT CLEAN FROM DUST, TRACKED SOIL/MUD, AND CONSTRUCTION DEBRIS AND SWEEP AS NECESSARY OR AS REQUESTED BY THE CITY OF PORTLAND TO MINIMIZE DUST AND SEDIMENT ORIGINATING FROM THE SITE.
- TWO TRASH STORAGE BINS ARE PROPOSED INSIDE THE BUILDING, ALSO TWO BIKE HANGING RACKS ARE PROPOSED INSIDE THE BUILDING (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION).
- ALL REQUIRED HVAC EQUIPMENT WILL BE POSITIONED ON THE ROOF (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION).
- EXISTING STREET TREE TO BE SAVED IF POSSIBLE. IF IT IS DAMAGED AND NEEDS REPLACEMENT, REPLACE WITH APPROVED CITY STREET TREE TO BE DETERMINED BY CITY ARBORIST.



LEGEND

SYMBOL	DESCRIPTION
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
□ GMP	GRANITE MONUMENT FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT SET
---	LIMIT OF WETLANDS
---	EXISTING CONTOUR
---	NOW OR FORMERLY



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Portland, Maine 04108
Tel. (207) 859-9771
Fax (207) 859-8550

FOR
Random Orbit, Inc.
795 Congress Street
Portland, Maine

SITE PLAN
MARQUIS LOFTS
CONDOMINIUMS
LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	1"=10'
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-1
REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED