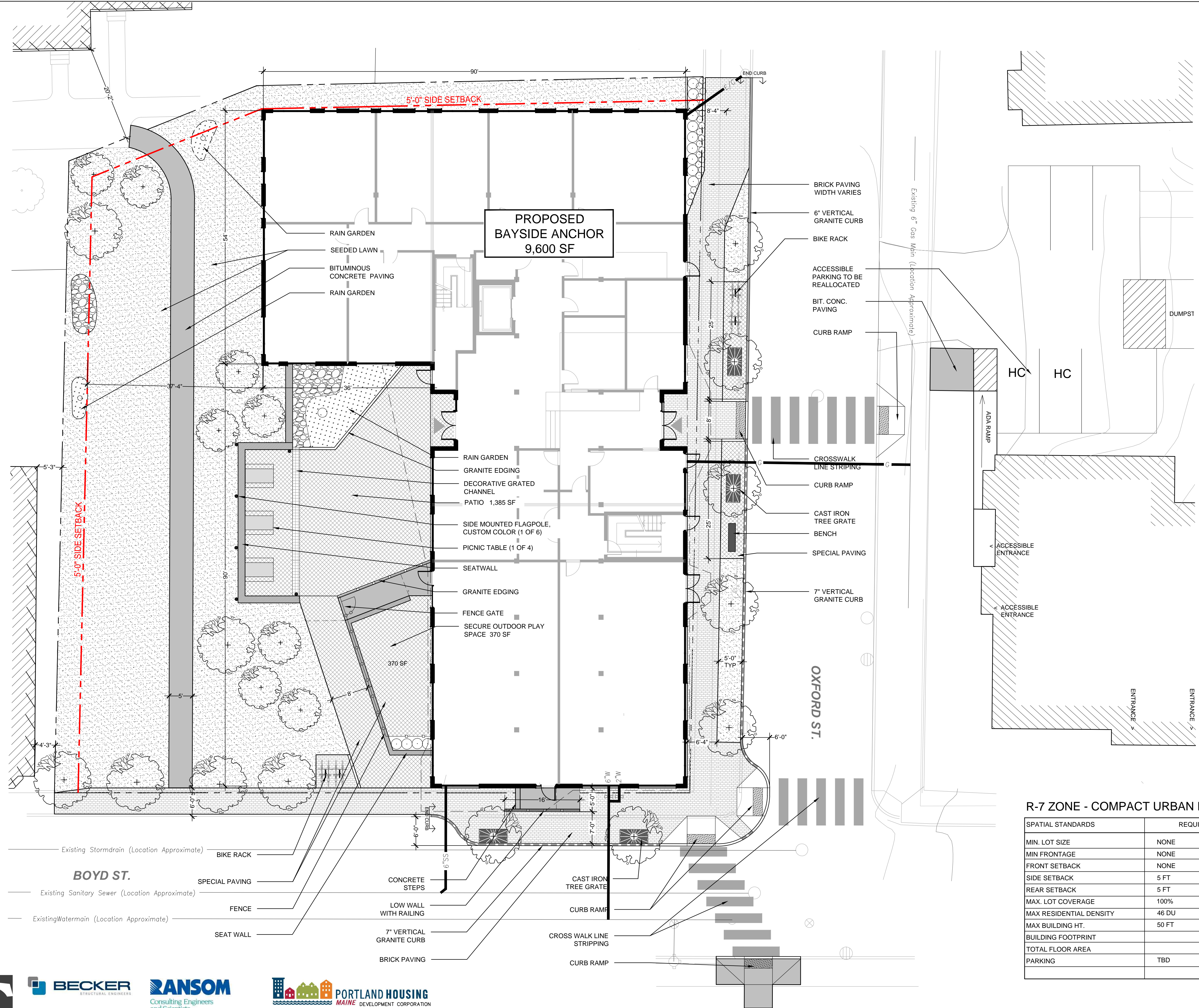


**LOCUS**  
N.T.S.

**LEGEND**

- (EXISTING)
- IRON PIPE OR ROD FOUND
  - MONUMENT FOUND
  - ⊗ WATER VALVE
  - ⊕ HYDRANT
  - UTILITY POLE
  - MANHOLE
  - MANHOLE
  - ⊠ SIGN
  - DECIDUOUS TREE
  - ⊗ FENCE
  - CURB
  - OHW OVERHEAD WIRES
  - EXISTING CONTOURS
- (PROPOSED)
- LIMIT OF WORK
  - 20 PROPOSED CONTOURS
  - EDGE OF PAVING
  - 7" VERTICAL GRANITE CURB
  - 6" VERTICAL GRANITE CURB
  - FLUSH / TRANSITION GRANITE CURB
  - TREE GRATE
  - TREE
  - SHRUB
  - LAWN
  - RAIN GARDEN
  - BIT. CONC. PAVING
  - BRICK PAVING
  - SPECIAL PAVING
  - WALL
  - BENCH
  - BIKE RACK
  - CATCH BASIN



- NOTES**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
  2. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OWEN HASKELL, INC. MAY 7, 2013. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
  3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER.
  4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
  5. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.
  6. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
  7. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
  8. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
  9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET-OPENING PERMIT FROM THE TOWN OF PORTLAND AS APPLICABLE.

**R-7 ZONE - COMPACT URBAN RESIDENTIAL OVERLAY**

SPATIAL STANDARDS	REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	20,147 SF
MIN FRONTAGE	NONE	288.19
FRONT SETBACK	NONE	0 FT
SIDE SETBACK	5 FT	5 FT
REAR SETBACK	5 FT	37'-4"
MAX. LOT COVERAGE	100%	68%
MAX RESIDENTIAL DENSITY	46 DU	45 DU
MAX BUILDING HT.	50 FT	45 FT
BUILDING FOOTPRINT		9,610 SF
TOTAL FLOOR AREA		38,770 SF
PARKING	TBD	34 ON CAMPUS

**KAPLAN THOMPSON ARCHITECTS**  
424 fore st., portland, me 04101  
207-842-2888 fax: 842-2828

**CARROLL ASSOCIATES LANDSCAPE ARCHITECTS**  
217 COMMERCIAL STREET, STE 200  
PORTLAND, MAINE 04101  
207.772.1562 V. F. 207.772.0712

**BECKER STRUCTURAL ENGINEERS**  
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F: 207.879.1822

**RANSOM Consulting Engineers and Scientists**  
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**PORTLAND HOUSING MAINE DEVELOPMENT CORPORATION**  
14 BAXTER BLVD  
PORTLAND, ME 04101  
P: 207.773.4753  
F: 207.774.6471

**SITE PLAN APPLICATION**

Project:  
BAYSIDE ANCHOR  
Portland Housing Development Corporation  
81 East Oxford Street  
Portland, ME

Drawing: **SITE PLAN**  
Scale: 1"=10'  
Date: Monday, May 12, 2014  
Drawn by: EPK  
Revised:

**L1.0**