

GENERAL SITE NOTES:

- STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.

GENERAL LANDSCAPE NOTES:

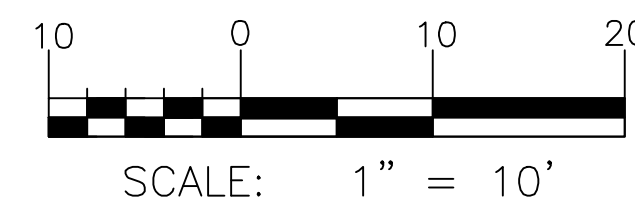
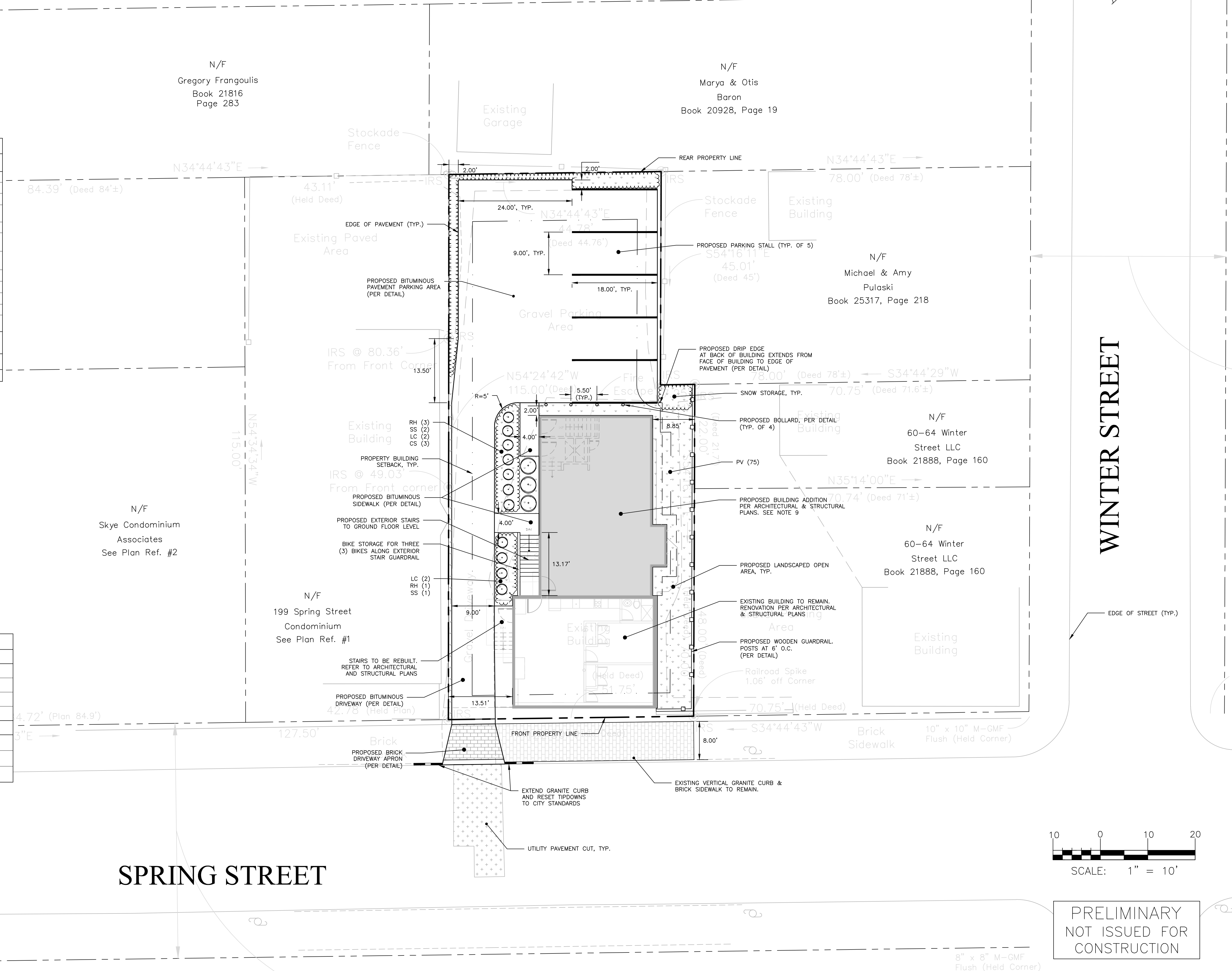
- ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
- ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REJECTED AND REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO COST TO THE OWNER.
- THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
- GROUND FLOOR DEPICTED WITH 1ST FLOOR ENTRANCES OVERLAYS WITH DASHED LINES.

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2,000 SF	5,641 SF
MINIMUM STREET FRONTAGE	20'	51.75'
FRONT YARD SETBACK (AVG.)	4.57'	1.81'
SIDE YARD SETBACK	5'	6.53'
REAR YARD SETBACK	10'	> 10'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	> 15'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	10' SOUTH > 10' NORTH
MAXIMUM LOT COVERAGE	60%	30%
MINIMUM LOT WIDTH	20'	44'
MAXIMUM BUILDING HEIGHT	45'	< 45'
MINIMUM LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 7	7
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 4 SPACES	5
MINIMUM BICYCLE STORAGE	2 SPACES/5 D.U. = 3	3
MAXIMUM GARAGE OPENING	20'	N/A

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

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'x18')	5
TOTAL SPACES	5

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
GRASSES				
PV	PANICUM VIRGATUM	SWITCH GRASS	75	3 QT.
PERENNIALS				
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	4	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	3	1 GAL.
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	3	1 GAL.
SHRUBS				
CS	CORNUS SERICEA	RED TWIG DOGWOOD	3	3 GAL.



PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
PRE-APP. MTG	WHS
PRELIM. APP.	WHS
	DATE
	1/2/17
	3/15/17
DRAWING NAME: SITE & LANDSCAPE PLAN	
PROJECT NAME: 197 SPRING STREET - RENOVATION AND ALTERATION	
CLIENT: WAIT, LLC.	
P.O. BOX 25A, CUMBERLAND, ME 04021	
FILE:	1081_CIVIL
JN:	1081
SCALE:	1" = 10'
DESIGNED BY:	WHS
DRAWN BY:	MCB
CHECKED BY:	WHS
DRAWING NO.	C-10