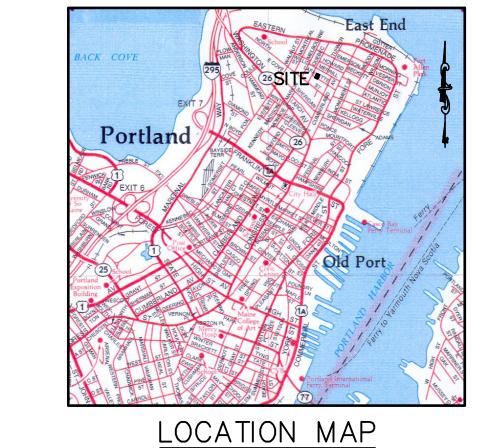
EXISTIING V.C. SANITARY SEWER TO BE REPLACED WITH PVC SDR 35 PIPE TO PROPERTY LINE. A FIELD DETERMINATION SHALL BE MADE ON WHETHER TO CONTINUE THE REPLACEMENT TO SEWERMAIN.



## SCALE: 1" = 0.5 MILES

RANDOM ORBIT, INC. 795 CONGRESS STREET OWNER/APPLICANT:

NOTES:

PORTLAND, MAINE 2. ENGINEER: LESTER S. BERRY, PE #3341

> 28 STATE STREET GORHAM, MAINE JOHN SCHWANDA, PLS #1252

SURVEYOR: OWEN HASKELL, INC. 390 U.S. ROUTE ONE FALMOUTH, MAINE

4. DEED REFERENCE: BK. 30925, PG. 100 5. TAX MAP REFERENCE: MAP 14, BLOCK C LOT 21 ZONING: RESIDENTIAL (R-6 SMALL LOT) 7. PROJECT AREA: 6,139 S.F. (0.14 AC.)

6-UNIT RESIDENTIAL CONDOMINIUMS 8. PROPOSED USE:

> ZONE REQUIREMENTS <u>PROPOSED</u> LOT SIZE NO MINIMUM 6,139 S.F. MAX. 10,000 S.F. FRONT YARD LESS THAN 10 FT. LESS THAN 10 FT. REAR YARD 15 FT. OR GREATER 16.5 FT. HEIGHT OF ABUTTING BUILDING/5 + HEIGHT OF SEE CALCS BELOW SIDE YARD PROPOSED BUILDING/5 RIGHT YARD HEIGHT OF ABUTTING BUILDING

HEIGHT OF PROPOSED BUILDING 43.33 FT. (34/5) + (43.33/5)=15.47 FT. PROPOSED RIGHT SETBACK LEFT YARD
HEIGHT OF ABUTTING BUILDING 28.5 FT.

HEIGHT OF PROPOSED BUILDING (28.5/5) + (43.33/5)=14.37 FT. PROPOSED LEFT SETBACK 21.5 FT. 43.33 FT. AVG. MAX. HEIGHT (SEE CALCS BELOW)

HEIGHT CALCULATIONS SOUTH CORNER 44.17 FT. 44.17 FT. WEST CORNER NORTH CORNER 41.00 FT. AVERAGE HEIGHT 43.33 FT. 61.73 FT.

MIN. LOT WIDTH NONE 1,023 S.F. MIN. AREA/UNIT 725 S.F. ALLOWABLE UNITS 8 ONSITE PARKING 6 6 (GARAGES)

10. SEWER SERVICE: PUBLIC **PUBLIC** 11. WATER SERVICE:

9. MINIMUM STANDARDS:

12. ELECTRIC/TELEPHONE: UNDERGROUND 13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES,

14. PLAN REFERENCE:

LATEST EDITION.

"BOUNDARY SURVEY PLAN AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER RANDOM ORBIT, INC. 17 CHESTNUT STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATED SEPTEMBER 3, 2013 (JOB NUMBER 2013-135P).

15. BENCHMARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM, ELEVATION 146.69'

16. IMPERVIOUS SUMMARY: EX. SITE IMPERVIOUS AREA =3,296 S.F. (53.7%) EX. IMPERVIOUS AREA TO BE REMOVED = 501 S.F. PROPOSED NEW IMPERVIOUS AREA = 1,033 S.F. NET INCREASE FROM PROJECT = 532 S.F.TOTAL SITE IMPERVIOUS AFTER PROJECT =3,828 S.F. (62.4%)

17. CONTRACTOR SHALL REPLACE SIDEWALK FROM NORTH EDGE OF DRIVE APRON TO NORTHERN BOUNDARY OF PROPERTY PER CITY STANDARDS. ALL REPLACED SIDEWALKS SHALL BE CONSISTENT AND UNIFORM WITH EXISTING SIDEWALKS. ALL EXCAVATIONS SHOULD BE PROPERLY COMPACTED AND THERE SHOULD BE A 2' MONOLITHIC LAYER OF ASPHALT AS A BASE FOR ALL REPLACED SIDEWALK. EXISTING BRICKS MAY BE REUSED AND EXTRA MATCHING BRICKS MAY BE AVAILABLE FROM PUBLIC SERVICES.

18. BUILDING AREAS: EX. BUILDING PROP. BUILDING

19. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.

20. LAYAYETTE STREET SHALL BE KEPT CLEAN FROM DUST, TRACKED SOIL/MUD, AND CONSTRUCTION DEBRIS AND SWEPT AS NECESSARY OR AS REQUESTED BY THE CITY OF PORTLAND TO MINIMIZE DUST AND SEDIMENT ORIGINATING FROM THE SITE.

21. TWO TRASH STORAGE BINS ARE PROPOSED INSIDE THE BUILDING, ALSO TWO BIKE HANGING RACKS ARE PROPOSED INSIDE THE BUILDING (SEE ARCHITECTUAL PLANS FOR MORE INFORMATION).

22. ALL REQUIRED HVAC EQUIPMENT WILL BE POSITIONED ON THE ROOF ( SEE ARCHITECTURAL PLANS FOR MORE INFORMATION).

23. EXISTING STREET TREE TO BE SAVED IF POSSIBLE. IF IT IS DAMAGED AND NEEDS REPLACEMENT,

REPLACE WITH APPROVED CITY STREET TREE TO BE DETERMINED BY CITY ARBORIST.

Tax Map 14 Block C Lot 12 Edward B. Boissonneau Bk. 12849 Pg. 235 Tax Map 14 Block C Lot 14 SNOW STORAGE SILT FENCE 10' OF CHAIN LINK FENCE ± TO BE REPACED WITH STOCKADE FENCE TO MATCH EX. -TOW=153x00 BOW=149x40 PORCH RETAINING WALL, TYP. TO BE REMOVED LOAM & SEED/LANDSCAPE Lawn ROOF DOWNSPOUTS FROM FLAT ROOF INTO 6" DRAIN Inv. 150.66 < FENCE, TYP. UNIT 1 PARKING Gary M. Brookman BIT. DRIVEWAY Bk. 24240 Pg. 40 SEE DETAILS Tax Map 14 Block C Lot 11 - TOW=153x00 UNDER BUILDING PARKING UNIT 2 PARKING BOW=149x30 9' WIDE BY 19' DEEP Concrete DOORS ARE RECESSED 4'-2" FROM EDGE OF TO REMAIN BUILDING UNIT 3 PARKING DOOR, TYP. 60' CURTAIN DRAIN 6" PERFORATED SD TOW=152X00 BOW=149x20 SEE DETAILS Wood Frame Church Concrete EXISTING BUILDING TO BE REMOVED AND FOUNDATION TO BE REMOVED REUSED. SEE ARCHITECTS 150x42-PLANS FOR NEW BUILDING. A Erica E. Thompson 2 TRASH STORAGE BINS (SEE NOTE # 21) PROPOSED F.F.E.=149.80 Bk. 20400 Pg. 154 Tax Map 14 Block C Lot 13 UNIT 4 PARKING 2 BIKE RACKS (SEE NOTE # 21) - TOW=151X00 BOW=149x10 Stone Driveway STABILIZED CONTRUCTION ENTRANCE PORCH/OVERHANG |UNIT 5 PARKING Paved 7'x 4' TREE WALL - TOW=151X00 BOW=149x06 UNIT 6 PARKING 6' CONCRETE WALKWAY, TYP. LANDSCAPE PLANTER WITH RETAINING WALL BUILDING BUMP OUT PARK BENCH E 2931100.34 Ex. Sewer Service \_\_ INSTALL CATCH BASIN SEE NOTE ABOVE -CONCRETE CURBING INLET PROTECTION DURING CONSTRUCTION CIRF Brick Brick Sidewalk REPAIR SIDEWALK Inv. 150.00 — BRICKS AS NEEDED REPAIR SIDEWALK ) CB RIM=147.97 BOTTOM HOOD=143.7 BRICKS AS NEEDED REPAIR GRANITE CURBING, TYP. PORCH/OVERHANG TO BE REMOVED CONCRÉTE WALKWAY RIM = 149.324" WATER SERVICE w/ S/O -PROTECT TREE ROOTS IF POSSIBLE INV. IN=143.37 INV. IN (FROM CB)=142.12 Ex. Water Service -INV. IN=140.68 TO BE TERMINATED INM. OUT=140.63 / INV. OUT=140.82 LAFAYETTE STREET Paved-Public Road (49.5' Wide)

Garage

Gene F. Stone Bk. 11305 Pg. 97

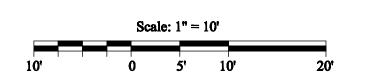
	<u>LEGEND</u>
SYMBOL	<u>DESCRIPTION</u>
O IRF	IRON ROD FOUND
O IPF	IRON PIPE FOUND
☐ GMF	GRANITE MONUMENT FOUND
	5/8" IRON ROD W/ CAP TO BE SET
☐ GMS	GRANITE MONUMENT SET
	LIMIT OF WETLANDS
95 ———	EXISTING CONTOUR

NOW OR FORMERLY

RIM=148.74

INV. = 144.7

N 303981.149 E 2930988.070 **Q** 



SAWCUT PAVEMENT, TYP.

Ex. Overhead Utility Services

|TO BE REMOVED|

GAS SÉRVICE

Brick Sidewalk

UNDERGROUND ELECTRIC SERVICES

MARQUIS LOFTS CONDOMINIUMS

DESIGNED DATE Sept. 2013 L. Berry SCALE JOB. NO. CHECKED 13103 L. Berry

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SHEET

=2,100 S.F.

=2,218 S.F.