

GENERAL NOTES:

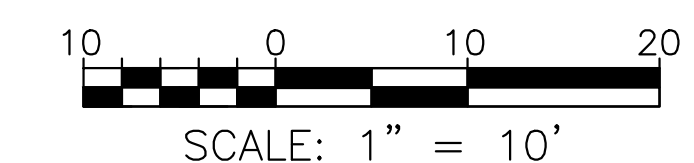
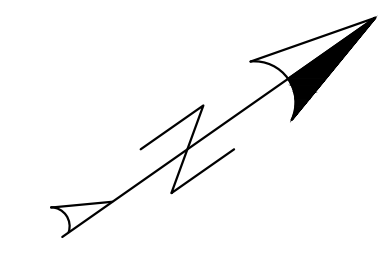
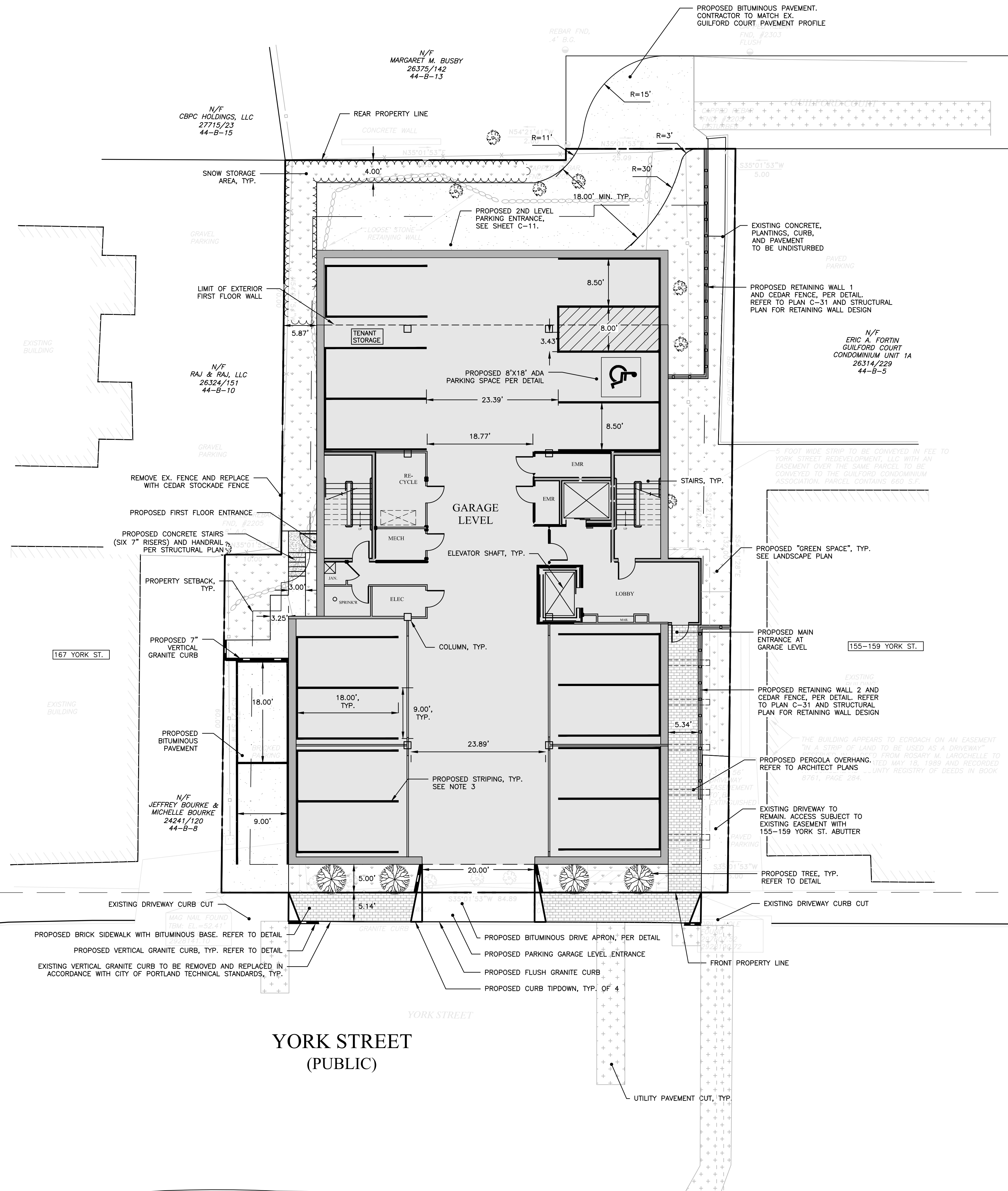
- EXISTING CONDITIONS PLAN DOES NOT DEPICT THE RECENT DEMOLITION. CONTRACTOR SHALL INSPECT THE SITE FOR ANY DISCREPANCIES PRIOR TO PLACING A BID.
- ALL BRICK SIDEWALK AND GRANITE CURB TO BE REPLACED PER CITY STANDARD.
- STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOT DISTURB THE GRANITE CURB, PLANTINGS, OR PAVED PARKING NORTHEAST OF PROPOSED RETAINING WALL 1.
- CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2,000 SF	11,046 SF
MINIMUM STREET FRONTAGE	20'	89'
FRONT YARD SETBACK (AVG.)	5'	5'
SIDE YARD SETBACK	5'	> 5' SOUTH > 5' NORTH
REAR YARD SETBACK	10'	> 29'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	> 29'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	10' SOUTH > 10' NORTH
MAXIMUM LOT COVERAGE	60%	57%
MINIMUM LOT WIDTH	20'	90'
MAXIMUM BUILDING HEIGHT	45'	< 45'
MINIMUM LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 19*	11
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 8 SPACES	22
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 4	4
MAXIMUM GARAGE OPENING	20'	20'

*PER INCLUSIONARY HOUSING DENSITY BONUS, AN ADDITIONAL 25% OF TOTAL UNITS ARE ADDED TO THE MAXIMUM, ALLOWABLE TOTAL DWELLING UNITS

LEGEND	
HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	GREEN SPACE
	UTILITY PAVEMENT CUTS
	CONCRETE
	SNOW STORAGE AREA

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	13
COMPACT (8.5'X18')	2
ADA (8'X18')	1
TOTAL SPACES	16



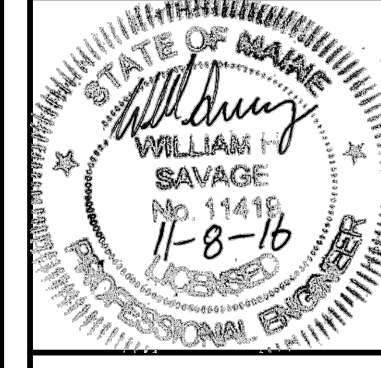
PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
PRELIM. APP.	WHS
	11/2/16

DRAWING NAME: **SITE PLAN - GARAGE LEVEL**
 PROJECT NAME: **161 YORK STREET REDEVELOPMENT**
 CLIENT: **YORK STREET REDEVELOPMENT, LLC**
 42 MARKET STREET, PORTLAND, MAINE 04101

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

FILE:	1074_CIVIL
JN:	1074
SCALE:	1"=10'
DESIGNED BY:	WHS
DRAWN BY:	SJL
CHECKED BY:	WHS



DRAWING NO.
C-10