

**GENERAL NOTES**

1. SITE AREA: 23,797 SF OR 0.54 ACRES
2. APPLICANT: CHILDREN'S HOSPITAL HOUSING PARTNERS, LP  
309 CUMBERLAND AVENUE, SUITE 203  
PORTLAND, MAINE 04101
3. OWNER: UNIVERSITY OF SOUTHERN MAINE  
16 CENTRAL STREET  
BANGOR, MAINE 04401
4. ZONING DISTRICT: R7- COMPACT URBAN RESIDENTIAL OVERLAY
5. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY OWEN HASKELL, INC. DATED APRIL 8 2010.
6. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE TOP OF A GRANITE MONUMENT AT THE SOUTHWEST CORNER OF DANFORTH STREET AND PARK STREET ELEVATION 75.95.
7. SPACE AND BULK STANDARDS:
 

MINIMUM LOT SIZE:	PROPOSED
23,797 SF	NONE
200 FEET	NONE
FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	15 FEET
SIDE YARD SETBACK	28 FEET
MAXIMUM LOT COVERAGE:	100%
MAXIMUM HEIGHT OF STRUCTURES:	32' Z
MAXIMUM RESIDENTIAL DENSITY:	200 SF/UNIT
	435 SF/UNIT
	680 SF/UNIT
8. OFF-STREET PARKING REQUIREMENTS:
 

REQUIRED:	14 VEHICLE PARKING SPACES
PROPOSED:	14 VEHICLE PARKING SPACES (INCLUDING 3 HANDICAP ACCESSIBLE SPACES)
9. BICYCLE PARKING:
 

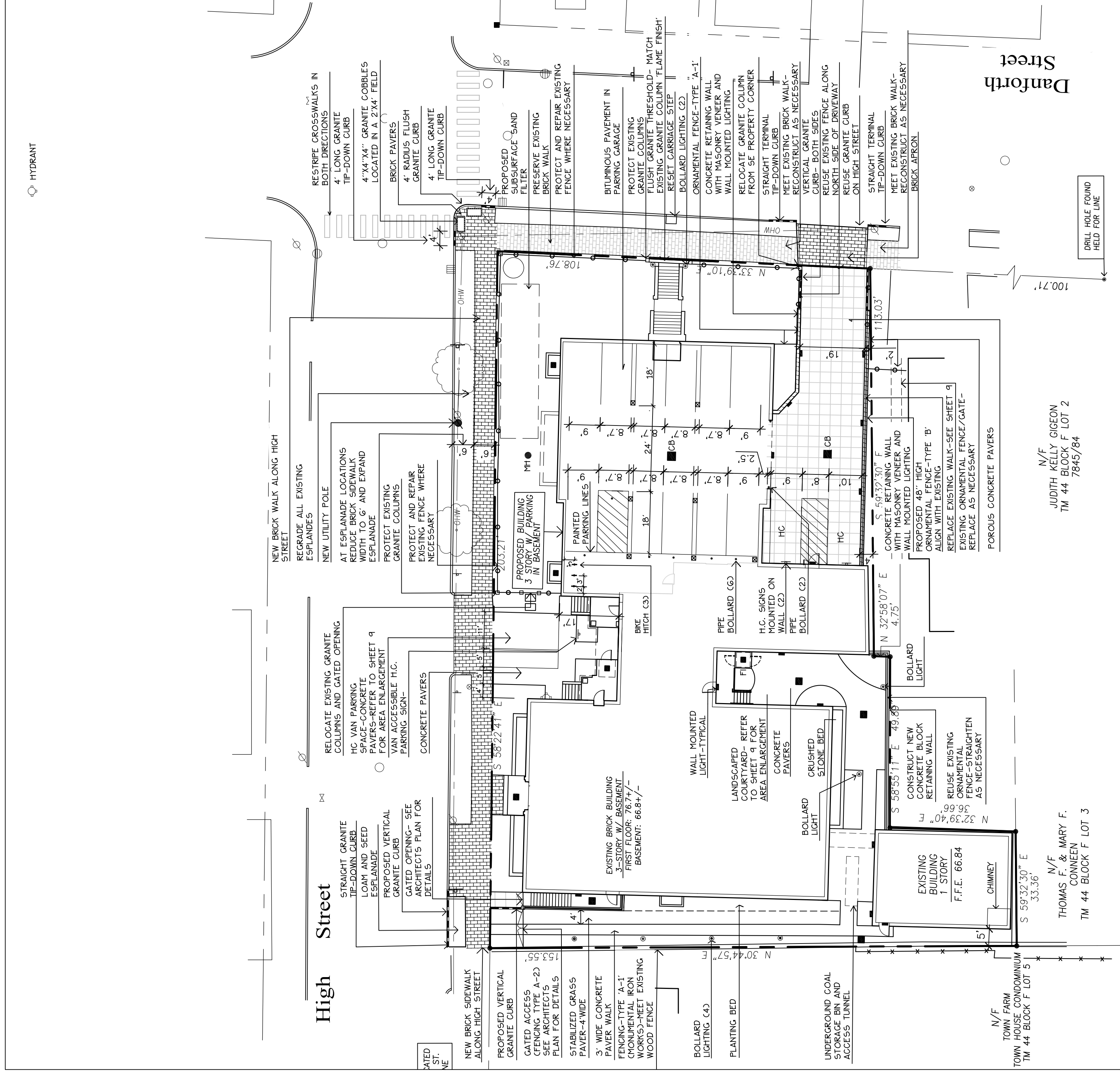
REQUIRED:	2 SPACES/5 DWELLING UNITS
PROPOSED:	6 SPACES (5 NEW DWELLING UNITS)
PROPOSED:	6 SPACES (CON SITE)
10. EXISTING IMPERVIOUS: 11,815 SF (50% OF SITE)  
PROPOSED IMPERVIOUS: 18,150 SF (76% OF SITE)
11. ALL WORK WITHIN THE STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND STANDARDS.
12. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. ALL WORK AREAS SHALL BE DELINEATED CLEARLY AND FENCED AS APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.
13. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO REGULATE TRAFFIC IN THE AREA OF THE SITE. AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO AND FROM PUBLIC AND PRIVATE PROPERTIES AND RIGHTS OF WAY DURING CONSTRUCTION.

**LEGEND**

PROPERTY LINE	EXISTING	PROPOSED
ABUTTING PROPERTY LINE	[Symbol]	[Symbol]
SETBACK LINE	[Symbol]	[Symbol]
GRANITE MONUMENT	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
DRAIN INLET	[Symbol]	[Symbol]
STORM DRAIN MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
OVERHEAD UTILITY WIRES	[Symbol]	[Symbol]
WALL MOUNTED LIGHT	[Symbol]	[Symbol]
BOLLARD LIGHT	[Symbol]	[Symbol]
RETAINING WALL	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
PIPE BOLLARD	[Symbol]	[Symbol]
BIKE HITCH	[Symbol]	[Symbol]

**FENCING SCHEDULE**

KEY	QTY	MANUFACTURER	DESCRIPTION
A-1	LF	MONUMENTAL IRON WORKS	ESTATE K. 42" HT. FENCE
A-2	LF	MONUMENTAL IRON WORKS	ESTATE K. 96" HT. GATE
B	LF	JERITH	BUCKINGHAM, 48" FENCE



**Prepared For:**  
Children's Hospital  
Housing Partners, LP  
309 Cumberland Avenue  
Portland, Maine 04101

**Prepared By:**  
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**ELM TERRACE**  
**68 High Street**  
Portland, Maine

**Date:** SEPTEMBER 8, 2011

**Issued For:** SEPTEMBER 8, 2011

**Revisions:**

**Title:** LAYOUT PLAN

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**Scale:** 1"=80'

**North:** [North arrow symbol]

**Sheet No.:** 2

ISSUED FOR SEPTEMBER 8, 2011

N/F  
JUDITH KELLY GIGDON  
TM 44 BLOCK F LOT 2  
78457/84

N/F  
THOMAS & MARY F.  
CONNOR  
TM 44 BLOCK F LOT 3

N/F  
TOWN FARM  
HOUSE CONDOMINIUM  
TM 44 BLOCK F LOT 5

POKOUS CONCRETE PAVERS