

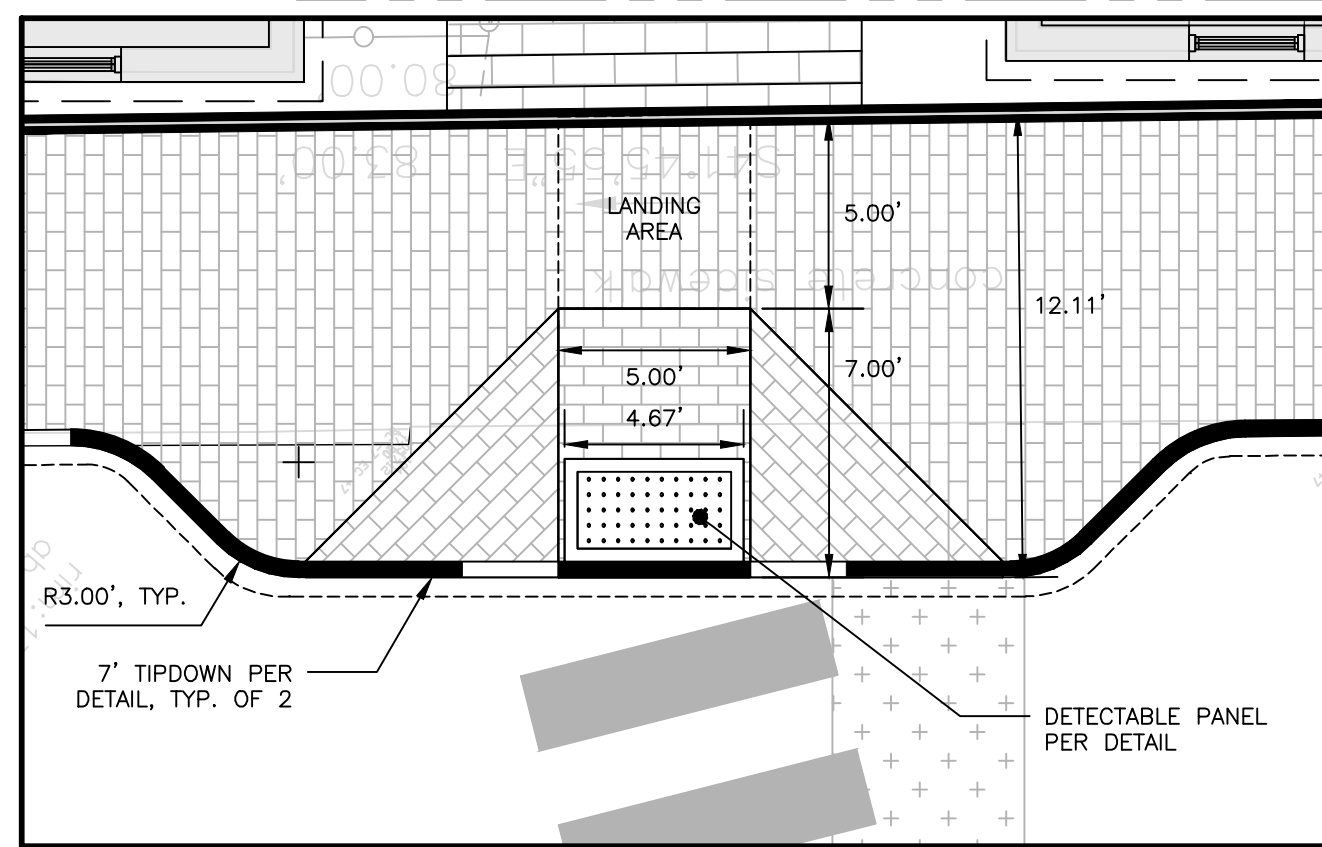
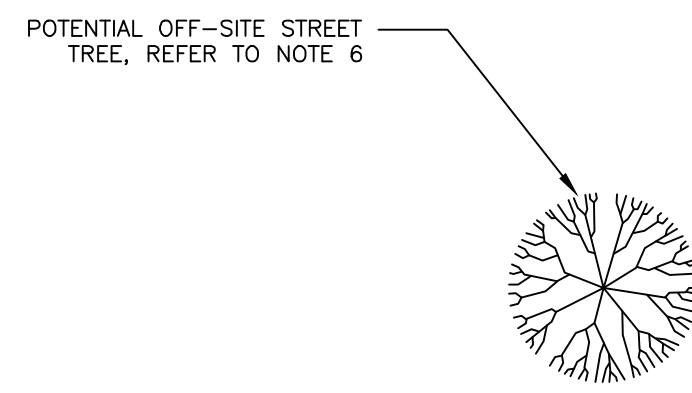
SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	9,065 SF
MINIMUM STREET FRONTAGE	20'	188'
FRONT YARD (AVG. SETBACK)	5.25'	1.08'
SIDE YARD	5'	5.31
REAR YARD	10'	14.29'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A
MAXIMUM LOT COVERAGE	60%	45%
MINIMUM LOT WIDTH	20'	83'
MAXIMUM BUILDING HEIGHT	45'	<45'
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS**	725 SF/UNIT X 1.25 = 15 UNITS	10 UNITS
RESIDENTIAL PARKING	1 SPACE/UNIT = 7 SPACES	7 SPACES
MIN. SECURE RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 4	10 SPACES
MAX. GARAGE OPENING	20'	N/A

- 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.
 - SNOW TO BE STORED ON-SITE IN DESIGNATED AREAS ONLY. SNOW TRANSPORTED OFF-SITE TO BE BROUGHT TO A MAINE DEP APPROVED 'SNOW DUMP' UNLESS SPECIFIED OTHERWISE IN MAINE DEP CHAPTER 573. SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, HARDSCAPING, CURBING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES AND MUST ENSURE THAT ALL UTILITIES ARE ACCESSIBLE.
 - OFF-SITE PLANTING OF STREET TREES ON PORTLAND HOUSING AUTHORITY LAND WITHIN TEN FEET OF THE CITY RIGHT OF WAY TO BE SUBJECT TO AN AGREEMENT WITH PORTLAND HOUSING AUTHORITY. IF NO AGREEMENT IS REACHED, A CONTRIBUTION TO THE PORTLAND TREE FUND WILL BE MADE PER CITY REQUIREMENT.
 - ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION.

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	PROPOSED BRICK SIDEWALK
	INTERNAL SIDEWALK
	UTILITY PAVEMENT CUTS
	CRUSHED STONE
	CONCRETE
	ROOF DRIPLINE FILTRATION BMP
	SNOW STORAGE AREA

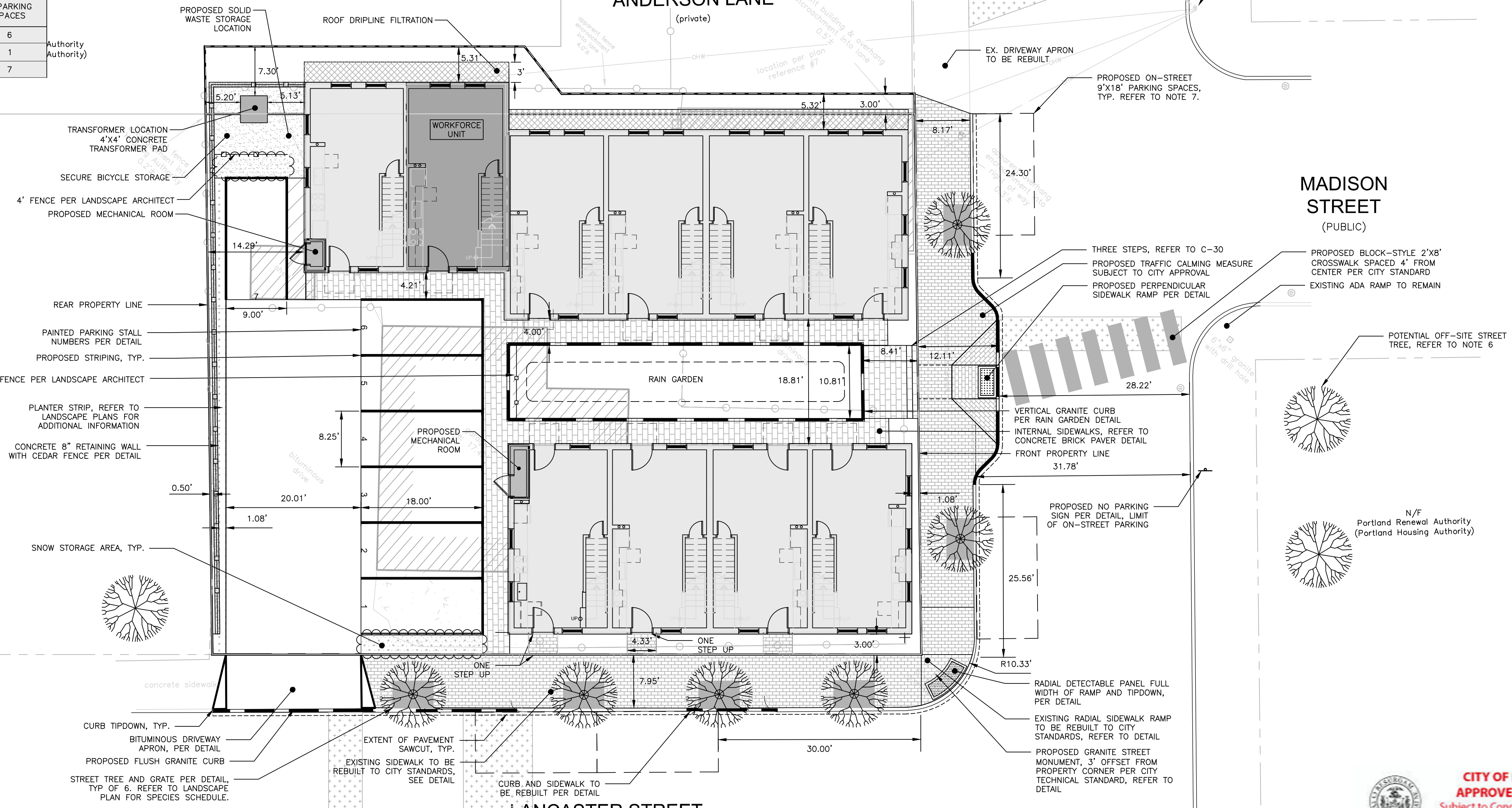
PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
COMPACT (8.25'X18')	6
STANDARD (9'X18')	1
TOTAL SPACES	7

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

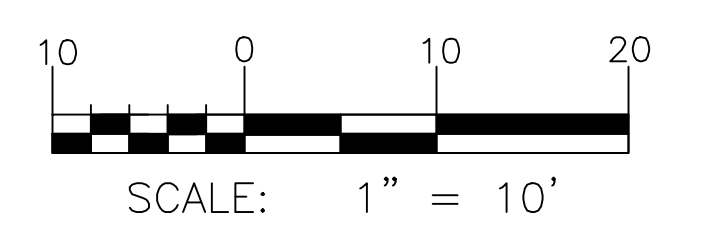


DESIGN ELEMENT	SLOPE IN DIRECTION OF TRAVEL	CROSS SLOPE
APPROACH	8.33% MAX	2%
LANDING	2%	2%
RAMP	8.33% MX	MATCH STREET GRADE
FLARE	10% MAX AT CURB FACE	-
SIDEWALK	MATCH STREET GRADE	2%

PERPENDICULAR SIDEWALK RAMP
1" = 5'



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Conditions of Approval
and Standard Conditions
DATE OF APPROVAL **September 27, 2016**
PLANNER **Shukria Wiar**
PROJECT NO. **2016-099**



FINAL APPLICATION
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
PRELIMINARY APP	WHS	4/28/16
HOUSING IZ APP	WHS	6/29/16
FINAL APP	WHS	8/22/16
RSA PED ENTRANCE	WHS	9/7/16

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

ENGINEERING, INC.
ACORN
158 BANGOR 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