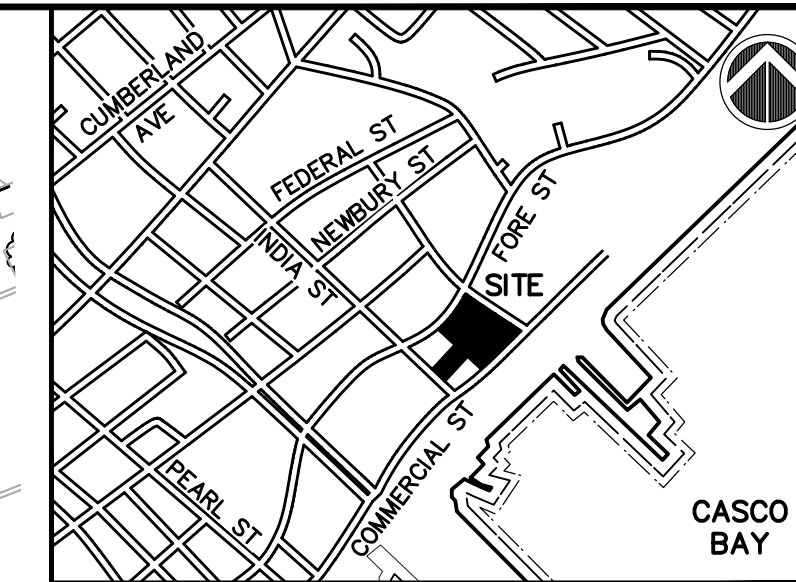




NORTH



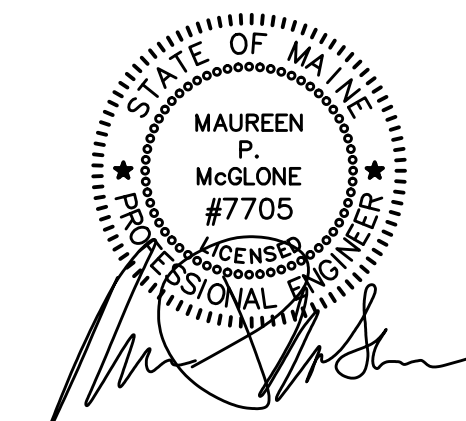
CASCO BAY

Project:
**20 THAMES STREET
RESIDENTIAL
CONDOMINIUM**

20 THAMES STREET
PORTLAND, MAINE

Owner:
ESSEXNORTH 20 THAMES LLC
P.O. Box 1383
SANIBEL, FL 33957

Applicant:
ESSEXNORTH
PORTLAND LLC
P.O. BOX 394
TOPSFIELD, MA 01983



CIVIL ENGINEER:
MAUREEN P. MCGLONE, PE #7705
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SPACE AND BULK STANDARDS

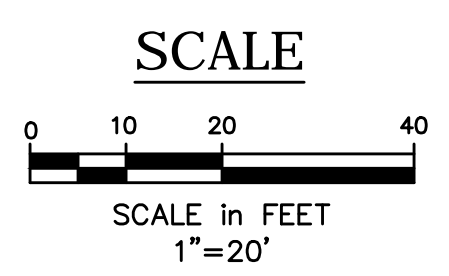
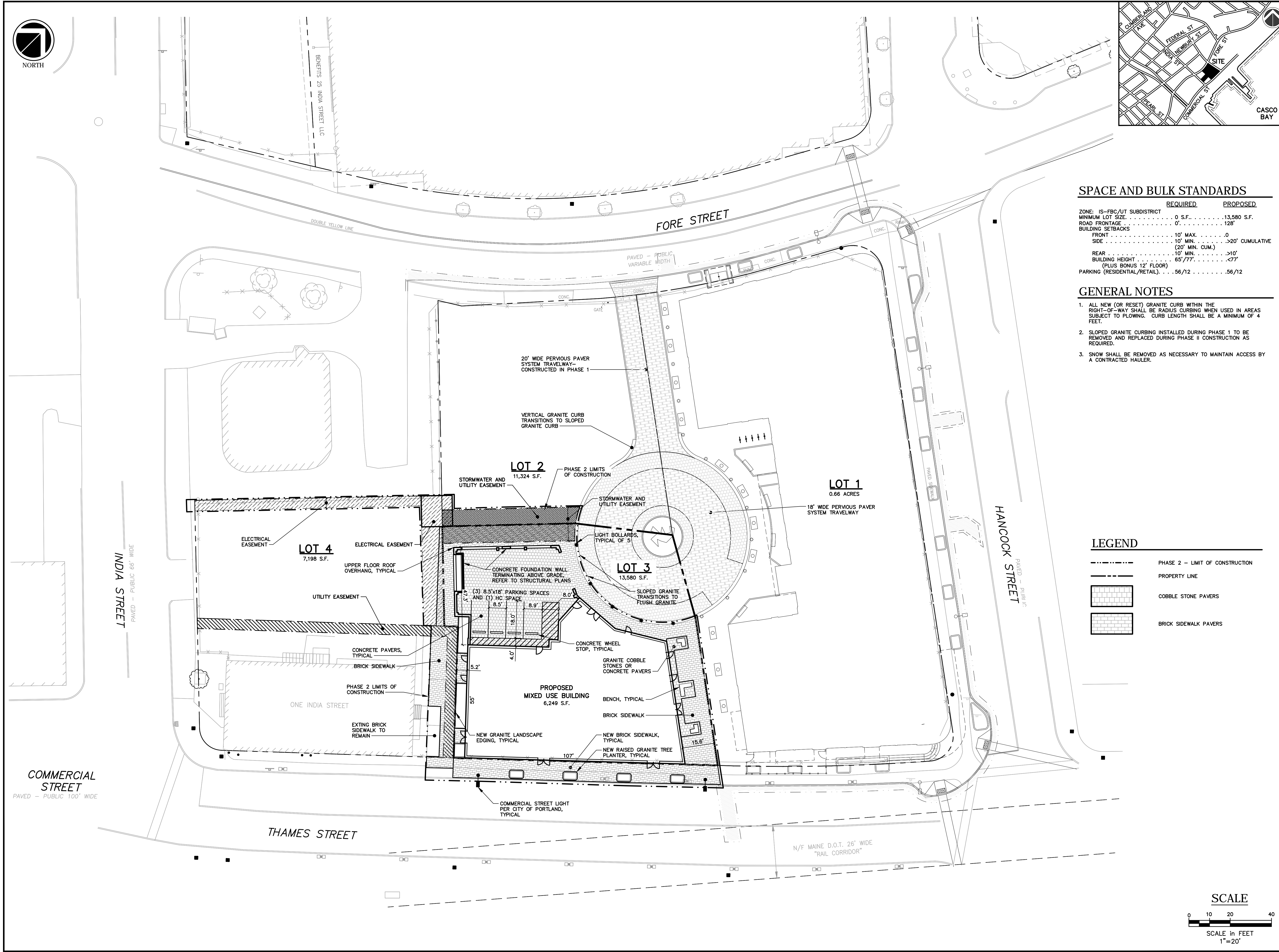
	REQUIRED	PROPOSED
ZONE: IS-FBC/UT SUBDISTRICT		
MINIMUM LOT SIZE	0 S.F.	13,580 S.F.
ROAD FRONTAGE	0'	128'
BUILDING SETBACKS		
FRONT	10' MAX.	0
SIDE	10' MIN.	>20' CUMULATIVE (20' MIN. CUM.)
REAR	10' MIN.	>10'
BUILDING HEIGHT	65'/77'	<77'
(PLUS BONUS 12' FLOOR)		
PARKING (RESIDENTIAL/RETAIL)	.56/12	.56/12

GENERAL NOTES

- ALL NEW (OR RESET) GRANITE CURB WITHIN THE RIGHT-OF-WAY SHALL BE RADIUS CURBING WHEN USED IN AREAS SUBJECT TO PLOWING. CURB LENGTH SHALL BE A MINIMUM OF 4 FEET.
- SLOPED GRANITE CURBING INSTALLED DURING PHASE 1 TO BE REMOVED AND REPLACED DURING PHASE II CONSTRUCTION AS REQUIRED.
- SNOW SHALL BE REMOVED AS NECESSARY TO MAINTAIN ACCESS BY A CONTRACTED HAULER.

LEGEND

	PHASE 2 - LIMIT OF CONSTRUCTION
	PROPERTY LINE
	COBBLE STONE PAVERS
	BRICK SIDEWALK PAVERS



RANSOM
Consulting
Engineers
and Scientists

400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

SITE PLAN

C	ISSUED FOR BID	07/14/17
B	PER REVIEW COMMENTS	06/09/17
A	CITY SUBMISSION	03/09/17
No.	Revision/Issue	Date

Design by:	MPM	Checked by:	SJB
Drawn by:	JAR	Approved by:	SJB
Project:	150.06094	Date:	FEBRUARY 2017
Sheet No:	C1.0		
	Sheet 4 of 22		