

GENERAL NOTES:

- FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO UTILITY PLAN, SHEET C-20, MOST RECENT VERSION.
- FOR INFORMATION REGARDING PROPOSED GRADING CHANGES, REFER TO 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 0.416 ACRES (18,140 S.F.), R.O.W. WIDTH FOR SHERIDAN STREET IS 40 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 3/4/2016.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
- PER THE PORTLAND GIS WEBSITE AS OF 7/11/17, THE SITE IS BOUNDED BY:
 - NORTH R-6 ZONE MULTI-FAMILY RESIDENTIAL
 - WEST R-6 ZONE MULTI-FAMILY RESIDENTIAL
 - SOUTH B-2b COMMUNITY BUSINESS
 - EAST ROS ZONE RECREATIONAL OPEN SPACE & R-6 ZONE MULTI-FAMILY RESIDENTIAL
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S CHART, BLOCK, LOT 12-0-10 & 12-0-12.
- LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0013B, INDEX DATED 7/17/1986.
- ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
- THIS SHEET IS THE SUBDIVISION PLAN FOR THE CREATION OF UP TO NINETEEN (19) 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 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 CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, RETAINING WALLS, AND SNOW REMOVAL.
- THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, WHICH SPECIFIES ANNUAL INSPECTION 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 MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:
 - CONDOMINIUM DOCUMENTS:
 - BOOK _____ PAGE _____
 - POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT:
 - BOOK _____ PAGE _____
 - PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT:
 - BOOK _____ PAGE _____

WAIVERS & CONDITIONS OF APPROVAL:

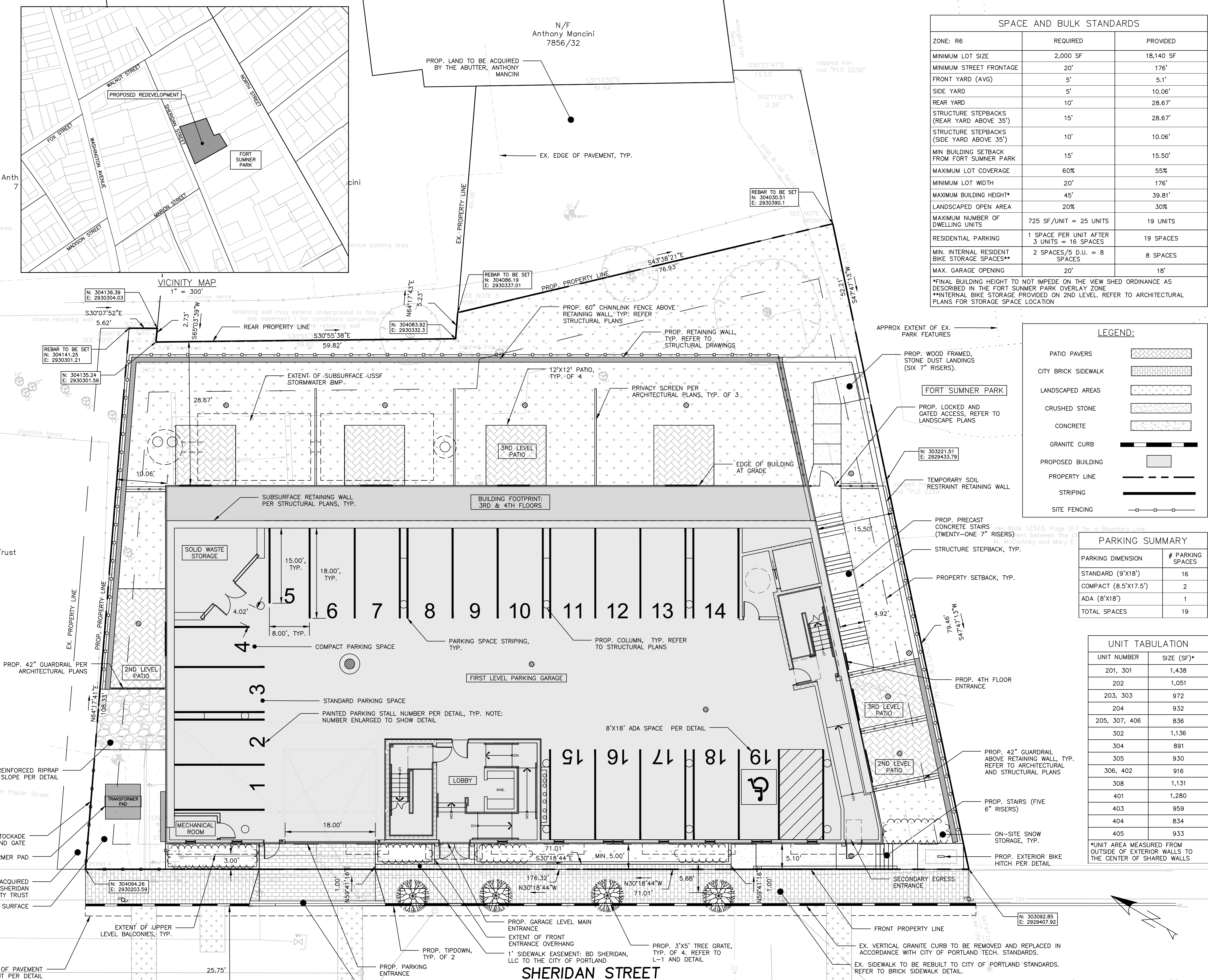
- TBD
- EASEMENTS:**
- ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES AND RECORDED IN CCRD. ALL EXISTING EASEMENTS WILL BE RELEASED PRIOR TO PROJECT START. THERE ARE NO PROPOSED EASEMENTS.
- EXISTING EASEMENT:**
- GRADING RESTRICTIONS SET FORTH IN THE CONVEYANCE OF GEORGE F. HITCHINGS TO CHARLES BAILEY IN BOOK 314, PAGE 544.
- PROPOSED EASEMENT:**
- PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF PORTLAND BY BD SHERIDAN, LLC FOR PEDESTRIAN USE OF BRICK SIDEWALK LOCATED WITHIN THE SITE PROPERTY LINES. FINAL EASEMENT LANGUAGE AS REVIEWED AND APPROVED BY THE CITY IS RECORDED AT:
- BOOK _____ PAGE _____

PLANNING BOARD:

- TBD
- SURVEY NOTES:**
- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
 - ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
 - UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE. BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION CONTAINED ON PLANS AND DRAWINGS PROVIDED BY OTHERS. DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
 - THE LINE BETWEEN POINT A AND POINT B IS TO BE AN AGREEMENT LINE. THE LINE BETWEEN POINT C AND POINT D IS TO BE AN AGREEMENT LINE.
- PLAN REFERENCES:**
- CITY OF PORTLAND, MAINE STANDARD BOUNDARY SURVEY OF PROPOSED PROPERTY LINE BETWEEN LAND OF JAMES M. MCCARTNEY, ET AL. AND LAND OF CITY OF PORTLAND AT FORT SUMNER PARK DATED SEPTEMBER, 1995.
 - PLAN SHOWING OLD AND NEW LINES OF POPULAR STREET BY CHARLES R. GOODSELL, C.E., UNDATED (1864?), ON FILE IN THE CITY OF PORTLAND ARCHIVES PLAN 370/42.
 - PLAN SHOWING DIVISION BETWEEN THE FORT SUMNER LOT AND LOT OWNED BY MESSRS. JOSE, GOULD, AND CLARK BY C. R. GOODSELL, DATED JANUARY 12, 1865, RECORDED IN PLAN BOOK 2, PAGE 45.
 - UNTITLED WORKING PLAN BY E. C. JORDAN SHOWING BOUNDARY BETWEEN FORT SUMNER PARK AND LANDS FORMERLY OF SHANAHAN AND PIERCE, AS SURVEYED 1886-1927, ON FILE AT OWEN HASKELL, INC., PORTLAND, MAINE.
 - PLAN SHOWING DIVISION LINE BETWEEN LANDS OF HIRAM PIERCE AND CITY OF PORTLAND (SURVEYOR UNKNOWN) DATED MAY 31, 1892, ON FILE IN THE CITY ENGINEER'S ARCHIVES, PLAN 371/1.
 - CITY OF PORTLAND TAX ASSESSOR'S MAP OF 1882, RECORDED IN PLAN BOOK 5, PAGE 12.
 - PLAN SHOWING LITTLE, WEEKS, AND MOODY LOT, MUNJOY HILL (SURVEYOR AND DATE UNKNOWN) ON FILE IN THE CITY ENGINEER'S ARCHIVES, PLAN 86/1.
 - UNTITLED PLAN SHOWING SUBDIVISION OF LAND OF ELIJAH KELLOGG, DATED APRIL 10, 1802, RECORDED IN BOOK 51, PAGE 297.
 - UNTITLED PLAN SHOWING DIVISION OF LAND ON MOUNT JOY NECK BY THE PROPRIETORS, DATED NOVEMBER 14, 1793 RECORDED IN BOOK 39, PAGE 552.
 - PLAN OF LAND (STANDARD BOUNDARY SURVEY) ON NORTH STREET, PORTLAND, MAINE FOR ANTHONY MANCINI BY OWEN HASKELL, INC., DATED APRIL 5, 1988, ON FILE AT OWEN HASKELL, INC., PORTLAND, MAINE.
 - PLAN NO. 6 IN BOOK 169 PAGE 478, DATED NOVEMBER 1839.
 - CITY STREET RECORDS, AND WORKING PLANS ON FILE IN THE CITY ENGINEER'S ARCHIVES.
 - BOUNDARY SURVEY MADE FOR ANTHONY MANCINI BY OWEN HASKELL, INC. DATED DECEMBER 6, 2012.
 - BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF PORTLAND AND JAMES M. MCCARTNEY AND MARY E. GEDARO, SEE BOOK 12323, PAGE 317.
 - BOUNDARY LINE AGREEMENT BETWEEN MCCARTNEY FAMILY, LLC AND SHERIDAN STREET REALTY TRUST, SEE BOOK 33996, PAGE 124.

PLANNING BOARD:

- TBD
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- TBD



SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	18,140 SF
MINIMUM STREET FRONTAGE	20'	176'
FRONT YARD (AVG)	5'	5.1'
SIDE YARD	5'	10.06'
REAR YARD	10'	28.67'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	28.67'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	10.06'
MIN BUILDING SETBACK FROM FORT SUMNER PARK	15'	15.50'
MAXIMUM LOT COVERAGE	60%	55%
MINIMUM LOT WIDTH	20'	176'
MAXIMUM BUILDING HEIGHT*	45'	39.81'
LANDSCAPED OPEN AREA	20%	30%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 25 UNITS	19 UNITS
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 16 SPACES	19 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES**	2 SPACES/5 D.U. = 8 SPACES	8 SPACES
MAX. GARAGE OPENING	20'	18'

*FINAL BUILDING HEIGHT TO NOT IMPEDE ON THE VIEW SHED ORDINANCE AS DESCRIBED IN THE FORT SUMNER PARK OVERLAY ZONE
 **INTERNAL BIKE STORAGE PROVIDED ON 2ND LEVEL. REFER TO ARCHITECTURAL PLANS FOR STORAGE SPACE LOCATION

LEGEND:

- PATIO PAVERS
- CITY BRICK SIDEWALK
- LANDSCAPED AREAS
- CRUSHED STONE
- CONCRETE
- GRANITE CURB
- PROPOSED BUILDING
- PROPERTY LINE
- STRIPING
- SITE FENCING

PARKING SUMMARY

PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	16
COMPACT (8.5'X17.5')	2
ADA (8'X18')	1
TOTAL SPACES	19

UNIT TABULATION

UNIT NUMBER	SIZE (SF)*
201, 301	1,438
202	1,051
203, 303	972
204	932
205, 307, 406	836
302	1,136
304	891
305	930
306, 402	916
308	1,131
401	1,280
403	959
404	834
405	933

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

OWNER/SUBDIVIDER: VAZZA REAL ESTATE GROUP
BD SHERIDAN, LLC
QUINCY, MASSACHUSETTS
CONTACT: BERNIE SAULNIER

CIVIL/SITE ENGINEER: ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: WILLIAM SAVAGE, P.E.

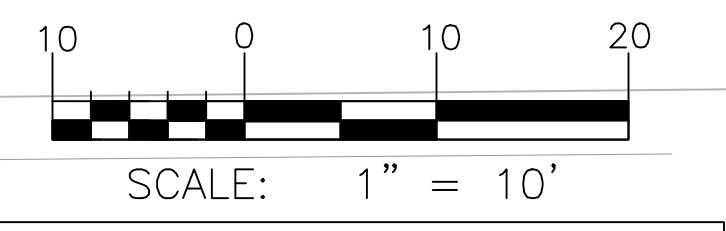
SURVEYOR: TITCOMB ASSOCIATES
GRAY, MAINE
CONTACT: REX CROTEAU, P.L.S.

REX CROTEAU, MAINE P.L.S. #2273
TITCOMB ASSOCIATES
DATE: _____

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN _____
ATTEST: _____ REGISTRAR

APPROVED: PORTLAND PLANNING BOARD
CHAIRPERSON: _____ DATE: _____



PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR: _____ BY: _____ DATE: _____

ATTOYNEY REVIEW: _____ WHS 7/17/17

FINAL APP: _____ WHS 8/2/17

SUBDIVISION PLAT

PROJECT NAME: 155 SHERIDAN STREET

CLIENT: VAZZA REAL ESTATE GROUP
BD SHERIDAN, LLC
1266 FURNACE BROOK PARKWAY SUITE 300 QUINCY, MA 02169

DRAWING NO. **PLAT**

ACORN ENGINEERING, INC. ENGINEERING, INC.

STATE OF MAINE
WILLIAM SAVAGE
REGISTERED PROFESSIONAL ENGINEER
NO. 15419
ISSUED 8-3-17

FILE: 1069_CIVIL
JN: 1069
SCALE: 1" = 10'
DESIGNED BY: OJD
DRAWN BY: OJD
CHECKED BY: WHS