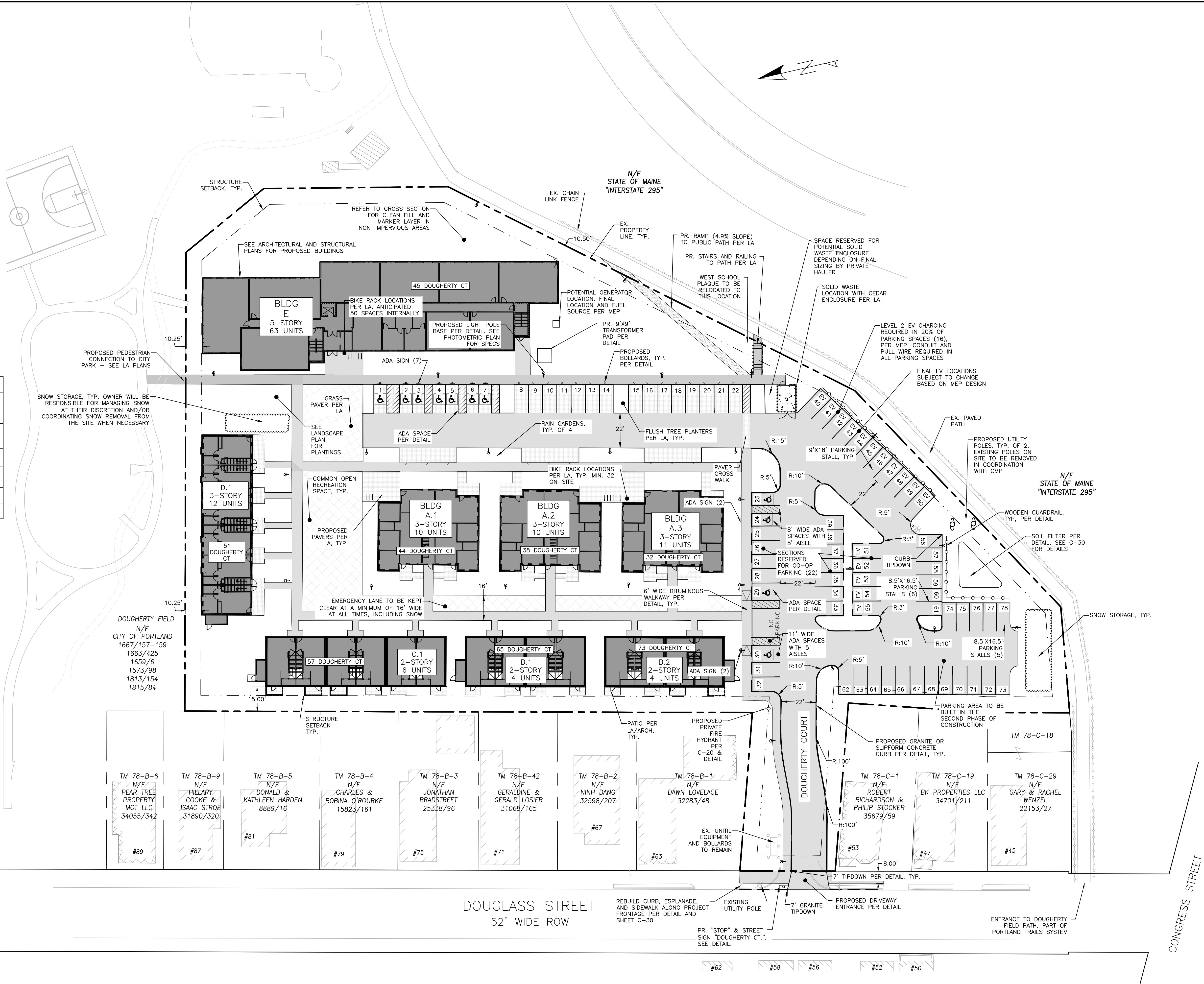


- GENERAL NOTES:
1. ALL VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
 2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
 3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
 4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 5. ALL RAMP 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.

SPACE AND BULK STANDARDS		
R-5A PRUD ZONE	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2.00 AC	3.34 AC
MINIMUM STREET FRONTAGE	50'	60'
FRONT YARD SETBACK	10'	15'
SIDE YARD SETBACK	10'	10.25'
REAR YARD SETBACK	10'	10.5'
MAXIMUM BUILDING HEIGHT	55'	53'
MAX. # OF DWELLING UNITS ON PROPERTY	182	120
COMMON RECREATION OPEN SPACE	200 SF / D.U.	300 SF / D.U.

PARKING TABLE					
AREA	PARKING SPACES	UNIT COUNT	EV CHARGING (20%)	COMPACT SPACES (#56-61) (#74-78)	SPACES:PER UNIT
5-STORY (#1-22, #40-50, #56-78)	56	63	11	11	0.89
2 & 3-STORIES (#23-39, #51-#55)	22	57	5	0	0.39
TOTAL	78	120	16	11	0.65

* ALL SPACES 9'X18' UNLESS OTHERWISE NOTED
 ** OFF-STREET PARKING REQUIREMENTS WAIVED PER SEC. 14-332.2.b



ISSUED FOR	BY
SITE PLAN APP	SJL
COMMENT RESPONSE	SJL
COMMENT RESPONSE	SJL
COMMENT RESPONSE	SJL

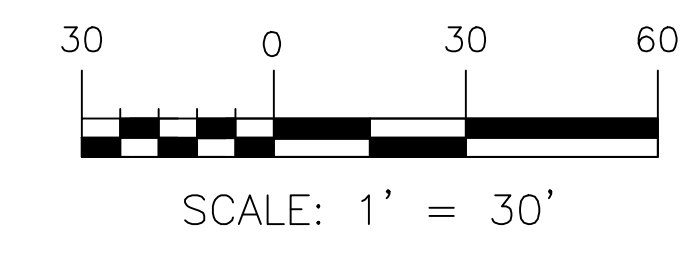
OVERALL SITE PLAN
 DOUGHERTY COMMONS
 DOUGLASS COMMONS, LLC
 10 FREE STREET, SECOND FLOOR, PORTLAND ME 04101

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 10 FREE STREET, PORTLAND, MAINE 04101
 (207) 775-2655

FILE: 1154_CIVIL
 JUN: 1154
 SCALE: AS NOTED
 DESIGNED BY: SJL
 DRAWN BY: AWG
 CHECKED BY: SJL/WH



DRAWING NO.
C-10



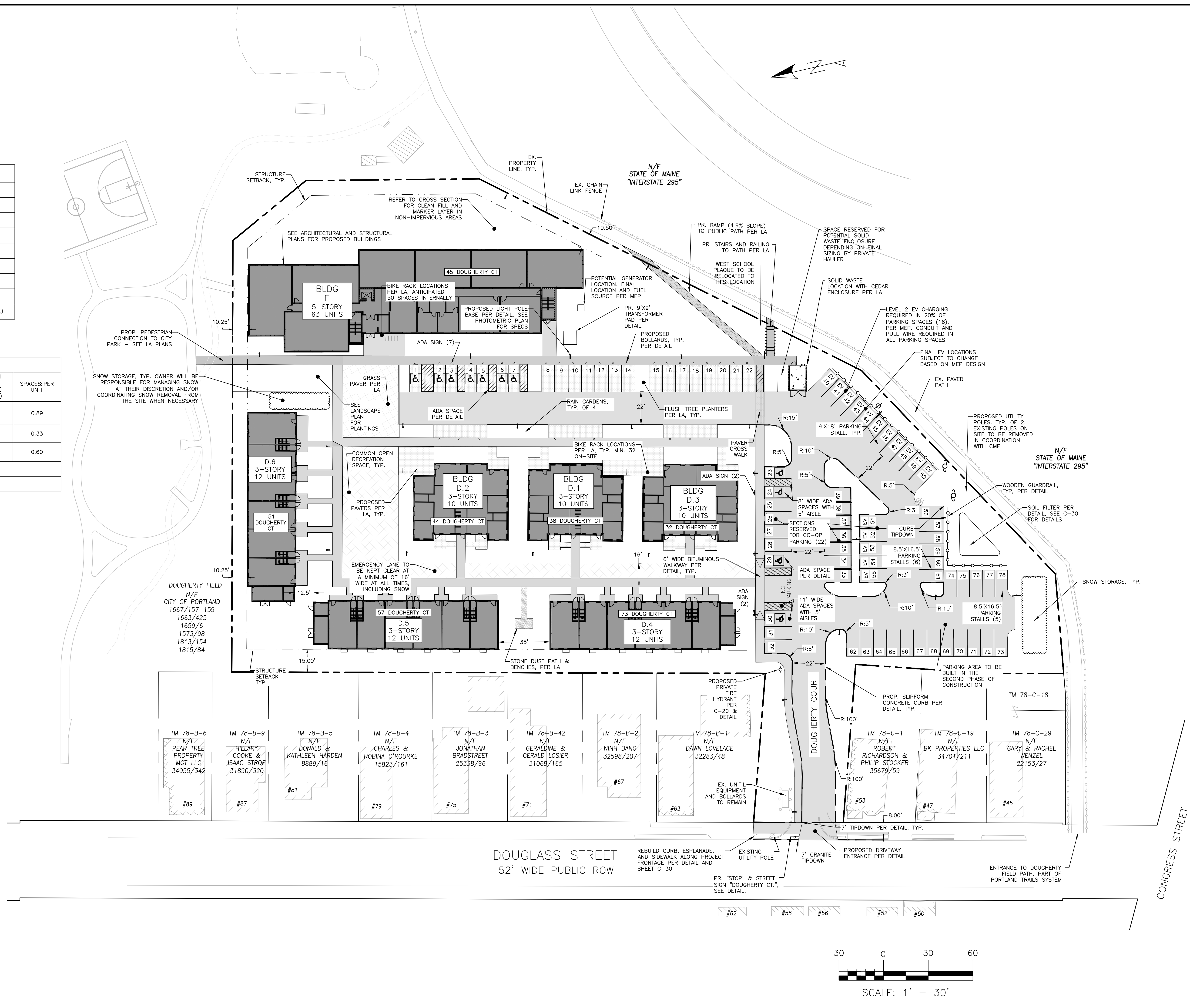
PERMIT LEVEL
 NOT ISSUED FOR
 CONSTRUCTION

- GENERAL NOTES:
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 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 OFF-SITE.
 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.

SPACE AND BULK STANDARDS		
R-5A PRUD ZONE	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2.00 AC	3.34 AC
MINIMUM STREET FRONTAGE	50'	60'
FRONT YARD SETBACK	10'	15'
SIDE YARD SETBACK	10'	10.25'
REAR YARD SETBACK	10'	10.5'
MAXIMUM BUILDING HEIGHT	55'	53'
MAX. # OF DWELLING UNITS ON PROPERTY	182	129
COMMON RECREATION OPEN SPACE	200 SF / D.U.	268 SF / D.U.

PARKING TABLE					
AREA	PARKING SPACES	UNIT COUNT	EV CHARGING (20%)	COMPACT SPACES (#56-61) (#74-78)	SPACES:PER UNIT
5-STORY (#1-22, #40-50, #56-78)	56	63	11	11	0.89
2 & 3-STORIES (#23-39, #51-#55)	22	66	5	0	0.33
TOTAL	78	129	16	11	0.60

* ALL SPACES 9'X18' UNLESS OTHERWISE NOTED
 ** OFF-STREET PARKING REQUIREMENTS WAIVED PER SEC. 14-332.2.b



ISSUED FOR	BY
SITE PLAN APP	SJL
COMMENT RESPONSE	7/17/23
COMMENT RESPONSE	4/27/23
COMMENT RESPONSE	7/13/22
SITE PLAN AMENDMENT	SJL
	11/14/22

OVERALL SITE PLAN
 DOUGHERTY COMMONS
 DOUGLASS COMMONS, LLC
 10 FREE STREET, SECOND FLOOR, PORTLAND ME 04101

ACORN ENGINEERING, INC.
 ENGINEERING, INC.
 10 FREE STREET, PORTLAND, MAINE 04101
 (207) 775-2655

FILE: 1154_CIVIL
 JUN: 1154
 SCALE: AS NOTED
 DESIGNED BY: SJL
 DRAWN BY: AWG
 CHECKED BY: SJL/WH

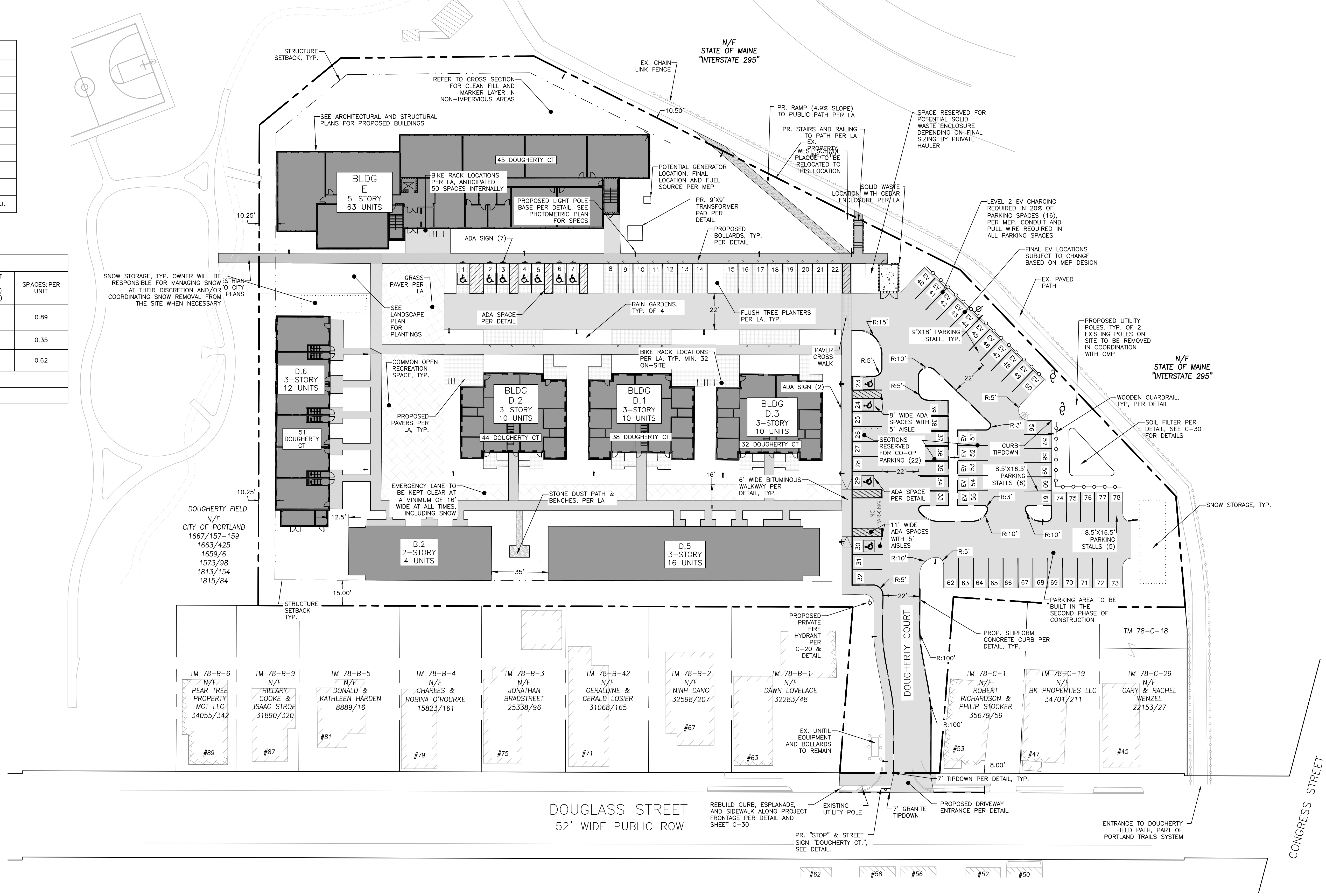
DRAWING NO.
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- GENERAL NOTES:
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SPACE AND BULK STANDARDS		
R-5A PRUD ZONE	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2.00 AC	3.34 AC
MINIMUM STREET FRONTAGE	50'	60'
FRONT YARD SETBACK	10'	15'
SIDE YARD SETBACK	10'	10.25'
REAR YARD SETBACK	10'	10.5'
MAXIMUM BUILDING HEIGHT	55'	53'
MAX. # OF DWELLING UNITS ON PROPERTY	182	125
COMMON RECREATION OPEN SPACE	200 SF / D.U.	300 SF / D.U.

PARKING TABLE					
AREA	PARKING SPACES	UNIT COUNT	EV CHARGING (20%)	COMPACT SPACES (#56-61) (#74-78)	SPACES:PER UNIT
5-STORY (#1-22, #40-50, #56-78)	56	63	11	11	0.89
2 & 3-STORIES (#23-39, #51-#55)	22	62	5	0	0.35
TOTAL	78	125	16	11	0.62

* ALL SPACES 9'X18' UNLESS OTHERWISE NOTED
 ** OFF-STREET PARKING REQUIREMENTS WAIVED PER SEC. 14-332.2.b



ISSUED FOR	BY	DATE
SITE PLAN APP	SJL	1/11/23
COMMENT RESPONSE	SJL	4/21/23
COMMENT RESPONSE	SJL	7/13/23
SITE PLAN AMENDMENT	SJL	11/14/23

OVERALL SITE PLAN
 DOUGHERTY COMMONS
 DOUGLASS COMMONS, LLC
 10 FREE STREET, SECOND FLOOR, PORTLAND ME 04101

ACORN ENGINEERING, INC.
 3372 PORTLAND MAINE 04101
 (207) 775-2655

ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 LICENSE NO. 16505

FILE: 1154_CIVIL
 JUN: 1154
 SCALE: AS NOTED
 DESIGNED BY: SJL
 DRAWN BY: AWG
 CHECKED BY: SJL/WH



DRAWING NO.
C-10

