

- | EXISTING | PROPOSED |
|--------------------------------|---------------------------|
| PROPERTY LINE | PROPERTY LINE |
| DECIDUOUS TREE (preserved) | SETBACK LINE |
| DECIDUOUS TREE (to be removed) | LIMIT OF WORK LINE |
| CURB | DECIDUOUS TREE |
| EDGE OF PAVING | SHRUBS |
| BUILDING OUTLINE | PERENNIALS / GROUND COVER |
| POLE LIGHT | ASPHALT PAVEMENT |
| FIRE HYDRANT | CONCRETE PAVEMENT |
| MANHOLE | EDGE OF PAVING |
| ELEC / GAS METER | CURB |
| UTILITY POLE | CROSSWALK STRIPING |
| STREET LIGHT | LIGHT |
| SIGN | TRAFFIC SIGNAGE |
| CATCH BASIN | CATCH BASIN |
| WATER VALVE / SHUTOFF | SEWER MANHOLE |
| CHAIN LINK FENCE | TRANSFORMER |
| OVERHEAD WIRES | BOLLARD |
| UNDERGROUND POWER | CONTOUR LINE |
| WATER LINE | SPOT ELEVATION |
| GAS LINE | SITE FEATURE (TBD) |
| TELEPHONE | BUILDING ENTRY POINTS |
| STORM DRAIN | |
| SANITARY SEWER | |
| CONTOUR LINE | |

GENERAL NOTES:

- TOTAL SITE AREA: ±3.93 ACRES (±171,509 SF)
 - ZONING DISTRICT: RESIDENTIAL ZONE (R-5)
 - OWNER: PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
 - TAX MAP: 166, BLOCK B LOT 1
167, BLOCK E LOT 1
 - BOOK AND PAGE: CCRD BOOK 3196, PAGE 834
 - PROJECT ADDRESS: FRONT STREET & WEST PRESUMPCOT STREET
 - BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON FRONT STREET, ILLSLEY STREET & WEST PRESUMPCOT STREET, PORTLAND, MAINE, MADE FOR PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101. DATED DECEMBER 15, 2015. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
 - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST NAD 83.
 - BENCHMARK: CITY POINT MDLOT-PO-295 ELEVATION 12.00'
 - SPACE AND BULK (W/ DIVISION 30 AFFORDABLE HOUSING BONUSES APPLIED)
- | | R-5 (PRUD) | PROPOSED |
|-----------------------|------------------------|-------------|
| TOTAL DWELLING UNITS | 99 DU | 99 DU |
| % AFFORDABLE | 80% (79 DU) | 80% (79 DU) |
| MIN. LOT SIZE | 2 AC. | 3.93 AC |
| MIN. STREET FRONTAGE | 0 FT. | 100' |
| MIN. FRONT YARD | 10 FT. | 10' |
| MIN. REAR / SIDE YARD | 10 FT. | 12' |
| MAX. LOT COVERAGE | 40% | <100% |
| MAX. BLDG HT. | 35 FT. | 35 FT. |
| OFF-STREET PARKING | 1 PS / D.U. (99 REQ'D) | 102 PS |
| RECREATION OPEN SPACE | 19,800 SF | 21,115 SF |
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
 - EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
 - ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.

- STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
- ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
- ALL EXTERIOR MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC STREETS AND ADJACENT SITES BY STRUCTURE WALLS, EVERGREEN LANDSCAPING, FENCING, MASONRY WALLS OR A COMBINATION THEREOF.
- SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY. ANY SNOW THAT CANNOT BE STORED ON-SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFF-SITE WITHIN 24-48 HOURS FOLLOWING A STORM. SNOW TRANSPORTED OFF-SITE SHALL BE BROUGHT TO A MAINE DEP APPROVED 'SNOW DUMP' OR MEET THE EXEMPTION REQUIREMENT SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT. THE BUILDING OWNER / ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

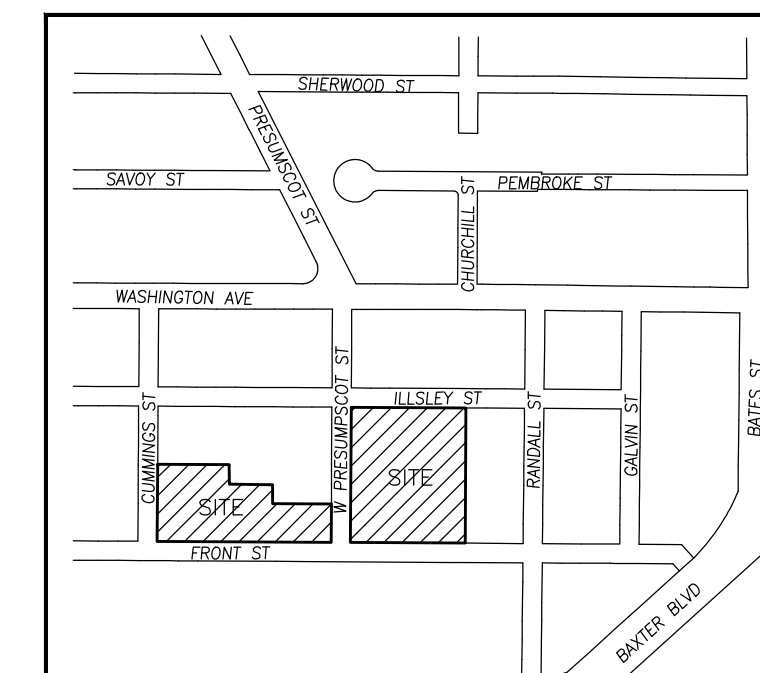
City of Portland Planning Board

Chairman _____

Board Members _____

Date _____

"Approved: City of Portland Planning Board"



LOCATION MAP
SCALE: NTS

APPLICANT:

FRONT STREET REDEVELOPMENT, LP
14 BAXTER BLVD
PORTLAND, MAINE 04101

OWNER:

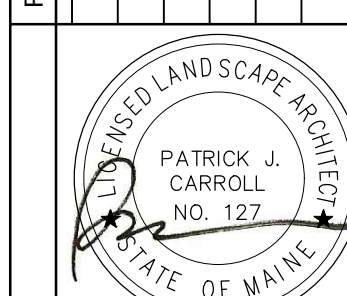
PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101

FRONT STREET DEVELOPMENT

Project: CITY OF PORTLAND LEVEL II SITE PLAN SUBM.

Revisions	Date	Description
1	9.15.2017	CITY OF PORTLAND LEVEL II SITE PLAN SUBM.

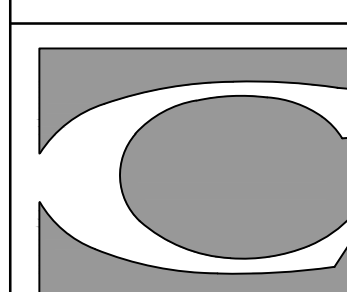
Scale: AS SHOWN



Drawn By: MP
Approved By: PC

SITE PLAN

Phase: PERMITTING



217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1652 V. F. 207.772.0112

Date: SEPT 28, 2017

Sheet No:

C-2.0

