

GENERAL NOTES:

- FOR INFORMATION REGARDING THE GARAGE LEVEL, REFER TO THE SITE PLAN, C-10, MOST RECENT VERSION.
- FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO THE UTILITY PLAN, SHEET C-20, MOST RECENT VERSION.
- FOR INFORMATION REGARDING PROPOSED GRADING AND STORMWATER, REFER TO THE GRADING & DRAINAGE PLAN, SHEET C-30, MOST RECENT VERSION.
- UNIT TABULATION PROVIDED BY RYAN SENATORE ARCHITECTURE; REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
- TOTAL SITE AREA INCLUDES 0.354 ACRES (15,433 S.F.). R.O.W. WIDTH FOR HAMMOND STREET IS 50 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY R.W. EATON ASSOCIATES DATED SEPTEMBER 4TH, 2018.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY R.W. EATON ASSOCIATES.
- AS OF 11/26/2018, SITE IS BOUNDED BY THE R-6 ZONE ON EAST, SOUTH, AND NORTH SIDES OF THE PROPERTY AND BY THE B-S ZONE ON THE WEST SIDE PER CITY OF PORTLAND GIS WEBSITE.
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 12, BLOCK C, LOTS 6, 8, 10, 11, 14.
- LOCUS PARCEL DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 2300510013B, INDEX DATED 7/17/1986.
- ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM THE BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
- THIS SHEET IS THE SUBDIVISION PLAT FOR THE CREATION OF UP TO SIXTEEN (16) DWELLING UNITS ON THE EXISTING SUBJECT PROPERTY. APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
- THE CONDOMINIUM DOCUMENTS ARE TO OUTLINE THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, RETAINING WALLS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL AS THE RESPONSIBILITY OF THE OWNER.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, RETAINING WALLS, AND SNOW REMOVAL.
- THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLAN AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES.
- THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR AN EQUAL SHARE OF MAINTENANCE ON GULFORD COURT, INCLUDING SNOW REMOVAL.
- THE CONDOMINIUM ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:
 - CONDOMINIUM DOCUMENTS: BOOK _____ PAGE _____
 - POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT: BOOK _____ PAGE _____

WAIVERS & CONDITIONS OF APPROVAL:

TBD

EASEMENTS:

THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

SURVEY NOTES:

- AREA OF MALONEY PARCEL 7,768 SQUARE FEET OR 0.18 ACRES
- AREA OF DIDONATO PARCEL 7,665 SQUARE FEET OR 0.18 ACRES
- BASIS OF BEARING, MAINE STATE PLANE NAD 1983 1802 WEST ZONE BASE POINT, GRANITE MONUMENT WITH DH AT FOX STREET AND ANDERSON STREET T102-77-2, N303502.3570 E2929187.9000
- AZIMUTH POINT, MONUMENT WITH BOLT ON ANDERSON ST. T102-77-2, N303502.3570, E2929187.9000
- AZIMUTH S41-34-29E 458.66 FEET
- VERTICAL DATUM IS NGVD 1929 CITY DATUM BENCHMARK IS PK NAIL ON CMP POLE #8 SOUTH SIDE FOX ST ELEVATION = 11.04'
- PROVIDED BY CITY OF PORTLAND PUBLIC WORKS ENGINEERING
- SUBJECT TAX MAP 012 BLOCK C LOT 6,8,10,11, & 14
- FLOOD ZONE C AREAS OF MINIMAL FLOODING PANEL 230051 0013 SHEET 13 OF 17 DATED JULY 17, 1986
- BENCH MARK NAIL IN POLE CMP 6 17.36' FEET
- WATERLINE & GAS LINES ARE FROM DIG SAFE MARKING AND STREET VALVES

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROPOSED
MINIMUM LOT SIZE	2,000 SF	15,433 SF
MINIMUM STREET FRONTAGE	20'	120'
MINIMUM FRONT YARD SETBACK	NONE (ABUTTER AVG.)	5.12'
MINIMUM SIDE YARD SETBACK	5'	10.45'
MINIMUM REAR YARD SETBACK	10'	13.35'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	> 10'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	> 15'
MAXIMUM LOT COVERAGE	60%	56%*
MINIMUM LOT WIDTH	20'	120'
MAXIMUM BUILDING HEIGHT	45'	39.82' (SEE C-30)
MINIMUM LANDSCAPED OPEN AREA	20%	25%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 21	16
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 13 SPACES	16
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 6	> 6
MAXIMUM GARAGE OPENING	20'	18'

*INCLUDES DECK AREA

CIVIL/SITE ENGINEER:

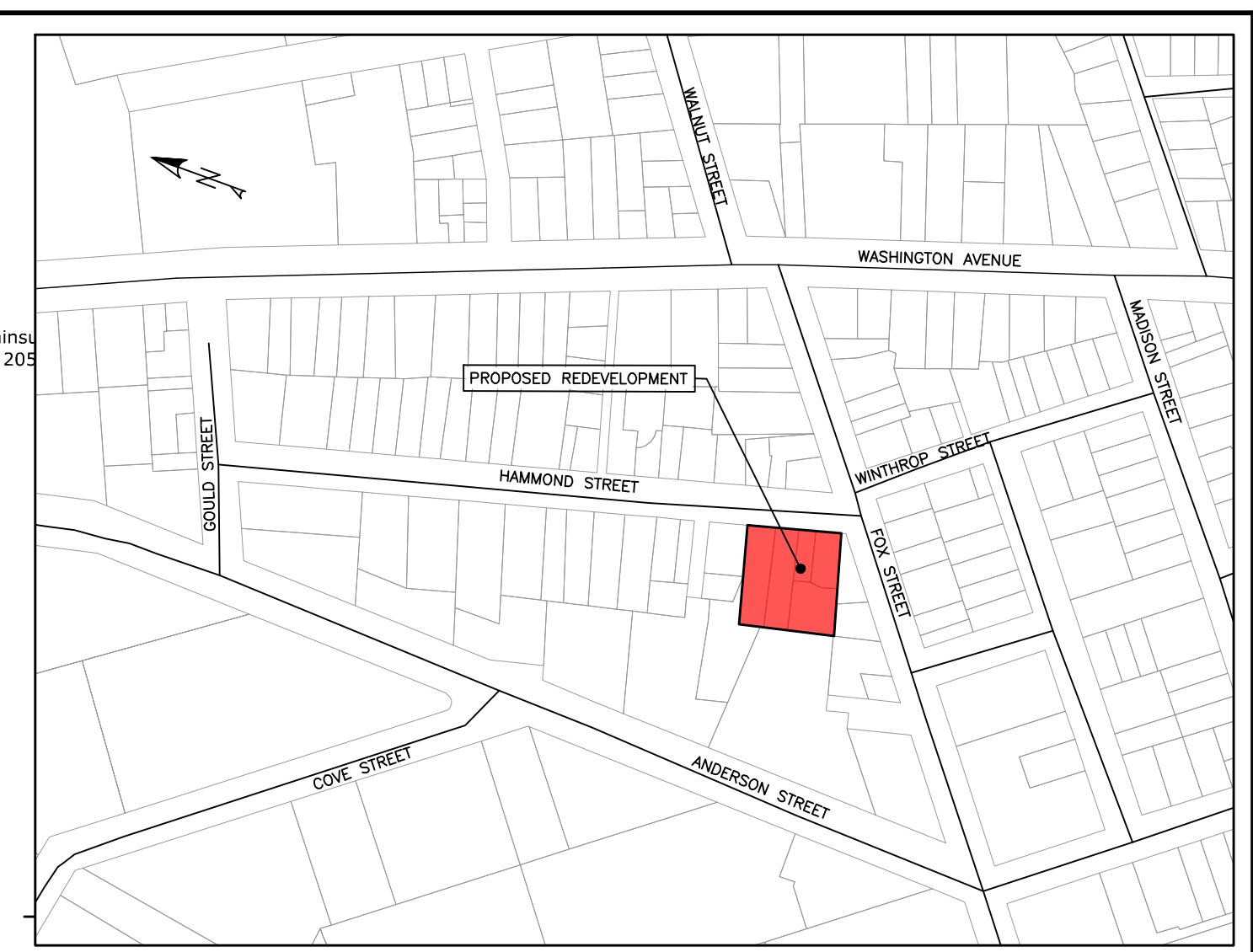
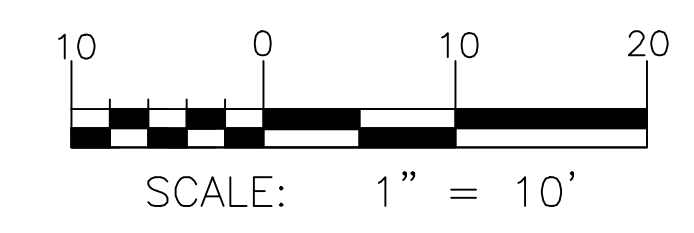
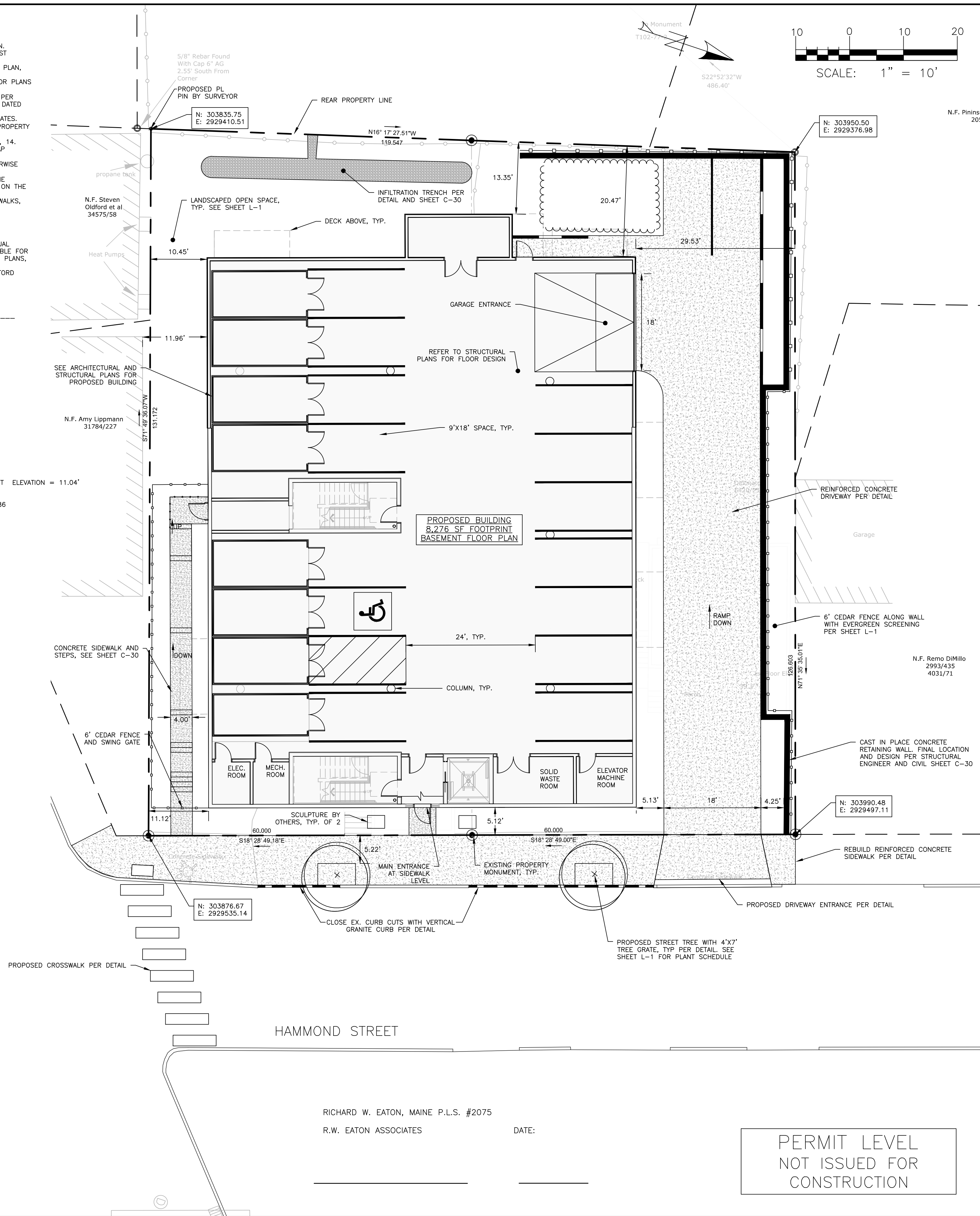
THE PRESERVE AT SOUTH RIDGE, LLC
YARMOUTH, MAINE
CONTACT: KEVIN O'ROURKE

CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: WILL SAVAGE, P.E.

SURVEYOR

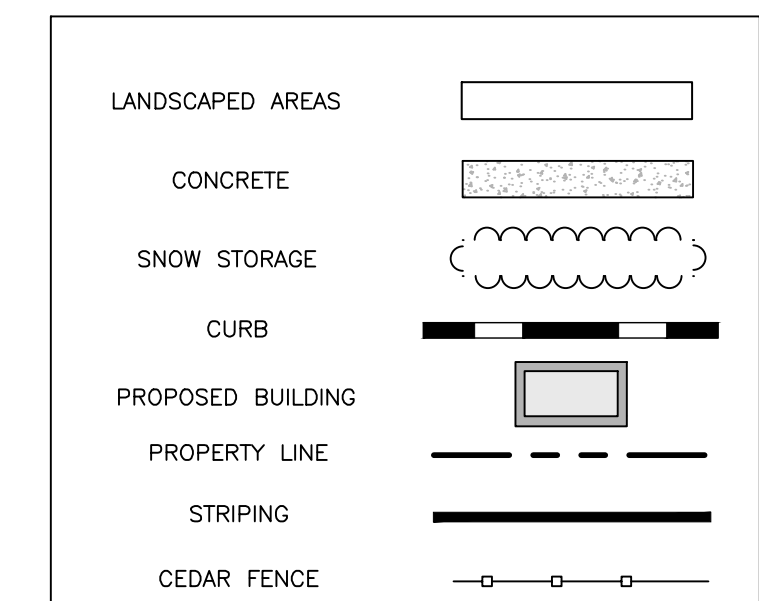
R.W. EATON ASSOCIATES
WESTBROOK, MAINE
CONTACT: RICHARD EATON, P.L.S.



PARKING SUMMARY	
PARKING AREA	# PARKING SPACES
INTERNAL GARAGE LEVEL	14
EXTERNAL REAR	2
TOTAL SPACES	16

UNIT TABULATION	
UNIT NUMBER	SIZE (SF)*
101/201	912
102	1,329
103/203	875
104	1,394
105/205	887
106/206	1,328
202	1,382
204	1,485
301	1,738
302	1,634
303	1,875
304	1,772

*UNIT AREA MEASURED FROM OUTSIDE OF EXTERIOR WALLS TO THE CENTER OF SHARED WALLS



APPROVED: PORTLAND PLANNING BOARD
CHAIRPERSON: _____ DATE: _____

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN _____
ATTEST: _____ REGISTRAR

RICHARD W. EATON, MAINE P.L.S. #2075
R.W. EATON ASSOCIATES
DATE: _____

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR: FINAL APP. DATE: 11/26/18

DRAWING NAME: SUBMISION PLAT
PROJECT NAME: HAMMOND HOUSE REDEVELOPMENT
CLIENT: THE PRESERVE AT SOUTH RIDGE, LLC
94 SOUTH STREET, YARMOUTH, ME 04096

ACORN ENGINEERING, INC.
65 HANOVER ST. PORTLAND, MAINE 04101
(207) 775-2655

FILE: 1112_CIVIL
JN: 1112
SCALE: 1"=10'
DESIGNED BY: SJL
DRAWN BY: SJL
CHECKED BY: WHS

STATE OF MAINE
WILLIAM SAVAGE
11-26-18

DRAWING NO. **PLAT**