

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	9,065 SF
MINIMUM STREET FRONTAGE	20'	188'
FRONT YARD (AVG. SETBACK)	5'-3"	1'-1"
SIDE YARD	5'	5'
REAR YARD	10'	14'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A
MAXIMUM LOT COVERAGE	60%	46%
MINIMUM LOT WIDTH	20'	83'
MAXIMUM BUILDING HEIGHT	45'	35'
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 12 UNITS	10 UNITS
RESIDENTIAL PARKING	1 SPACE/UNIT = 7 SPACES	7 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 4	4 SPACES
MAX. GARAGE OPENING	20'	N/A

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	PROPOSED BRICK SIDEWALK
	UTILITY PAVEMENT CUTS
	CRUSHED STONE
	N/F Portland Renewal Authority (Portland Housing Authority) 2818/53
	ROOF DRIPLINE FILTRATION BMP

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
COMPACT (8.25'X18')	6
STANDARD (9'X18')	1
TOTAL SPACES	7

- 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.
 - REFER TO THE LANDSCAPE PLAN DEVELOPED BY SOREN DENOIRD DESIGN STUDIO FOR PLANTING SCHEDULES AND ASSOCIATED PLANTING DETAILS.
 - PER SECTION 14-332.1(k), NO PARKING IS REQUIRED FOR THE FIRST THREE UNITS IN THE R-6 ZONE.

N/F
Portland Renewal Authority
(Portland Housing Authority)
2818/53

N/F
Portland Renewal Authority
(Portland Housing Authority)
2528/295

PLANTER STRIP, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

PROPOSED STRIPING, TYP.

CONCRETE 8" RETAINING WALL WITH FENCE, TYP.

REAR PROPERTY LINE

PROPOSED MECHANICAL ROOM

PROPOSED SOLID WASTE STORAGE LOCATION

TRANSFORMER LOCATION
4'X4' CONCRETE TRANSFORMER PAD

ROOF DRIPLINE FILTRATION

WORKFORCE UNIT

EXISTING UTILITY POLE

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

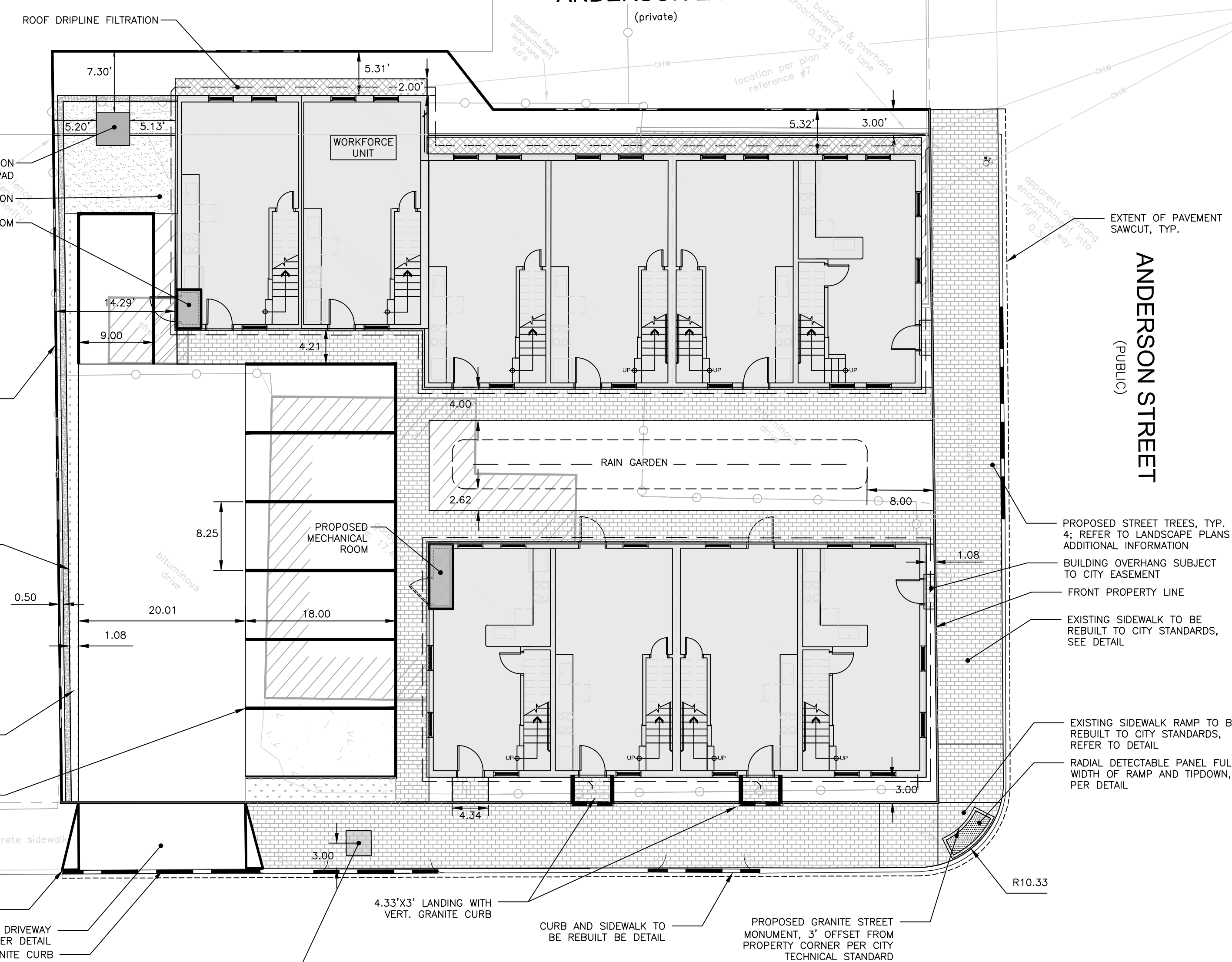
TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

TEMPORARY PERMITTING CURB (SEE REF #1) UTILITY POLE CAP #8

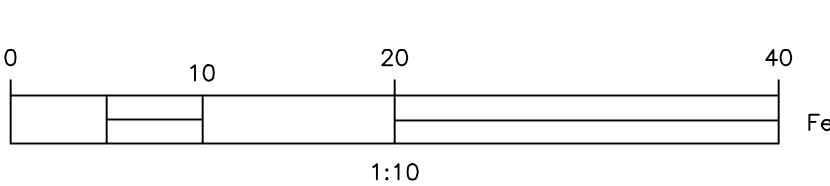


LANCASTER STREET
(PUBLIC)

ANDERSON STREET
(PUBLIC)

MADISON STREET

ANDERSON LANE
(private)



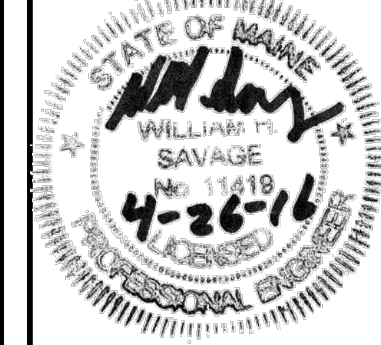
PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIMINARY APP	WHS	4/25/16
HOUSING IZ APP	WHS	4/29/16

DRAWING NAME: **SITE PLAN**
PROJECT NAME: **70 ANDERSON ST REDEVELOPMENT**
CLIENT: **REDFERN PROPERTIES, LLC**
P.O. BOX 8616 PORTLAND, ME 04104

ENGINEERING, INC.
A C O R N
158 DANFORTH ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1067_CIVIL
JN: 1067
SCALE: 1"=10'
DESIGNED BY: WHS
DRAWN BY: OJD
CHECKED BY: WHS



DRAWING NO.
C-10