

SIGN SCHEDULE:

- A STOP SIGN
- B FIRE LANE 'NO PARKING'
- C EMERGENCY VEHICLES ONLY
- D RIGHT TURN ONLY
- E TIME RESTRICTED PARKING
- F VISITOR PARKING
- G EMPLOYEE PARKING
- H RESIDENT PARKING
- I HANDICAP PARKING
- J VENDOR PARKING
- K KEEP RIGHT SIGN
- L DO NOT ENTER
- M NO PARKING FROM HERE TO CORNER
- N NO PARKING BETWEEN SIGNS

SNOW REMOVAL NOTE:

SNOW STORAGE AREA IS LIMITED ON-SITE FOR CURRENT AND PROPOSED IMPROVEMENTS. THE PARK DANFORTH INTENDS TO CONTRACT FOR SNOW REMOVAL FOR LARGE STORM EVENTS EXCEEDING 3 INCH EVENTS, OR AS NEEDED. THERE IS LIMITED LANDSCAPE/GRASS AREAS ALONG THE PERIMETER OF THE PROPERTY WHERE SNOW STORAGE CAN BE ACCOMMODATED. DUE TO THE AGE OF THE POPULATION OF THE PARK DANFORTH SNOW REMOVAL AND MAINTAINING SAFE ACCESS AND WALKING CONDITIONS HAVE HIGH PRIORITY.

LIGHTING SCHEDULE:

| SYM | MH | PRODUCT | QUANTITY | OPTIONS |
|-----|-----|-----------------------|----------|-------------------------|
| ① | 20' | BEACON VIPER (SINGLE) | 5 | 90W |
| ①A | 20' | BEACON VIPER (SINGLE) | 3 | 90W, HOUSE SIDE CUT-OFF |
| ② | 16' | BEACON VIPER (SINGLE) | 6 | 90W |
| ②A | 16' | BEACON VIPER (SINGLE) | 6 | 90W, HOUSE SIDE CUT-OFF |
| ③ | 16' | BEACON VIPER (DOUBLE) | 3 | 90W |
| ④ | 10' | AAL PARKWAY ACCENT | 5 | TYPE 3, 18 LED-BW |
| ⑤ | | AAL PARKWAY BOLLARD | 12 | 6 LED-BW, DSSH SCREEN |

GENERAL NOTES:

- SITE AREA: 181,100 SF OR 4.16 ACRES
- APPLICANT: THE PARK DANFORTH
C/O DENISE VACHON C.E.O.
777 STEVENS AVENUE
PORTLAND, MAINE 04103
- OWNERS: HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)
- ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
- PARCELS ARE SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.
- DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
- SPACE AND BULK STANDARDS:

| | REQUIRED | PROPOSED |
|-------------------------------|----------|------------|
| MINIMUM LOT SIZE: | 4 ACRES | 4.16 ACRES |
| MINIMUM LOT WIDTH: | 40 FEET | 380 FEET |
| MINIMUM STREET FRONTAGE: | 40 FEET | 389 FEET |
| FRONT YARD SETBACK: | 10 FEET | 89 FEET |
| REAR YARD SETBACK: | 20 FEET | 43 FEET |
| SIDE YARD SETBACK: | 15 FEET | 55 FEET |
| SIDE YARD IN SIDE STREET: | 10 FEET | 10 FEET |
| MAXIMUM LOT COVERAGE: | 40-50% | 30% |
| MAXIMUM HEIGHT OF STRUCTURES: | 65 FEET | 60 FEET |
| LANDSCAPED OPEN SPACE: | 20% | 26% |
- EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'BOUNDARY & TOPOGRAPHIC SURVEY ON STEVENS AVE., ARBOR ST., FOREST AVE. AND POLAND ST., PORTLAND, MAINE, MADE FOR MITCHELL & ASSOCIATES', DATED JANUARY 3, 2014, PREPARED BY OWEN HASKELL INC., FALMOUTH MAINE
- ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.
- PROPOSED DWELLING UNITS: 58 INDEPENDENT LIVING UNITS
EXISTING DWELLING UNITS: 160 (124 SNLU AND 36 INTERMEDIATE CARE)
- OFF-STREET PARKING REQUIREMENTS:

| REQUIRED | PROPOSED |
|------------------------------|------------------------------|
| SNLU UNITS (124) | 1 SPACE/4 UNITS = 31 SPACES |
| INTERMEDIATE CARE (36 UNITS) | 1 SPACE/5 UNITS = 8 SPACES |
| NEW UNITS (58) | 1 SPACE/1 UNIT = 58 SPACES |
| EMPLOYEE PARKING | 1 SPACE/EMPLOYEE = 32 SPACES |
| | TOTAL = 129 SPACES |
- REQUIRED (PER PARKING ANALYSIS): 0.70 SPACES PER UNIT X 215 UNITS = 151 SPACES
- PROPOSED PARKING: 134 SPACES
HANDICAP PARKING: 12 SPACES
TOTAL: 146 SPACES
- BICYCLE PARKING: 2 SPACES/5 DWELLING UNITS
REQUIRED: 24 SPACES (58 NEW DWELLING UNITS)
PROPOSED: 24 SPACES (6 EXTERIOR, 6 IN GARAGE)
- EXISTING IMPERVIOUS: 3.22 ACRES (77.4% OF SITE)
PROPOSED IMPERVIOUS: 3.05 ACRES (73.3% OF SITE)
- FLOOR AREA CALCULATIONS:

| | G.S.F. |
|---------------|---------------|
| GARAGE | 16,817 |
| FIRST FLOOR: | 14,975 |
| CONNECTOR: | 3,848 |
| AUDITORIUM: | 2,954 |
| SECOND FLOOR: | 14,619 |
| THIRD FLOOR: | 14,619 |
| FORTH FLOOR: | 14,619 |
| FIFTH FLOOR: | 14,955 |
| TOTAL | 97,406 |
- PARKING SUMMARY:

| LOT | SPACES |
|------------------------|------------|
| BACK OF HOUSE LOT: | 10 |
| FOREST AVENUE LOT: | 7 |
| ARBOR STREET LOT: | 22 |
| STAFF AND VISITOR LOT: | 31 |
| STEVENS AVENUE LOT: | 39 |
| GARAGE PARKING: | 37 |
| TOTAL | 146 |

LEGEND

| | EXISTING | PROPOSED |
|----------------------|----------|----------|
| PROPERTY LINE | [Symbol] | [Symbol] |
| GRANITE MONUMENT | [Symbol] | [Symbol] |
| CATCHBASIN | [Symbol] | [Symbol] |
| MANHOLE | [Symbol] | [Symbol] |
| HYDRANT | [Symbol] | [Symbol] |
| UTILITY POLE | [Symbol] | [Symbol] |
| WATER VALVE | [Symbol] | [Symbol] |
| SANITARY SEWER | [Symbol] | [Symbol] |
| STORM DRAIN | [Symbol] | [Symbol] |
| WATER | [Symbol] | [Symbol] |
| TELEPHONE | [Symbol] | [Symbol] |
| GAS | [Symbol] | [Symbol] |
| OVERHEAD WIRES | [Symbol] | [Symbol] |
| UNDERGROUND ELECTRIC | [Symbol] | [Symbol] |
| LEACHING GALLEY | [Symbol] | [Symbol] |
| CLEAN OUT | [Symbol] | [Symbol] |
| CURB | [Symbol] | [Symbol] |
| FENCE | [Symbol] | [Symbol] |
| SIGN | [Symbol] | [Symbol] |
| DECIDUOUS TREE | [Symbol] | [Symbol] |
| EVERGREEN TREE | [Symbol] | [Symbol] |
| CONTOUR | [Symbol] | [Symbol] |
| SPOT ELEVATION | [Symbol] | [Symbol] |
| WALL MOUNTED LIGHT | [Symbol] | [Symbol] |

Prepared For:
Owner:
Home For The Aged
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Applicant:
The Park Danforth
777 Stevens Avenue
Portland, Maine 04103
Tel.: 207-797-7710

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth

Portland, Maine

777 Stevens Avenue

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments
JAN. 5, 2015: Per City of Portland Staff Review Comments
APR. 10, 2015: Amended Site Plan and Subdivision Plan

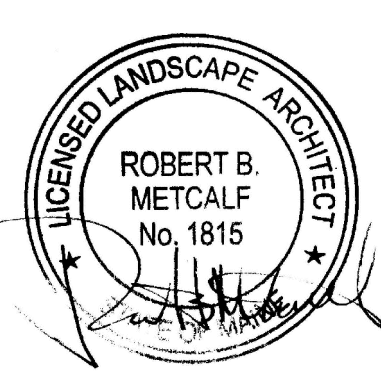
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Title: LAYOUT AND MATERIALS PLAN

Scale: 1"=30'

North:

Sheet No.: L2.0



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