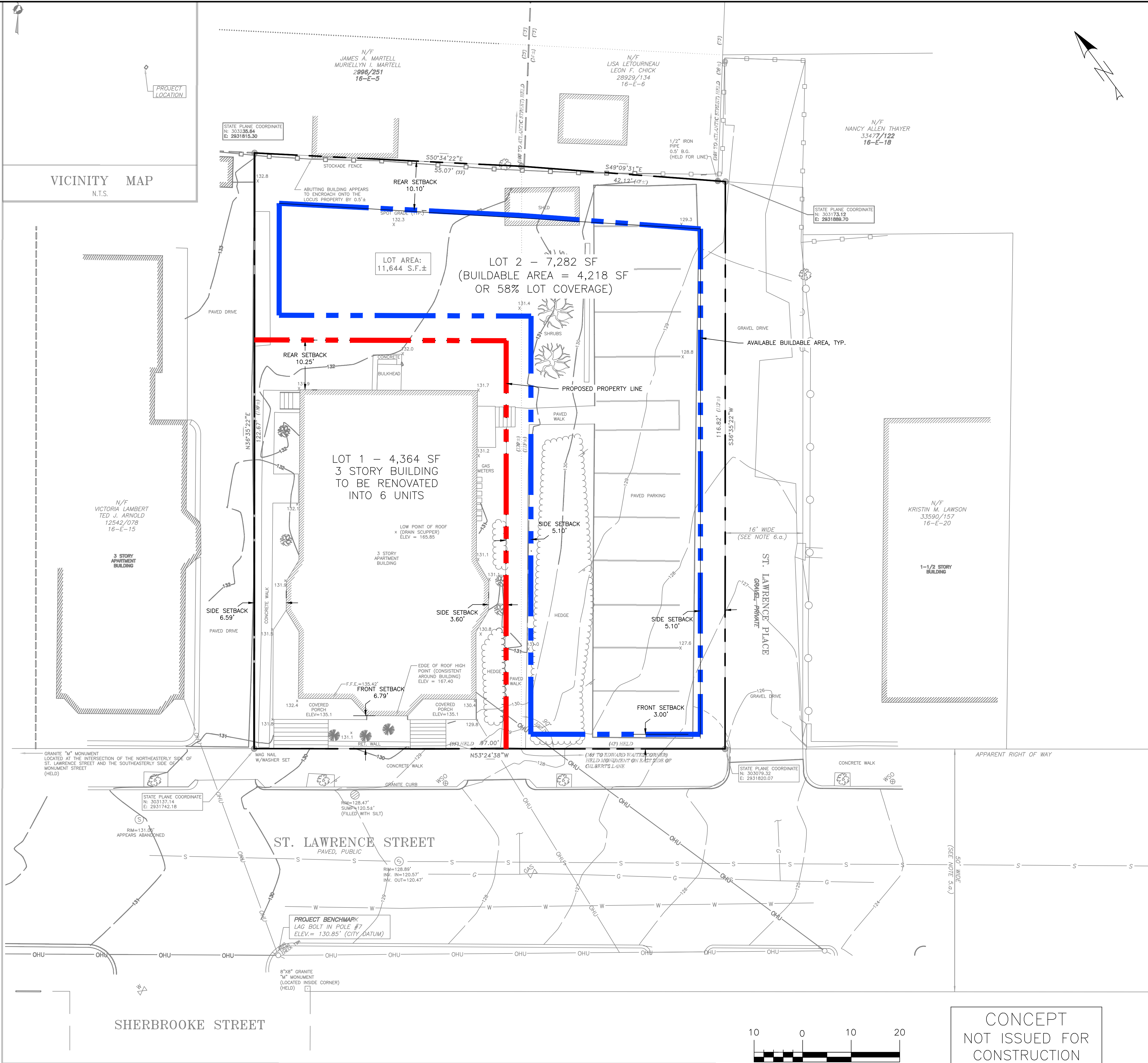


- GENERAL NOTES:
1. ALL BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
 2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
 3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
 4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
 6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
 7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
- PLAN REFERENCES:
1. PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY NORTHEAST CIVIL SOLUTIONS DATED SEPTEMBER 10, 2018 AND LAST REVISED 5/21/2019.

SPACE AND BULK STANDARDS				
RESIDENTIAL ZONING DISTRICT (RN4)	REQUIRED	EXISTING	LOT 1	LOT 2
MIN. LOT AREA (MULTIFAMILY)	725 SF/UNIT*	11,645 SF	4,364 SF (6 UNITS ALLOWED)	7,282 SF (10 UNITS ALLOWED)
MIN. STREET FRONTAGE	20 FT**		> 20 FT	> 20 FT
MIN. FRONT SETBACK	AVERAGE OF ADJACENT FRONT YARD MINUS 5 FT		6.79 FT	
MIN. REAR SETBACK	10 FT		10.25 FT	
MIN. SIDE SETBACK	0 FT (AVERAGE OF BOTH SIDE YARDS NEEDS TO BE 5 FT)		5.1 FT	
STRUCTURE HEIGHT	45 FT***	-	-	-
DETACHED ACCESSORY STRUCTURE HEIGHT	18 FT	-	-	-
MAX BUILDING LENGTH	70 FT	-	-	-
MAX LOT COVERAGE	60%	-	55.4%±	
MIN OPEN SPACE RATIO	20%	-	30%±	
MAX WIDTH OF GARAGE OPENING ON FRONT FACADE	THE GREATER OF 9 FT OR 30% OF FRONT FACADE (MAX 20 FT)			
* LOT AREA REQUIRED FOR TOWNHOMES IS 1,500 SF/UNIT				
** 20 FT, EXCEPT 15 FT/UNIT FOR TOWNHOUSE				
***35 FT, EXCEPT 45 FOR BUILDINGS WITH THREE OR MORE DWELLING UNITS. IN ALL CASES 35 FT WHEN WITHIN 15' OF REAR LOT LINE ABUTTING RN1,RN2, OR RN3 ZONES				



ISSUED FOR	BY
CLIENT REVIEW	DATE
	5/2/25
CONCEPT SITE PLAN	
PROJECT NAME: 57 ST LAWRENCE STREET REDEVELOPMENT	
CLIENT: TOM LANDRY 64 PINE STREET, PORTLAND, ME 04101	
DRAWING NO. C-10	

ACORN ENGINEERING, INC.
ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

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FILE: AE_CIVIL
JN: TBD
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: ZMS
CHECKED BY: SUL