

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	MONUMENT FOUND
CONCRETE	IRON ROD TO BE SET
ASPHALT	CATCHBASIN
GRAVEL	MANHOLE
HYDRANT	WATER VALVE
UTILITY POLE	ELECTRIC TRANSFORMER
CABLE PAD	TELEPHONE PAD
LIGHT FIXTURE - STREET	LIGHT FIXTURE - SITE
LIGHT FIXTURE - BUILDING	LIGHT FIXTURE - CURB
DIRECTIONAL ARROWS	

- CONDITIONS OF APPROVAL**
1. THAT THE APPLICANT SHALL REVISE THE PLAN AND IMPLEMENT THE RECOMMENDATIONS CONTAINED IN THE ENRICO'S TRAFFIC REVIEW CONSULTANT MEMO DATED OCTOBER 20, 2006, EXCEPT THAT THE APPLICANT SHALL NOT BE REQUIRED TO OPERATE A CAR-SHARE PROGRAM.
  2. THE APPLICANT SHALL CONTRIBUTE \$40,000 TOWARDS A TRANSPORTATION DEMAND MANAGEMENT FUND TO BE ESTABLISHED BY THE CITY OF PORTLAND TO IMPLEMENT TRANSPORTATION DEMAND MANAGEMENT MEASURES IN THE SITE. THE PARKING MONITORING ENRICO'S MEMO WILL BE USED TO GUIDE THE USE OF THOSE FUNDS. FOR THE PURPOSES OF CONDUCTING THE MONITORING STUDY FULL OCCUPANCY SHALL BE CONSIDERED 100% OF THE BEDS.
  3. THAT THE FUTURE ASPHALT FOR THE EASTERN SIDE OF THE BUILDING SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.
  4. THAT ALL EXTERIOR SIGNS SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  5. THAT THE PROJECT LIGHTING SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  6. THAT FINAL DETAILS AND MATERIALS OF THE BUILDING FACADE SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  7. IN THE EVENT THAT THE PROJECT CHANGES FROM STUDENT HOUSING AS REPRESENTED BY THE PLANNING BOARD FOR REVIEW AND APPROVAL, THE APPLICANT SHALL SUBMIT SUCH CHANGES TO THE PLANNING BOARD FOR REVIEW AND APPROVAL.
  8. THE PROJECT IS APPROVED FOR A MAXIMUM OF 400 BEDS WITH ONE OCCUPANT PER BED.
  9. APPLICANT SHALL PROVIDE A BUILDING LEASE AGREEMENT FOR OFF-HOURS PARKING AT 54 MARGINAL WAY.

**LICENSE AREA**

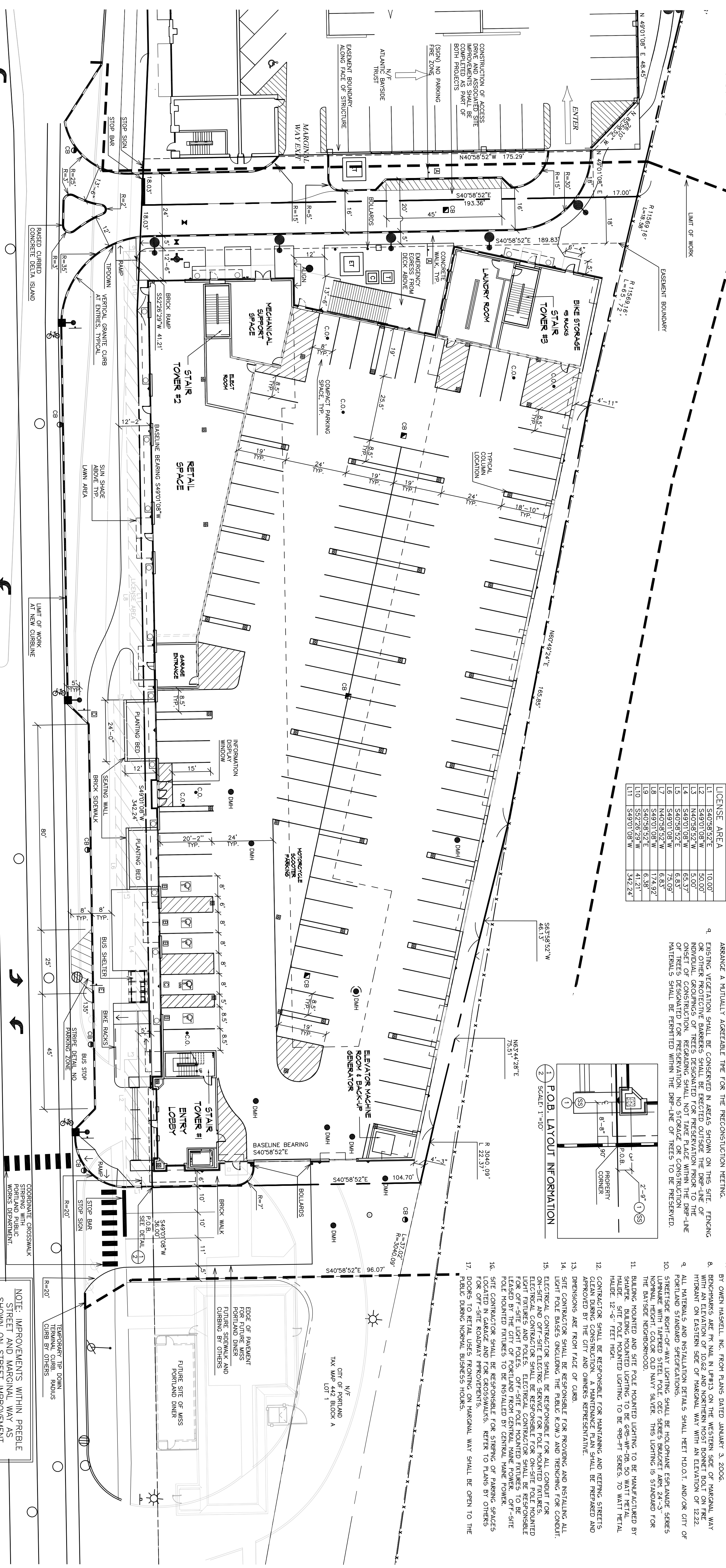
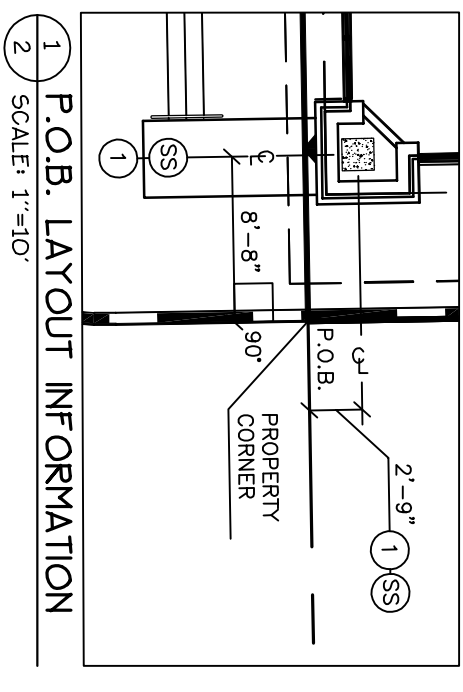
1	5407108 W	10.00'
2	5407108 W	5.00'
3	5407108 W	5.00'
4	5407108 W	6.53'
5	5407108 W	6.83'
6	5407108 W	7.09'
7	5407108 W	17.42'
8	5407108 W	6.58'
9	5407108 W	41.21'
10	5407108 W	342.24'

- CITY OF PORTLAND NOTES**
1. LANDSCAPING SHALL MEET THE "ARBORETCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN. WOODS OR LAWN AREAS ACCESSIBLE TO THE PUBLIC SHALL BE MAINTAINED AS SUCH AREAS AND LOCATION AND SIZE OF PLANTINGS.
  3. ALL POWERLINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
  4. SEWERLINES AND CATCH BASINS SHALL BE PREPARED AND BUILT WITH THE DOWN SLOPES AT ALL PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  5. ALL FROSTION AND SEPTIC CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH DAINE REGIONAL AND SEPTIC CONTROL HANDBOOK FOR CONSOLIDATION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. EROSION CONTROL DEVICE TO BE PREPARED (SEE FENCE, HAY BALE, ETC.) AS WELL AS OTHER LOCATIONS.
  6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
  7. ALL PREPARED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
  8. PRIOR TO CONSTRUCTION, A RECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COMMITTEE, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE PLANNING BOARD AND THE CITY OF PORTLAND. THE SCHEDULE SHALL BE SUBJECT TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE RECONSTRUCTION MEETING.
  9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THE SITE. FENCING SHALL BE INSTALLED TO PROTECT REMAINING TREES. THE CITY OF PORTLAND WILL INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGARDING NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DEF-LINE OF TREES TO BE PRESERVED.

- GENERAL NOTES**
1. TOTAL SITE AREA: 57289 SF (1.33 ACRES)
  2. ZONING DISTRICT: B-7 (MIXED DEVELOPMENT DISTRICT ZONE)
  3. SPACE AND BULK REQUIREMENTS:
 

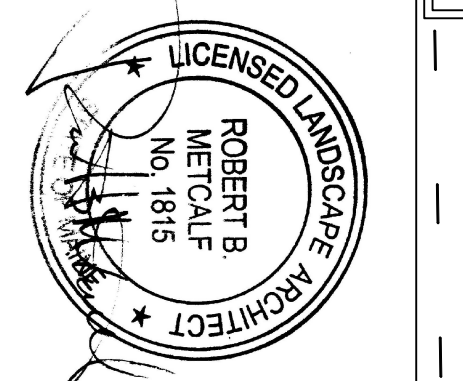
MINIMUM LOT SIZE:	NONE
MINIMUM FRONT YARD SETBACK:	13.33 FEET
MINIMUM SIDE YARD SETBACK:	33.33 FEET
MINIMUM REAR SETBACK:	0 FEET
MINIMUM CORNER SETBACK:	4 FEET 8 INCHES
MINIMUM LOT COVERAGE:	3 FEET 8 INCHES
MINIMUM STREET SETBACK:	N/A
MINIMUM BUILDING HEIGHT:	85 FEET
MINIMUM BUILDING HEIGHT:	5 FLOORS
  4. OWNER OF PROPERTY: MITCHELL & ASSOCIATES, 247 CENTER STREET, PORTLAND, MAINE 04101
  5. PARKING REQUIRED:
 

0 SPACES - GARAGE ON SITE	47787 SF
(5) HC SPACES, (7) COMPACT SPACES, (90) FULL SIZED PROPOSED:	3257 SF
BUILDING FOOTPRINT:	100 UNITS
REAR YARD SETBACK:	400 BEBERGONS
LOT COVERAGE:	102.53 SF
MINIMUM LOT COVERAGE:	102.53 SF
  6. BUILDING FOOTPRINT: 47787 SF
  7. BUILDING FOOTPRINT: 3257 SF
  8. BENCHMARKS ARE PER NAD 83 ON THE WESTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 106.2 AND NORTHERN MOST BENCHMARK OF 122.2.
  9. ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET HDOT AND/OR CITY OF PORTLAND STANDARD SPECIFICATIONS.
  10. STREETSIDE RIGHT-OF-WAY LIGHTING SHALL BE HOLOPHANE ESPRANDE SERIES LUMINAIRES WITH TAPERED STEEL POLE. SEE SERIES BRACKET APP. 21-25.
  11. BUILDING MOUNTED AND SITE POLE MOUNTED LIGHTING TO BE MANUFACTURED BY SHAPER. BUILDING MOUNTED LIGHTING TO BE 60W-08 50 WATT METAL HALIDE. 12'-6" FEET HIGH.
  12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REFILING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE CITY AND OWNERS REPRESENTATIVE.
  13. DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
  14. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND RESTORING ALL EXISTING UTILITIES AND TREE REMOVALS TO BE PERFORMED BY THE CONTRACTOR.
  15. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT FOR ON-SITE AND OFF-SITE ELECTRICAL SERVICE FOR POLE MOUNTED LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LIGHT FIXTURES AND POLES.
  16. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPING OF PARKING SPACES LOCATED IN GARAGE AND FOR CROSSWALKS. REFER TO PLANS BY OTHERS FOR OFF-SITE ROADWAY IMPROVEMENTS.
  17. PUBLIC DRAINING NORMAL BUSINESS HOURS.



NOTE: IMPROVEMENTS WITHIN PREBLE STREET AND MARGINAL WAY AS SHOWN ON STREET IMPROVEMENT PLANS PREPARED BY OTHERS.

NOTE: REFER TO STRUCTURAL DRAWINGS AND ARCHITECTURAL LAYOUT INFORMATION.



Scale: 1"=50'

North: [North Arrow]

Sheet No.: 2

**Title:**  
LAYOUT AND LIGHTING PLAN

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**Issued For:**  
ISSUED FOR FOUNDATION PRECING AND FOUNDATION PREPARIT

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JUNE 15, 2007

# BAYSIDE VILLAGE

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