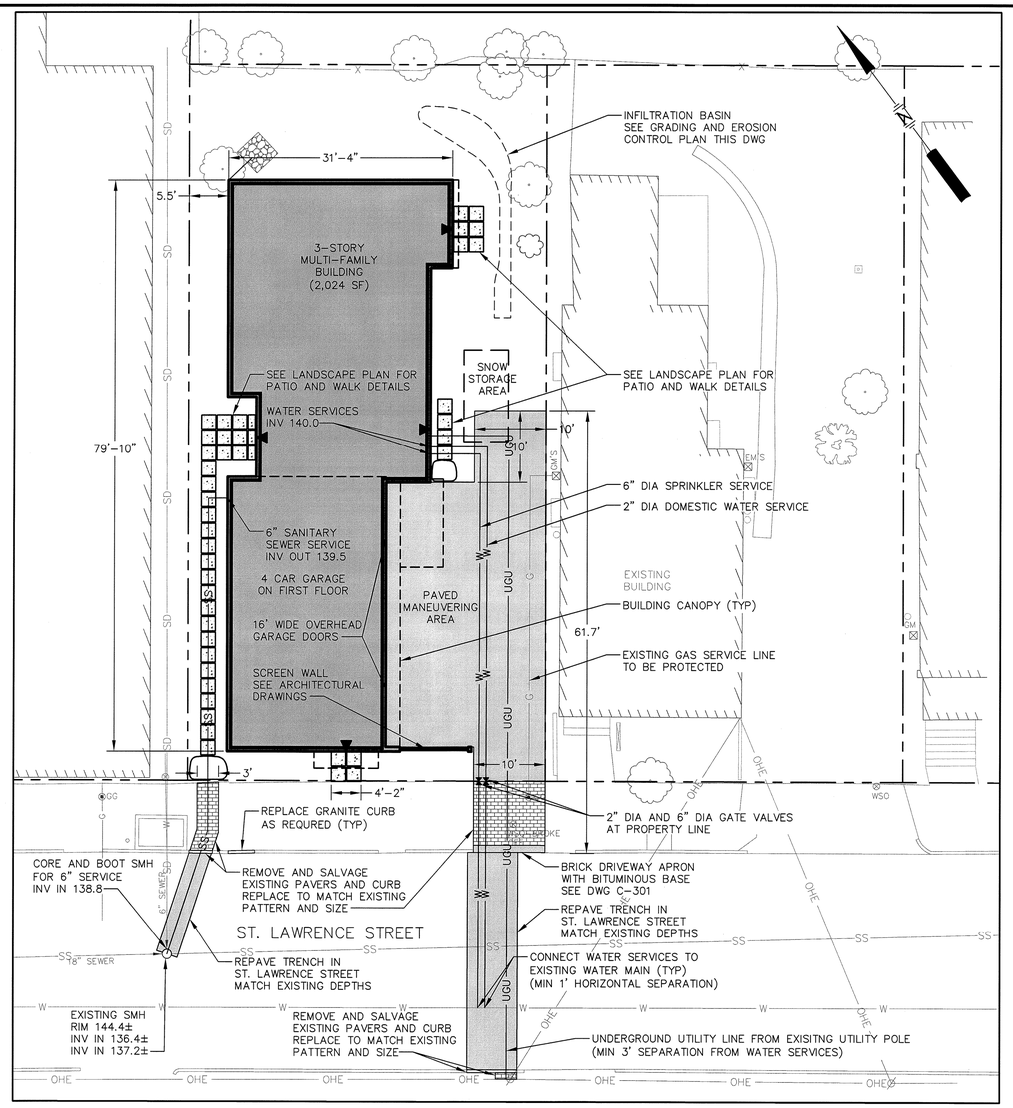
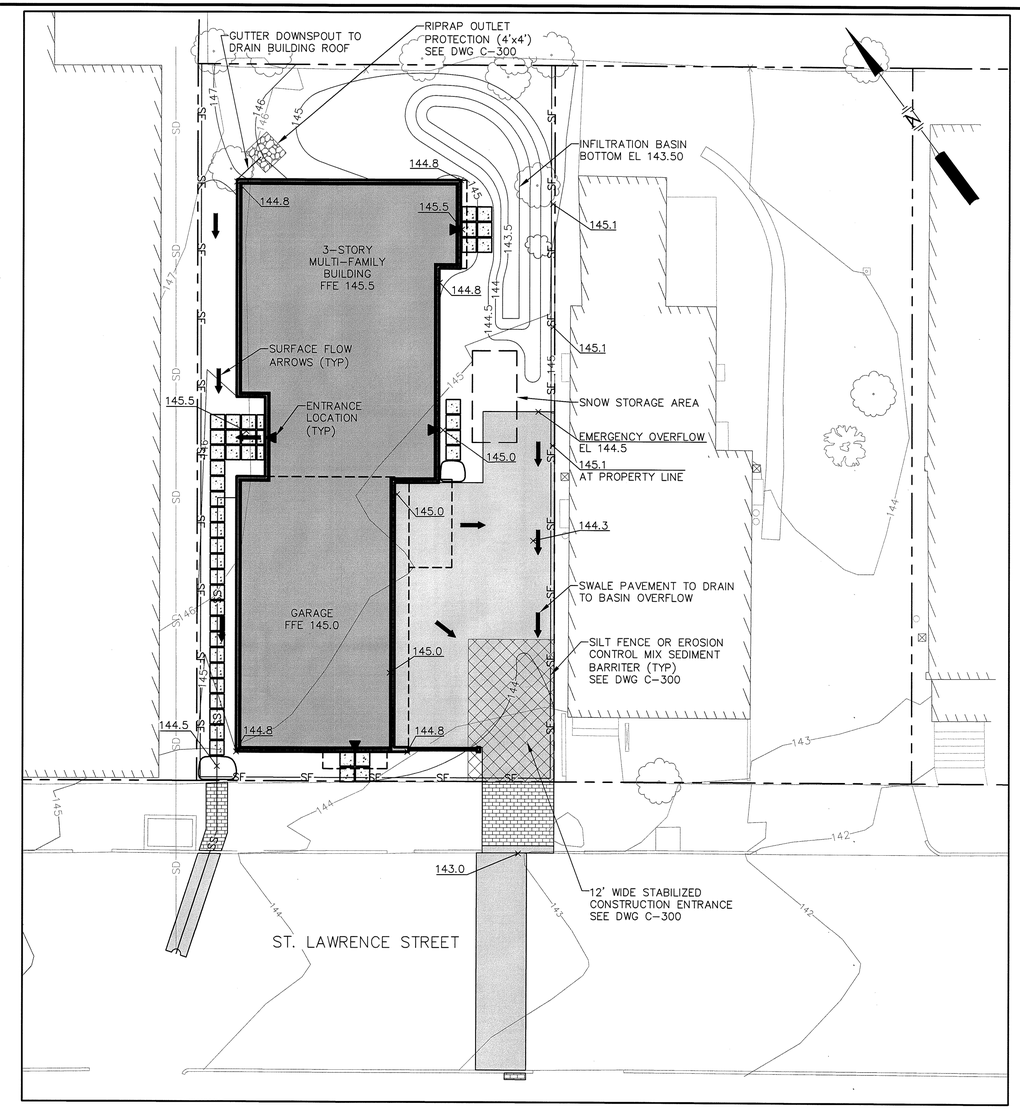


SITE AND UTILITY PLAN

5 0 10 20 FEET



GRADING AND EROSION CONTROL PLAN

5 0 10 20 FEET

ZONING NOTES:

1. PROPERTY OWNER/APPLICANT:
   LARRY GROSS
   91 SAINT LAWRENCE STREET
   PORTLAND, MAINE
2. LOT INFORMATION – CHART/BLOCK/LOT: G10NE/16D/10
3. ZONING DISTRICT: RG – RESIDENTIAL G
4. ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

DIMENSIONAL STANDARDS

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	5,000 SF
MINIMUM LOT AREA PER DWELLING	725 SF	1,250 SF
MINIMUM STREET FRONTAGE	20 FEET	>20 FEET
MINIMUM FRONT YARD SETBACK	4 FEET	4 FEET
MINIMUM SIDE SETBACK	5 FEET	5.5 FEET
MINIMUM REAR SETBACK	10 FEET	16 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	43.5 FEET
MAXIMUM LOT COVERAGE	60%	40%

BUILDING	2,024 SF (40%)
PAVEMENT	1,150 SF (23%)
OPEN SPACE	1,826 SF (37%)
TOTAL LOT SIZE	5,000 SF (100%)

6. THERE ARE NO WETLANDS, FLOODPLAINS OR SHORELAND ZONING IN THE AREA OF PROPOSED SITE DISTURBANCE.
7. PARKING SUMMARY:

   REQUIRED PARKING
   PARKING RATIO: 1 SPACES/UNIT

   TOTAL: 4 SPACES

   PROVIDED PARKING
   PARKING GARAGE: 4 SPACES
8. SITE UTILITIES WILL BE PROVIDED FROM EXISTING SERVICES IN SCHOOL STREET AS FOLLOWS:

ELECTRIC/COMMUNICATIONS:	EXISTING SERVICE
WATER SUPPLY:	PORTLAND WATER DISTRICT
SEWER SERVICE:	CITY OF PORLAND
NATURAL GAS:	MAINE NATURAL GAS

9. THERE ARE NO WETLANDS PRESENT IN THE AREA OF PROPOSED PROJECTS IMPACTS.

NOTES:

1. BASE MAP ADAPTED FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" BY OWEN HASKELL, INC., FALMOUTH, MAINE, DATED JUNE 11, 2014 AND PLAN ENTITLED "GRADING AND UTILITIES PLAN" BY PINKHAM & GREER CONSULTING ENGINEERS, DATED FEBRUARY 26, 2014.

REV.	BY	DATE	STATUS
	DPD	7/15	SUBMITTED TO CITY OF PORTLAND FOR SITE PLAN REVIEW

STATE OF MAINE
JOY H. JEWETT
No. 5147
LICENSED
PROFESSIONAL ENGINEER

4 UNIT APARTMENT BUILDING
93 ST. LAWRENCE STREET
LARRY GROSS AND BARBARA COLBY
PORTLAND, MAINE

SITE PLAN

SME
Sevee & Maher Engineers, Inc.
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland Center, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • www.smemaine.com

DESIGN BY: DPD
DRAWN BY: JRL
DATE: 4/27/2015
CHECKED BY:
LMN: SITE/GRADING
CTB: SME-STD

JOB NO. 15086.00 DWG FILE BASE

C-101