

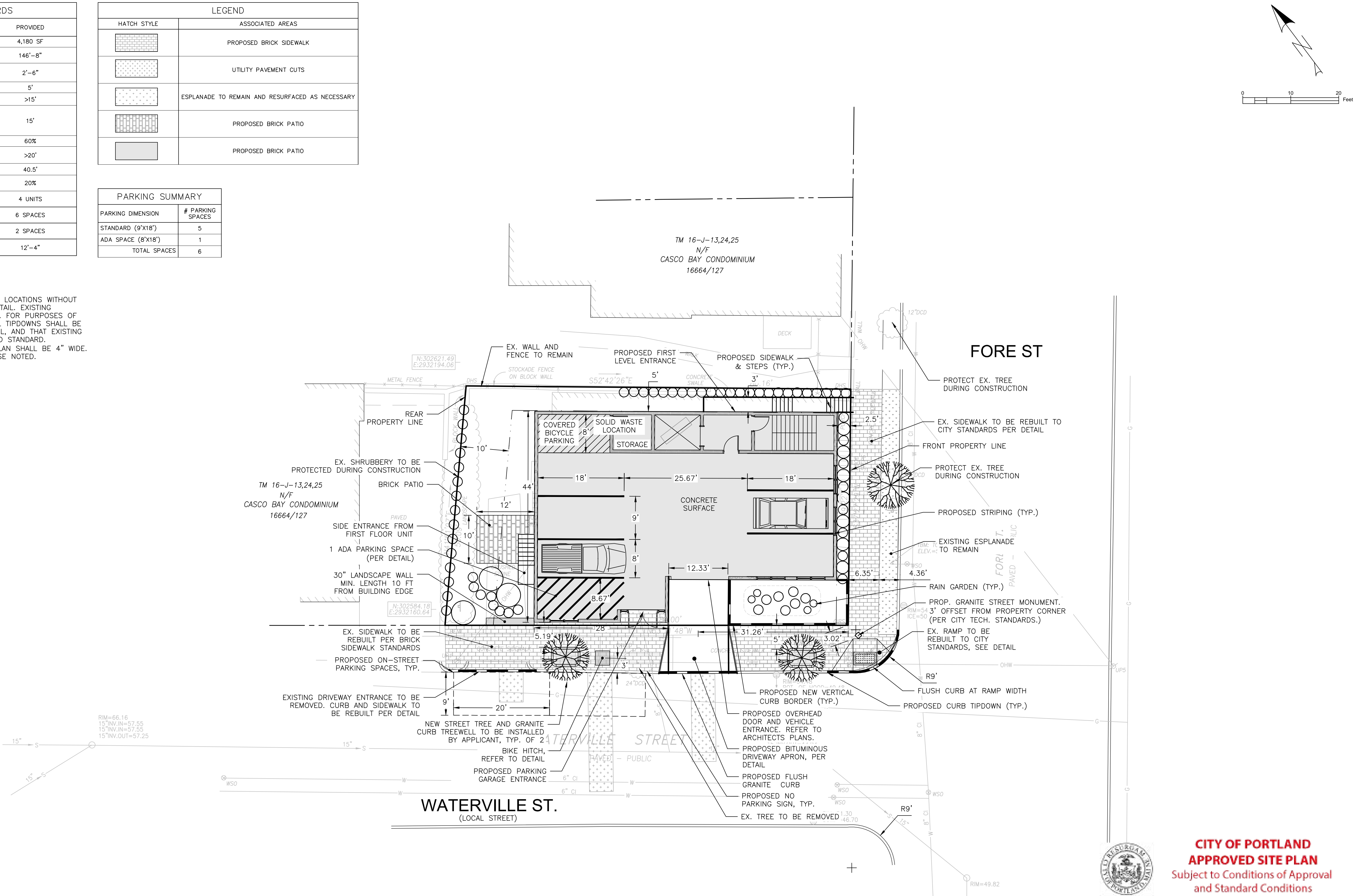
SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	4,180 SF
MINIMUM STREET FRONTAGE	20'	146'-8"
FRONT YARD (AVG. SETBACK)	2'-6"	2'-6"
SIDE YARD	5'	5'
REAR YARD	10'	>15'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	60%	60%
MINIMUM LOT WIDTH	20'	>20'
MAXIMUM BUILDING HEIGHT	45'	40.5'
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 5 UNITS	4 UNITS
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	4 SPACES	6 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 1.6	2 SPACES
MAX. GARAGE OPENING	20'	12'-4"

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	PROPOSED BRICK SIDEWALK
	UTILITY PAVEMENT CUTS
	ESPLANADE TO REMAIN AND RESURFACED AS NECESSARY
	PROPOSED BRICK PATIO
	PROPOSED BRICK PATIO

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'x18')	5
ADA SPACE (8'x18')	1
TOTAL SPACES	6

GENERAL NOTES:

- CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS. FOR PURPOSES OF BIDDING, CONTRACTOR SHALL NOTE THAT ALL TIPDOWNS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPDOWNS MAY NOT MEET CITY OF PORTLAND STANDARD.
- INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.



ISSUED FOR	BY	DATE
PRELIM. APPLICATION	WHS	12/27/15
FINAL APPLICATION	WHS	3/7/16
REV. GRADES	WHS	3/7/16
BUILDING PERMIT	WHS	4/7/16
FINAL SUBPLAT	WHS	12/27/16

DRAWING NAME	PROJECT NAME	CLIENT
SITE PLAN	31 FORE STREET REDEVELOPMENT	PENINSULA PROPERTY DEVELOPMENT, LLC.

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SITE PLAN	31 FORE STREET REDEVELOPMENT	PENINSULA PROPERTY DEVELOPMENT, LLC.

ACORN ENGINEERING, INC.  
 158 DANFORTH STREET, PORTLAND MAINE 04102  
 (207) 775-2825

ENGINEERING, INC.

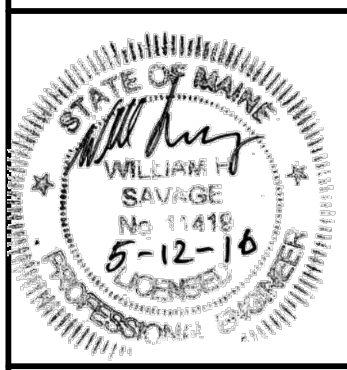
FILE:	1068_CIVIL
DATE:	12/28/15
JN:	1068
SCALE:	1"=10'
DESIGNED BY:	WHS
DRAWN BY:	WHS
CHECKED BY:	WHS



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
 Subject to Conditions of Approval  
 and Standard Conditions

DATE OF APPROVAL **3-22-2016**  
 PLANNER **Jean Fraser**  
 PROJECT NO. **#2016-005**

BUILDING PERMIT  
 ISSUED FOR CONSTRUCTION



DRAWING NO.  
**C-10**