LEGEND

- BUILDING
- FENCE
- SIGN – TWO POST
- SIGN – SINGLE POST
- BOUNDARY LINE/R.O.W.
- MAXIMUM SETBACK LINE
- CURB LINE
- RETAINING WALL
- BUILDING/WALL MOUNTED LIGHT
- POLE MOUNTED LIGHT
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE

LOCATION MAP

N.T.S.

GENERAL NOTES:

1. SNOW MAY BE STORED ON ANY OF THE GRASSED OR LANDSCAPED AREA ON THE PROJECT SITE. WHEN NECESSARY, SNOW SHALL BE REMOVED FROM THE SITE AND TRANSPORTED TO A PROPER LOCATION IF ACCUMULATED SNOW IMPAIRS ANY ENTRANCE/EXIT, PEDESTRIAN CIRCULATION, OR OTHERWISE PRESENTS A HAZARD.
2. STORAGE FOR RESIDENTIAL BIKES PROVIDED WITHIN STORAGE ROOM ON 6TH FLOOR
3. ALL WORK WITHIN THE STREET RIGHT OF WAY WILL MEET THE STANDARDS IN THE CITY OF PORTLAND'S DESIGN AND TECHNICAL MANUALS.
4. ALL PROPOSED SIDEWALK ADA RAMPS AND CROSSWALK LAYOUT AND LOCATIONS SHALL BE APPROVED PRIOR TO CONSTRUCTION BY BRUCE HYMAN, THE PORTLAND'S BIKE/PED COORDINATOR. PHONE CONTACT: (207) 400-9243.
5. ALL PROPOSED CURB SHALL BE GRANITE
6. DELIVERY TRUCKS AND PERSONNEL WILL UTILIZE THE EXISTING UPPER PARKING LOT AND THE PROPOSED CONNECTING SIDEWALK WHEN MAKING DELIVERIES TO THE PROPOSED BUILDING.

ZONING SUMMARY:

1. SUBJECT PROPERTY IS A PORTION OF LOT 3 OF BLOCK E ON THE CITY OF PORTLAND TAX MAP 40.
2. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 0.8932 SQ.FT.
3. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN B5b URBAN COMMERCIAL MIXED USE DISTRICT.
4. SPACE AND BULK CRITERIA FOR THE B5b URBAN COMMERCIAL MIXED USE DISTRICT ARE AS FOLLOWS:
   - (a) MINIMUM LOT SIZE: NONE
   - (b) MINIMUM STREET FRONTAGE: NONE
   - (c) YARD DIMENSIONS:
     1. MINIMUM YARDS IN THE B-5 AND B-5b ZONES:
        FRONT SETBACK: NONE
        SIDE SETBACL: NONE
        REAR SETBACK: NONE
     2. MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: 10 FEET
     3. MAXIMUM STREET SETBACK: NOT APPLICABLE
   - (d) MAXIMUM LOT COVERAGE: 100 PERCENT
   - (e) MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
   - (f) MAXIMUM BUILDING HEIGHT: 65 FEET
   - (g) MINIMUM BUILDING HEIGHT: NOT APPLICABLE

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
BRUCE A. HYMAN
No. 12452
LICENSED
PROFESSIONAL ENGINEER

DATE	REVISION SCHEDULE / REVISION DESCRIPTION	BY
01-02-13	REVISED LAYOUT PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS	BJS

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COPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

SITE PLAN

PROJECT:
COMMERCIAL & MAPLE STREET
MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

C04

SHEET: 4 OF 14

LEGEND

- BUILDING
- EXISTING FENCE
- BOUNDARY LINE/R.O.W.
- CURB LINE
- RETAINING WALL
- 47 PROPOSED CONTOUR
- 47 EXISTING CONTOUR, 1 FOOT
- 45 EXISTING CONTOUR, 5 FOOT
- POLE MOUNTED LIGHT
- BUILDING/WALL MOUNTED LIGHT
- EXISTING TREE

PLANT SCHEDULE

	TREES		
Quantity	Latin Name	Common Name	Scheduled Size
6	Gleditsia triacanthos inermis Shademaster	Shademaster Honeylocust	2-2.5" Cal.
2	Malus Harvest Gold	Harvest Gold Crabapple	2-2.5" Cal.
6	Oxydendrum arboreum	Sourwood	2-2.5" Cal.
1	Quercus robur 'Fastigiata'	Columnar English Oak	2-2.5" Cal.
7	Zelkova serrata Green Vase	Green Vase Zelkova	2-2.5" Cal.
	SHRUBS		
Quantity	Latin Name	Common Name	Scheduled Size
3	Clethra alnifolia 'Compacta'	Compact Summersweet	•3
12	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	•3
27	Juniperus chinensis 'Blue Point'	Blue Point Juniper	4-5 B&B
23	Juniperus chinensis 'Sargenti'	Green Sargent Juniper	•3
5	Pinus mugo 'Mugo'	Compact Mugo Pine	2-3 B&B
1	Rhododendron schlippenbachii	Royal Azalea	•3
26	Rosa x 'Knock Out'	Knock Out Rose	•3
14	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	•3
14	Viburnum carlesii 'Compacta'	Dwarf Mayflower Viburnum	3-4 B&B
	PERENNIALS & GROUNDCOVERS		
Quantity	Latin Name	Common Name	Scheduled Size
101	Arctostaphylos uva-ursi	Bearberry	•1
8	Astilbe 'Tanda'	Tanda Astilbe	2 qt.
11	Astilbe 'Milk and Honey'	Milk and Honey Astilbe	2 qt.
233	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 qt.
19	Heuchera 'Caramel'	Coral Bells	•1
15	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal.
10	Iris versicolor	Blue Flag Iris	2 qt.
9	Miscanthus 'Purpurescens'	Maiden Grass	1 gal.
4	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	2 gal.
39	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	2 qt.
36	Salvia nemorosa 'Blue Hill'	Blue Hill Sage	1 qt.
15	Sedum 'Autumn Joy'	Autumn Joy Sedum	2 qt.
64	Vinca minor	Periwinkle	2.5" pot

LANDSCAPE PLAN PROVIDED BY:

Elm Grove Property Solutions LLC
440 Hanover St. Manchester, NH
PH: 603-232-0428

REVISION SCHEDULE

DATE	REVISION DESCRIPTION	BY
01-02-13	REVISED LANDSCAPING PER SITE PLAN CHANGES	BJS

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Copeche
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

LANDSCAPING PLAN

PROJECT:
COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT
PORTLAND, ME

DATE: 10-22-12
SCALE: 1"=20'
DRAWN BY: BJS

C08
SHEET: 8 OF

GRAPHIC SCALE
0 10 20 40 80
(IN FEET)
1 inch = 20 ft.