

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	MON
MONUMENT FOUND	○
IRON ROD TO BE SET	●
CATCHBASIN	⊙
MANHOLE	⊗
HYDRANT	⊕
WATER VALVE	⊖
UTILITY POLE	⊘
ELECTRIC TRANSFORMER	⊙
TELEPHONE PAD	⊙
CABLE PAD	⊙
LIGHT FIXTURE - STREET	⊙
LIGHT FIXTURE - SITE	⊙
LIGHT FIXTURE - BUILDING	⊙
CURB	⊙
DIRECTIONAL ARROWS	→

- CONDITIONS OF APPROVAL**
1. THAT THE APPLICANT SHALL REVISE THE PLAN AND PREPARE THE RECOMMENDATIONS CONTAINED IN TOM ENCO'S TRAFFIC REVIEW CONSULTANT'S MEMO DATED OCTOBER 20, 2006, EXCEPT THAT THE APPLICANT SHALL NOT BE REQUIRED TO OBTAIN A CAR-SHARE PROGRAM.
  2. THE APPLICANT SHALL CONTRIBUTE \$40,000 TOWARDS A TRANSPORTATION DEMAND MANAGEMENT FUND TO BE ESTABLISHED BY THE CITY OF PORTLAND TO REFINANCE STUDY OF THE SITE WHICH WILL BE PERFORMED BY THE APPLICANT AS NOTED IN ENCO'S MEMO. THIS FUND WILL BE USED TO GUIDE THE USE OF THOSE FUNDS FOR THE PURPOSES OF CONDUCTING THE MONITORING STUDY FULL OCCUPANCY SHALL BE CONSIDERED 90% OF THE BEDS.
  3. THAT THE REFERENTIAL EXPERT FOR THE EASTERN SIDE OF THE BUILDING SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.
  4. THAT ALL EXTERIOR SIGNS SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  5. THAT THE PROJECT LIGHTING SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  6. THAT FINAL DETAILS AND MATERIALS OF THE BUILDING FACADE SHALL BE SUBJECT TO PLANNING STAFF REVIEW AND APPROVAL.
  7. IN THE EVENT THAT THE PROJECT CHANGES FROM STUDENT HOUSING AS REPRESENTED BY THE PLANNING BOARD FOR REVIEW AND APPROVAL.
  8. THE PROJECT IS APPROVED FOR A MAXIMUM OF 400 BEDS WITH ONE OCCUPANT PER BED.
  9. APPLICANT SHALL PROVIDE A BINDING LEASE AGREEMENT FOR OFF-HOURS PARKING AT 54 MARGINAL WAY.

**LICENSED AREA**

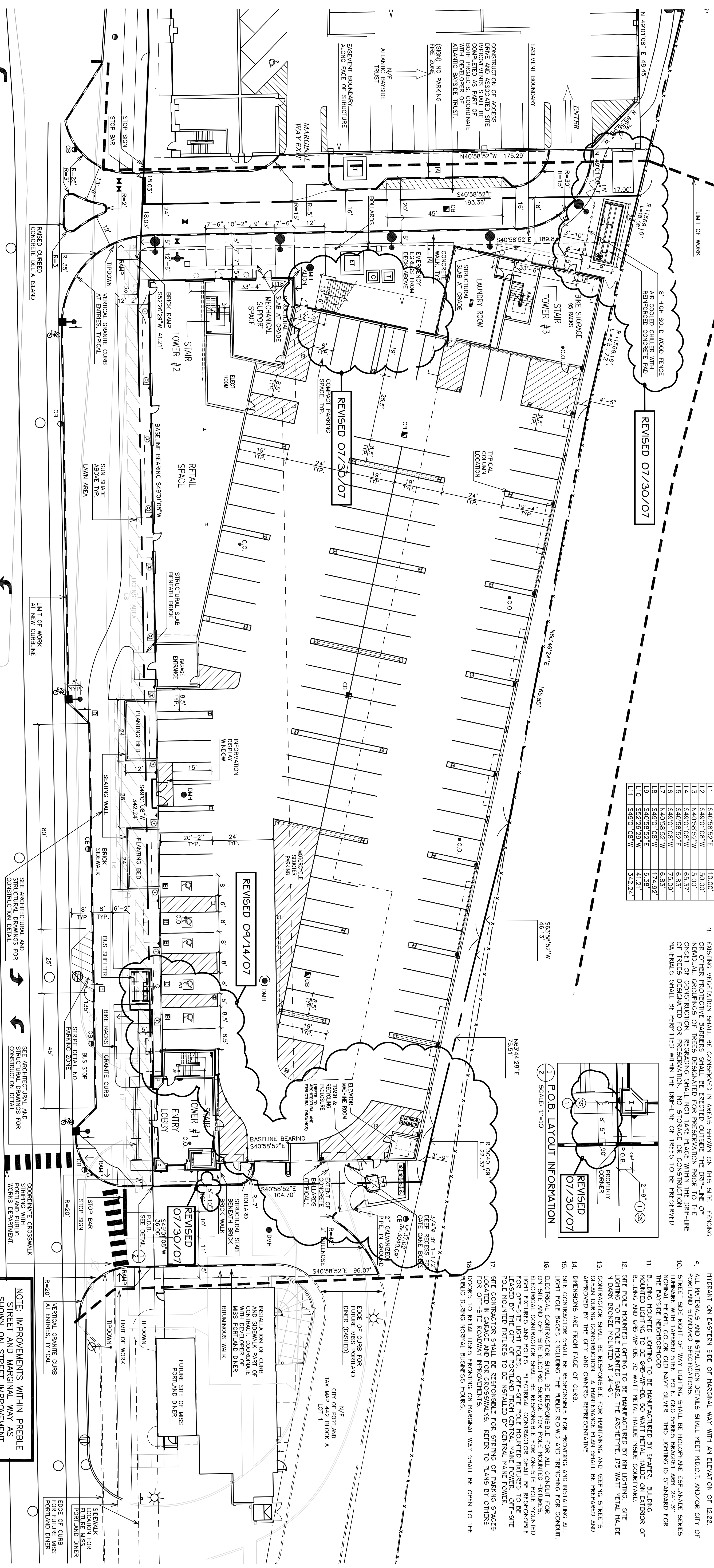
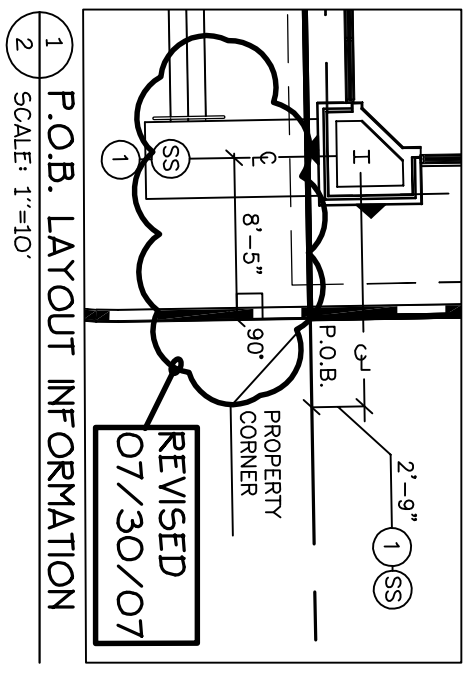
ITEM	DESCRIPTION	AREA
L1	ISG050525E	110.00'
L2	S490108W	50.00'
L3	N405852W	5.00'
L4	S490108W	65.37'
L5	S405852E	6.83'
L6	N405852E	6.83'
L7	S490108W	6.83'
L8	S490108W	17.432'
L9	S405852E	6.38'
L10	S527829W	41.21'
L11	S490108W	342.23'

- CITY OF PORTLAND NOTES**
1. LANDSCAPING SHALL MEET THE "ARBORESCULPTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED ON THE SITE PLAN. APPROVAL OF THE PLANNING BOARD OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO THE DEVELOPMENT PLAN. THE PROPOSED SITE PLAN, INCLUDING ALL UTILITIES, SHALL BE REVIEWED FOR CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES. THE CITY OF PORTLAND WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACE OF PARKING AREAS. ALL POWER LINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
  3. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TYPICAL RAMP SLOPES AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  4. ALL ROSSION AND SEPTIC CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE REGULATION 10A-CR-0001. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES FOR OPERATIONAL USE, AND WATER CONSERVATION PRACTICES SHALL BE PROVIDED TO THE CITY OF PORTLAND FOR REVIEW AND APPROVAL. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED AS PER THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RECONSTRUCTION.
  6. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (BMP) ABOVE.
  7. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COMMISSIONER, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE-BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ATTENDING TO ALL NECESSARY REGULATORY MATTERS. THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE RECONSTRUCTION MEETING.
  8. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THE SITE PLAN OR OTHER PROTECTIVE BARRIERS SHALL BE RECTED TO PROTECT THE DRAINAGE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. RECONSTRUCTION SHALL NOT TAKE PLACE WITHIN THE DRP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRP-LINE OF TREES TO BE PRESERVED.

- GENERAL NOTES**
1. TOTAL SITE AREA: 52,887 SF (1.33 ACRES)
  2. ZONING DISTRICT: B-7
  3. SPACE AND BULK REQUIREMENTS:
 

MINIMUM LOT SIZE:	3,333 SF
MINIMUM FRONT SETBACK:	35.0 FEET
MINIMUM SIDE SETBACK:	0 FEET
MINIMUM REAR SETBACK:	4 FEET 5 INCHES
MINIMUM LOT COVERAGE:	10.00%
MINIMUM BUILDING DENSITY:	8.32
MINIMUM BUILDING HEIGHT:	N/A
MINIMUM BUILDING HEIGHT:	85 FEET
MINIMUM BUILDING HEIGHT:	4 FLOORS
  4. OWNER OF PROPERTY: SOUTHERN HAVEN STUDENT HOUSING, LLC  
247 COMMERCIAL STREET  
PORTLAND, MAINE 04856
  5. PARKING REQUIRED:
 

0 SPACES - GARAGE ON SITE	46% OF 52,887 SF
(3) 10 SPACES, (2) COMPACT SPACES, (9) FULL SIZED	20,107 SF
RECORDED:	3,333 SF
RECORDED:	100 UNITS
RECORDED:	400 UNITS
RECORDED:	11,061 SF
RECORDED:	812
  6. BUILDING EQUIPMENT: TOTAL BUILDING SQUARE FOOTAGE: 201,017 SF
  7. BENCHMARKS ARE PER VAL IN URBAN ON THE WESTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 106.2 AND NORTHERN MOST BENCHMARK AT 122.2.
  8. ALL MATERIALS AND INSTALLATION DETAILS SHALL MEET HDOT AND/OR CITY OF PORTLAND STANDARDS SPECIFICATIONS.
  9. STREET LIGHTING SHALL BE MANUFACTURED BY SHARPTEC SERIES 24-3-NOMINAL HEIGHT COLOR OLD NAVY SILVER. THIS LIGHTING IS STANDARD FOR THE BAYSIDE NEIGHBORHOOD.
  10. BUILDING MOUNTED LIGHTING TO BE MANUFACTURED BY SHARPTEC BUILDING LIGHTING TO BE MANUFACTURED BY SHARPTEC.
  11. LIGHTING TO BE MANUFACTURED BY SHARPTEC.
  12. LIGHTING TO BE MANUFACTURED BY SHARPTEC.
  13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAR DURING CONSTRUCTION. MAINTENANCE PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY OF PORTLAND FOR REVIEW AND APPROVAL.
  14. SPRENSORS ARE FROM FACE OF CURB.
  15. LIGHT POLE BASES INCLUDING THE TRIPLE ROUND AND TRENCHING FOR CONDUIT.
  16. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT FOR ON-SITE AND OFF-SITE ELECTRICAL SERVICE FOR POLE MOUNTED LIGHTS.
  17. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POLE MOUNTED LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE TO THE BUILDING INCLUDING THE TRIPLE ROUND AND TRENCHING FOR CONDUIT.
  18. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPING OF PARKING SPACES LOCATED IN GARAGE AND FOR CROSSWALKS. REFER TO PLANS BY OTHERS FOR DETAILS TO RETAILERS FRONTING ON MARGINAL WAY SHALL BE OPEN TO THE PUBLIC DURING NORMAL BUSINESS HOURS.



**BAYSIDE VILLAGE**  
A STUDENT HOUSING COMPLEX

132 Marginal Way      Portland, Maine

**Prepared For:**  
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**pizzagalli**  
Construction Company

**Revisions:**  
June 25, 2007 - New Building Footprint.  
July 17, 2007 - Construction July 30, 2007 - P.O.B., Chiller, Dumpster, Bollards.  
September 10, 2007 - Added Stamp.  
September 14, 2007 - Revisions.

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**Title:**  
LAYOUT AND LIGHTING PLAN

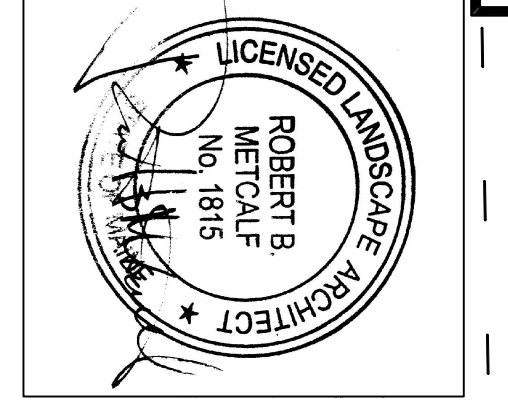
**Date:**  
JUNE 15, 2007

**Issued For:**  
CONSTRUCTION

**Scale:** 1"=20'

**North:** [North Arrow]

**Sheet No.:** 2



**NOTE: IMPROVEMENTS WITHIN PREBLE STREET AND MARGINAL WAY AS SHOWN ON STREET IMPROVEMENT PLANS PREPARED BY OTHERS.**

**NOTE: REFER TO STRUCTURAL DRAWINGS AND ARCHITECTURAL LAYOUT INFORMATION**