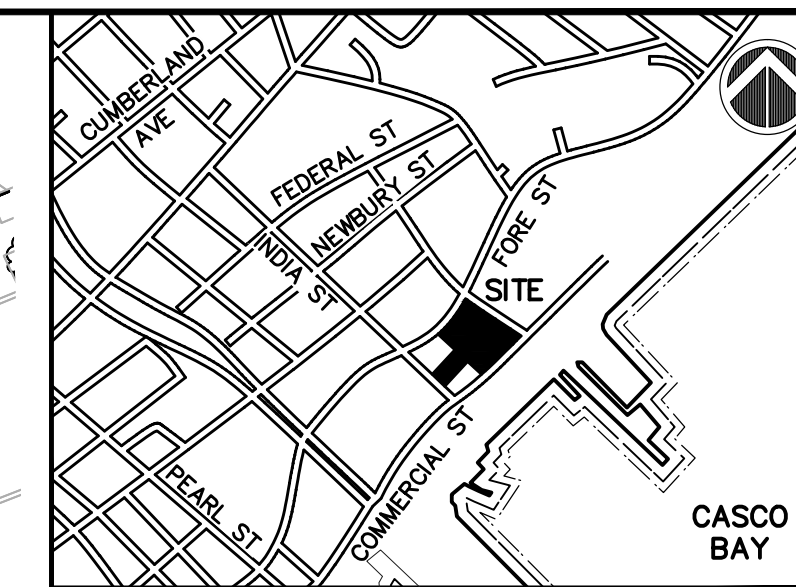




NORTH

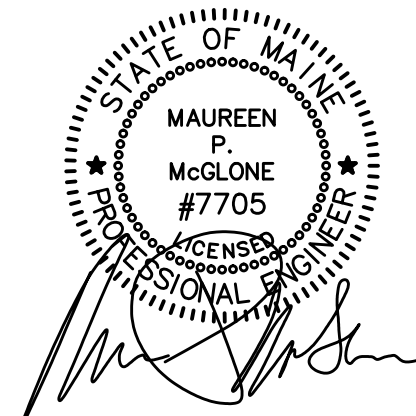


CASCO BAY

Project:
**20 THAMES STREET
 RESIDENTIAL
 CONDOMINIUM**
 20 THAMES STREET
 PORTLAND, MAINE

Owner:
 PORTLAND NORWICH
 ACQUISITION, 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

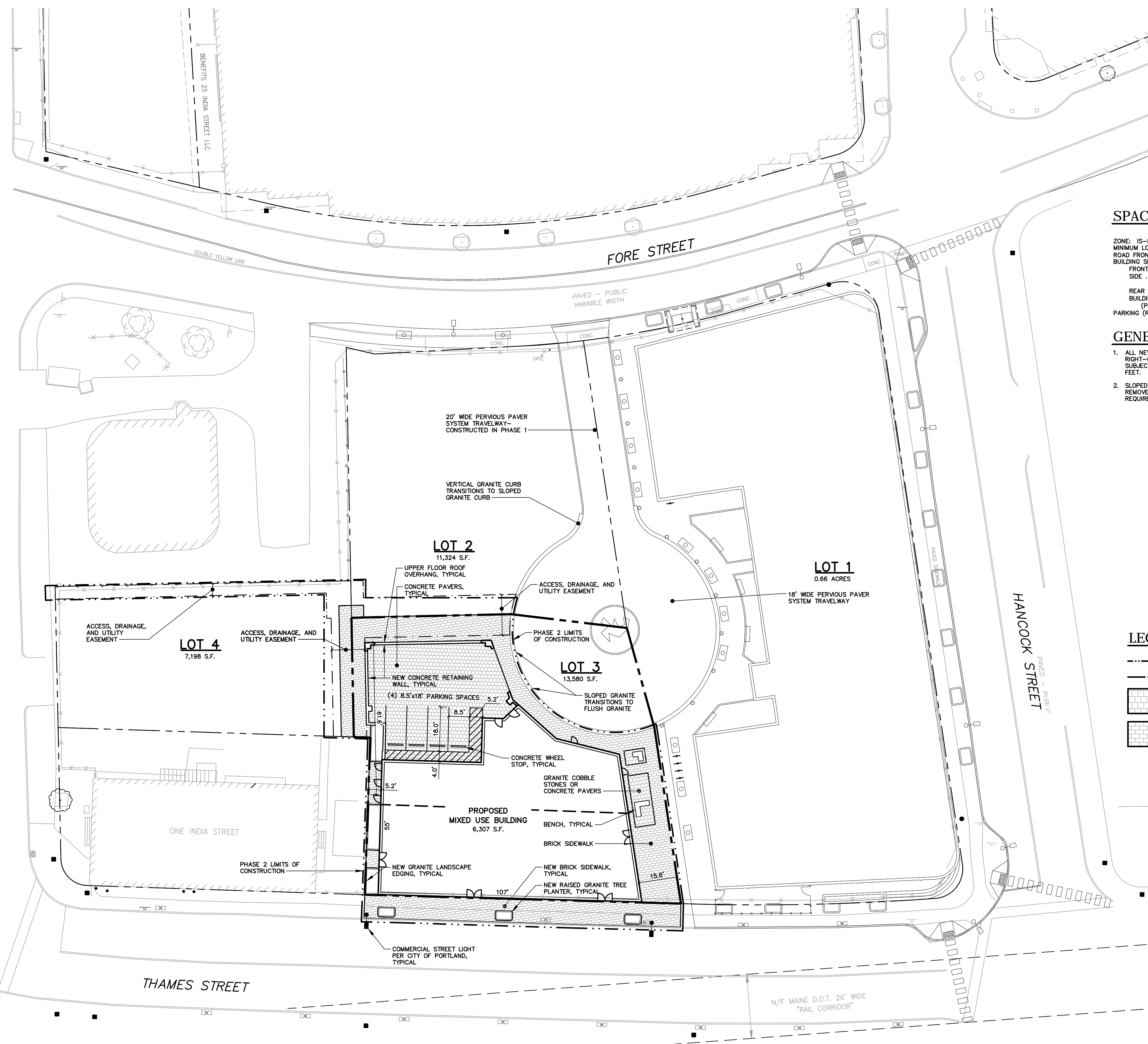
	REQUIRED	PROPOSED
ZONE: IS-FBC/UT SUBDISTRICT		
MINIMUM LOT SIZE	0 S.F.	13,580 S.F.
ROAD FRONTAGE	0'	128'
BUILDING SETBACKS		
FRONT	10' MAX.	0
SIDE	10' MIN.	>20' CUMULATIVE (20' MIN. CUM.)
REAR	10' MIN.	>10'
BUILDING HEIGHT	65'/77'	<77' (PLUS BONUS 12' FLOOR)
PARKING (RESIDENTIAL/RETAIL)	.56/12	.56/12

GENERAL NOTES

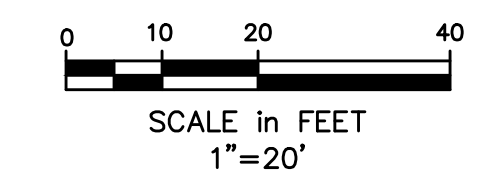
- ALL NEW (OR RESET) GRANITE CURB WITHIN THE RIGHT-OF-WAY SHALL BE RADIUS CURBING WHEN USED IN AREAS SUBJECT TO PLOWING. CURB LENGTH SHALL BE A MINIMUM OF 4 FEET.
- SLOPED GRANITE CURBING INSTALLED DURING PHASE 1 TO BE REMOVED AND REPLACED DURING PHASE II CONSTRUCTION AS REQUIRED.

LEGEND

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



SCALE



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

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	