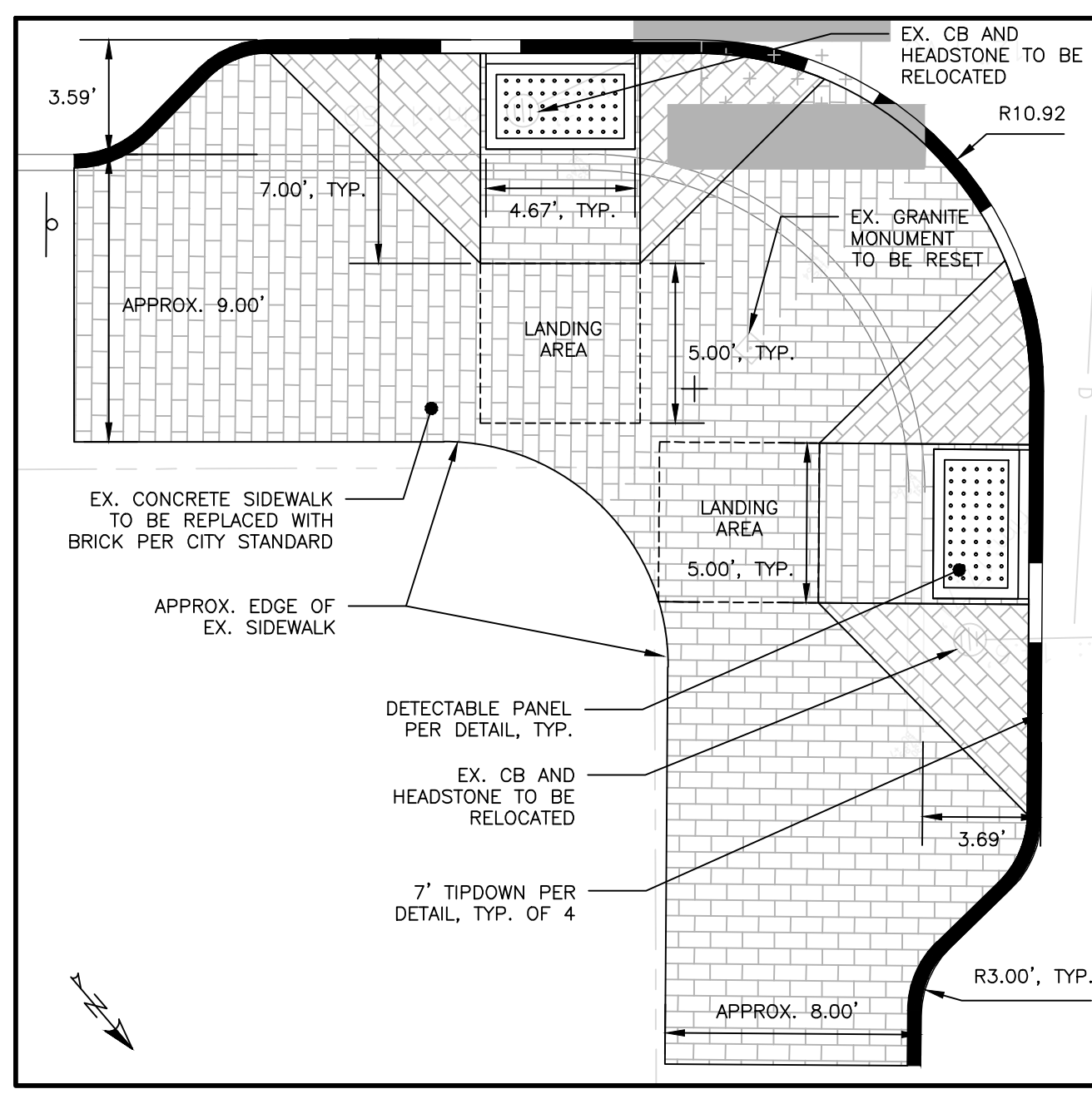
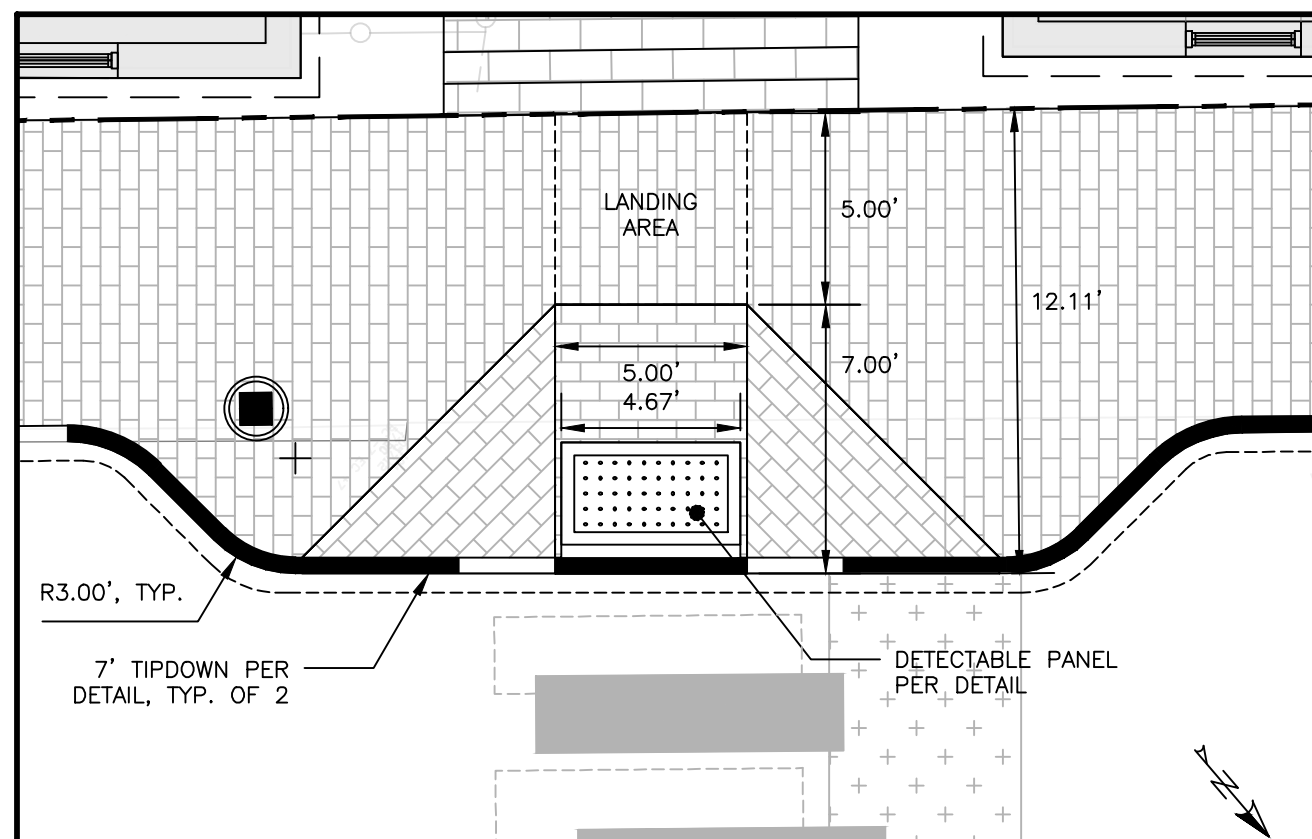


SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	9,065 SF
MINIMUM STREET FRONTAGE	20'	188'
FRONT YARD (AVG. SETBACK)	5.25'	1.08'
SIDE YARD	5'	5.31
REAR YARD	10'	14.29'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A
MAXIMUM LOT COVERAGE	60%	45%
MINIMUM LOT WIDTH	20'	83'
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	5 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. CONTRACTOR TO REFER TO AGREEMENT.
 - ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION.
 - THE PERPENDICULAR CROSSWALK LAYOUT POSITIONED DIRECTLY ACROSS FROM THE PROPOSED SIDEWALK BUMPOUT IS NOT TO BE BUILT AS PART OF THE 70 ANDERSON STREET REDEVELOPMENT PROJECT AND IS TO BE USED AS A REFERENCE PLAN ONLY.



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

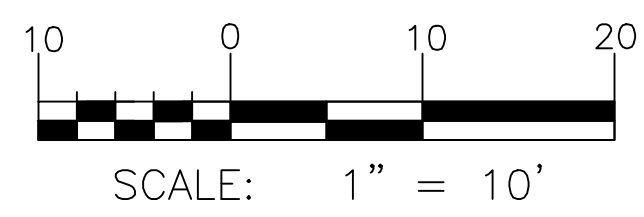
PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
COMPACT (8.25'X18')	6
STANDARD (9'X18')	1
TOTAL SPACES	7

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

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

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

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**



ISSUED FOR PERMITTING

OFF-SITE STREET TREE, REFER TO NOTE 6

CURB TIPDOWN, TYP.

BITUMINOUS DRIVEWAY APRON, PER DETAIL

PROPOSED FLUSH GRANITE CURB

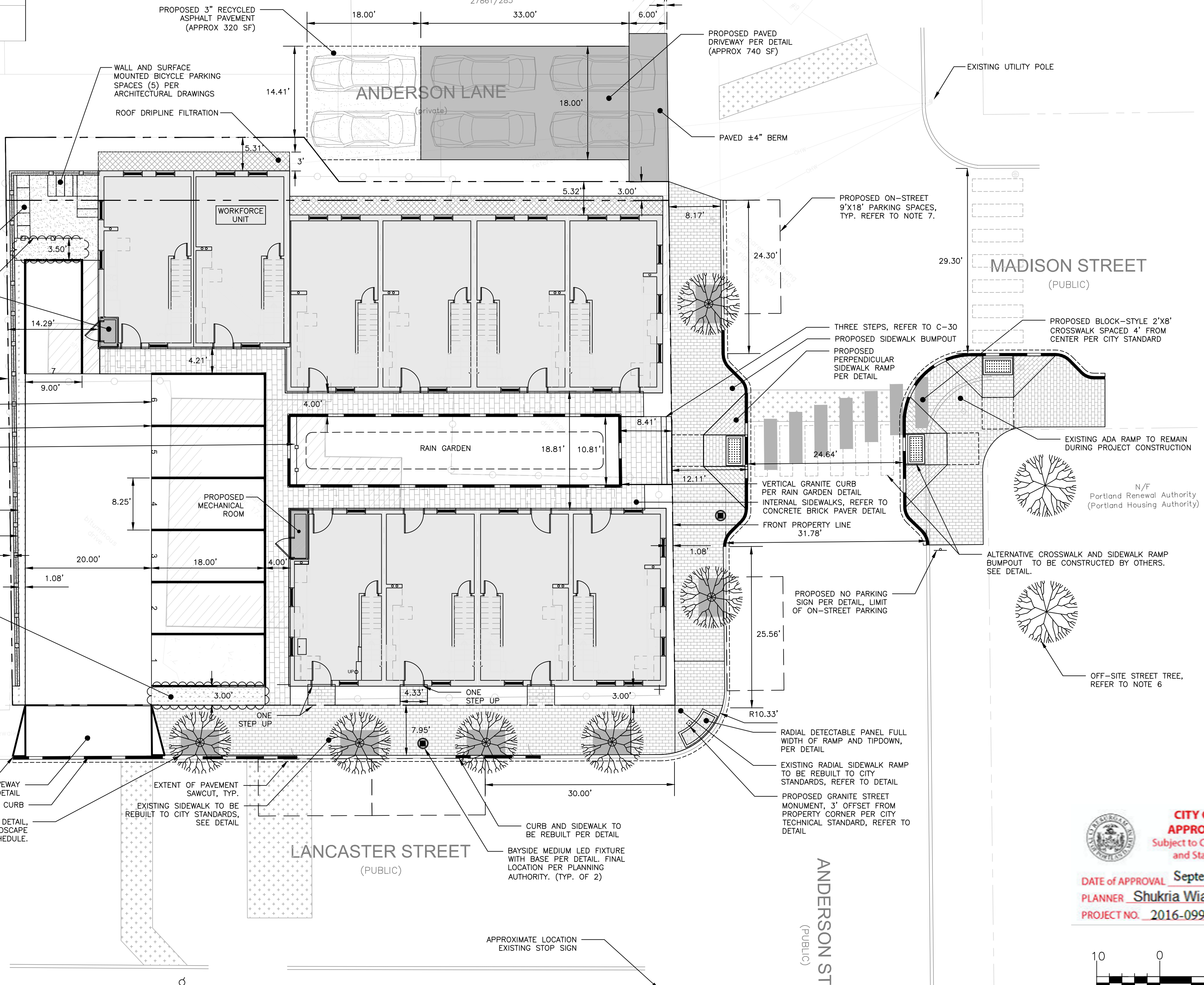
STREET TREE AND GRATE PER DETAIL, TYP. OF 6. REFER TO LANDSCAPE PLAN FOR SPECIES SCHEDULE.

EXTENT OF PAVEMENT SAWCUT, TYP.

EXISTING SIDEWALK TO BE REBUILT TO CITY STANDARDS, SEE DETAIL

CURB AND SIDEWALK TO BE REBUILT PER DETAIL

BAYSIDE MEDIUM LED FIXTURE WITH BASE PER DETAIL, FINAL LOCATION PER PLANNING AUTHORITY. (TYP. OF 2)



ISSUED FOR	BY
TRAFFIC COA	WHS
	5/30/16

DRAWING NAME: **SITE PLAN - PERPENDICULAR CROSSWALK EXHIBIT**

PROJECT NAME: **70 ANDERSON ST REDEVELOPMENT**

CLIENT: **REDFERN PROPERTIES, LLC**
P.O. BOX 8616 PORTLAND, ME 04104

ACORN ENGINEERING, INC.

158 BANGOR ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1067_CIVIL

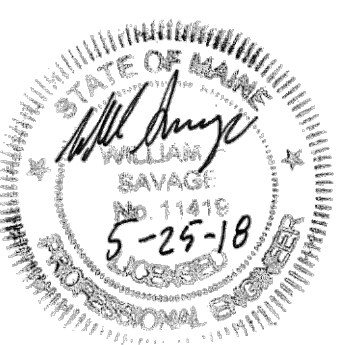
JN: 1067

SCALE: 1" = 10'

DESIGNED BY: WHS

DRAWN BY: OUD

CHECKED BY: WHS



DRAWING NO. **C-11**