

**GENERAL NOTES:**

- FOR INFORMATION REGARDING THE GARAGE LEVEL/SITE PLAN, REFER TO SITE PLAN, C-10, MOST RECENT VERSION.
- 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 PORT CITY ARCHITECTURE, REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
- TOTAL SITE AREA INCLUDES 0.107 ACRES (4,671 S.F.). R.O.W. WIDTH FOR SAINT LAWRENCE STREET IS 50 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY OWEN HASKELL, INC. DATED 11/30/16.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY OWEN HASKELL, INC.
- AS OF 10/17/2017, SITE IS BOUNDED BY THE R-6 ZONE ON ALL ABUTTING SIDES PER CITY OF PORTLAND GIS WEBSITE.
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 16, BLOCK J, LOT 006.
- LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 23005100148, 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 PLAT FOR THE CREATION OF UP TO FIVE (5) 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 CONDOMINIUM ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:

**WAIVERS & CONDITIONS OF APPROVAL:**

TBD

**EASEMENTS:**

ALL PROPOSED EASEMENTS TO BE REVIEWED BY OWEN HASKELL, INC. AND RECORDED IN CCRD. ALL EXISTING EASEMENTS WILL BE RELEASED PRIOR TO PROJECT START. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.

**SURVEY NOTES:**

- OWNER OF RECORD: WALTER S. AND KELLY A. WILLIAMS  
TAX MAP 16 BLOCK J LOT 6  
CCRD BOOK 25609 PAGE 269
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY POINTS T111-38-146 (N:303177.39 E:2932043.79) & T113-78-203 (N:302835.35 E:2932458.96) USED.
- BENCH MARK: CITY BENCHMARK HIGHEST POINT ON "M" MONUMENT AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET, ELEVATION=69.35 NGVD 1929.
- THE LINE ALONG FITCH HOUSE, LLC IS THE SAME AS THAT LINE ON PLAN REFERENCE 3, ALTHOUGH THE BEARING SYSTEM IS DIFFERENT. DUE TO VAGUE DEEDS, A BOUNDARY AGREEMENT WAS RECOMMENDED ALONG THIS LINE IN 2006, AT THE TIME OF THAT SURVEY.
- THE DEED LINE APPEARS TO GO THROUGH THE BUILDING OF STILLWELL. THE LINE SHOWN ON THIS PLAN IS TAKEN FROM PLAN REFERENCE 4. A BOUNDARY AGREEMENT IS RECOMMENDED WITH STILLWELL.
- THE LINE ALONG PETIT IS TAKEN FROM THE OLD DEEDS THAT MAKE UP THE SUBJECT PROPERTY, NAMELY BOOK 239, PAGE 252, BOOK 264, PAGE 394, BOOK 199, PAGE 423, AND BOOK 214, PAGE 263. THESE DEEDS HAVE THE DIMENSIONS AS SHOWN ON THIS PLAN. THESE DEEDS THAT BUT PETIT PREDATE THE DEED INTO THE CHAIN OF PETIT, NAMELY BOOK 218, PAGE 78. THAT DEED CALLS FOR THE REAR LINE TO BE 75 FEET FROM WATERVILLE STREET AND PARALLEL THERETO. THE CURRENT PETIT DEED DEFINES THE LINES AS GOING FROM WATERVILLE STREET "ABOUT SEVENTY-FIVE (75) FEET TO A STONE WALL; THENCE NORTHWESTERLY PARALLEL WITH SAID WATERVILLE STREET AND ON THE LINE OF SAID STONE WALL." A BOUNDARY AGREEMENT IS RECOMMENDED WITH PETIT.
- AN ATTORNEY SHOULD BE CONSULTED ABOUT THE RECOMMENDED AGREEMENTS. CORNER MARKERS WILL NOT BE SET UNTIL AFTER SUCH AGREEMENTS OR CONSULTATION.

SPACE AND BULK STANDARDS			
ZONE: R6	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2,000 SF	4,671 SF	4,671 SF
MINIMUM STREET FRONTAGE	20'	68'	68'
MINIMUM FRONT YARD SETBACK	5' - ORDINANCE 3.7' - ABUTTER AVG.	3.8'	7'
MINIMUM SIDE YARD SETBACK	5'	3'	5'
MINIMUM REAR YARD SETBACK	10'	8.7'	10'
STRUCTURE STEPBACKS (SIDE YARD ABOVE 35')	10'	N/A	10'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A	15'
MAXIMUM LOT COVERAGE	60%	35%	60%
MINIMUM LOT WIDTH	20'	67'	67'
MAXIMUM BUILDING HEIGHT	45'	24'	44.96'
MINIMUM LANDSCAPED OPEN AREA	20%	45%	28%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 6	2	5
RESIDENTIAL PARKING	1 SPACE PER UNIT AFTER 3 UNITS = 2 SPACES	2	6
MINIMUM INTERNAL RESIDENT BICYCLE STORAGE SPACES	2 SPACES/5 D.U. = 2	0	2
MAXIMUM GARAGE OPENING	20'	N/A	10'

\*VALUE BASED ON THE WEIGHTED AVERAGE SETBACK OF THE 5 FRONT WALL SEGMENTS

**OWNER/SUBDIVIDER:**

KELLY & WALTER WILLIAMS  
PORTLAND, MAINE

JOHN SCHWANDA, MAINE P.L.S. #1252

**CIVIL/SITE ENGINEER:**

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

OWEN HASKELL, INC.

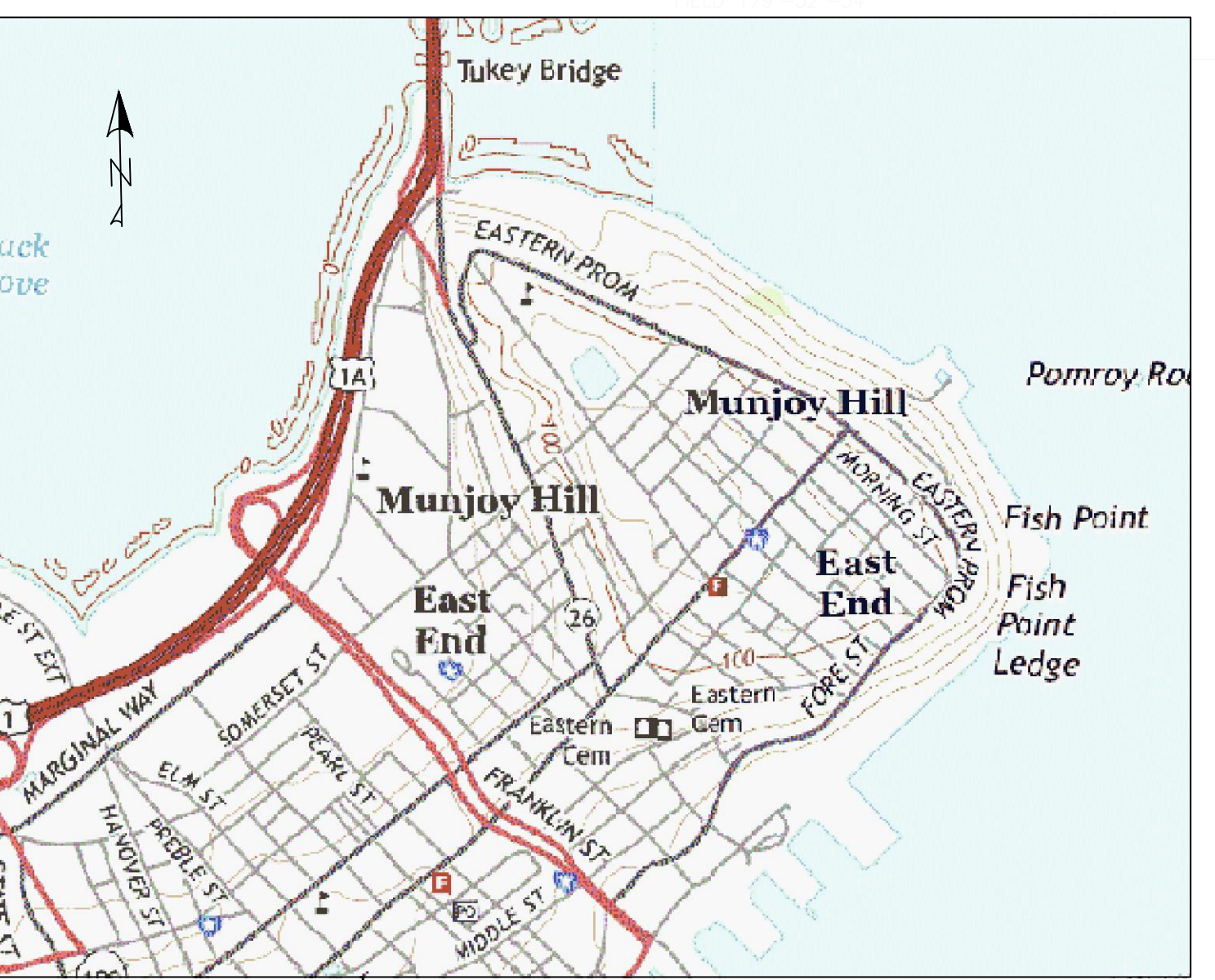
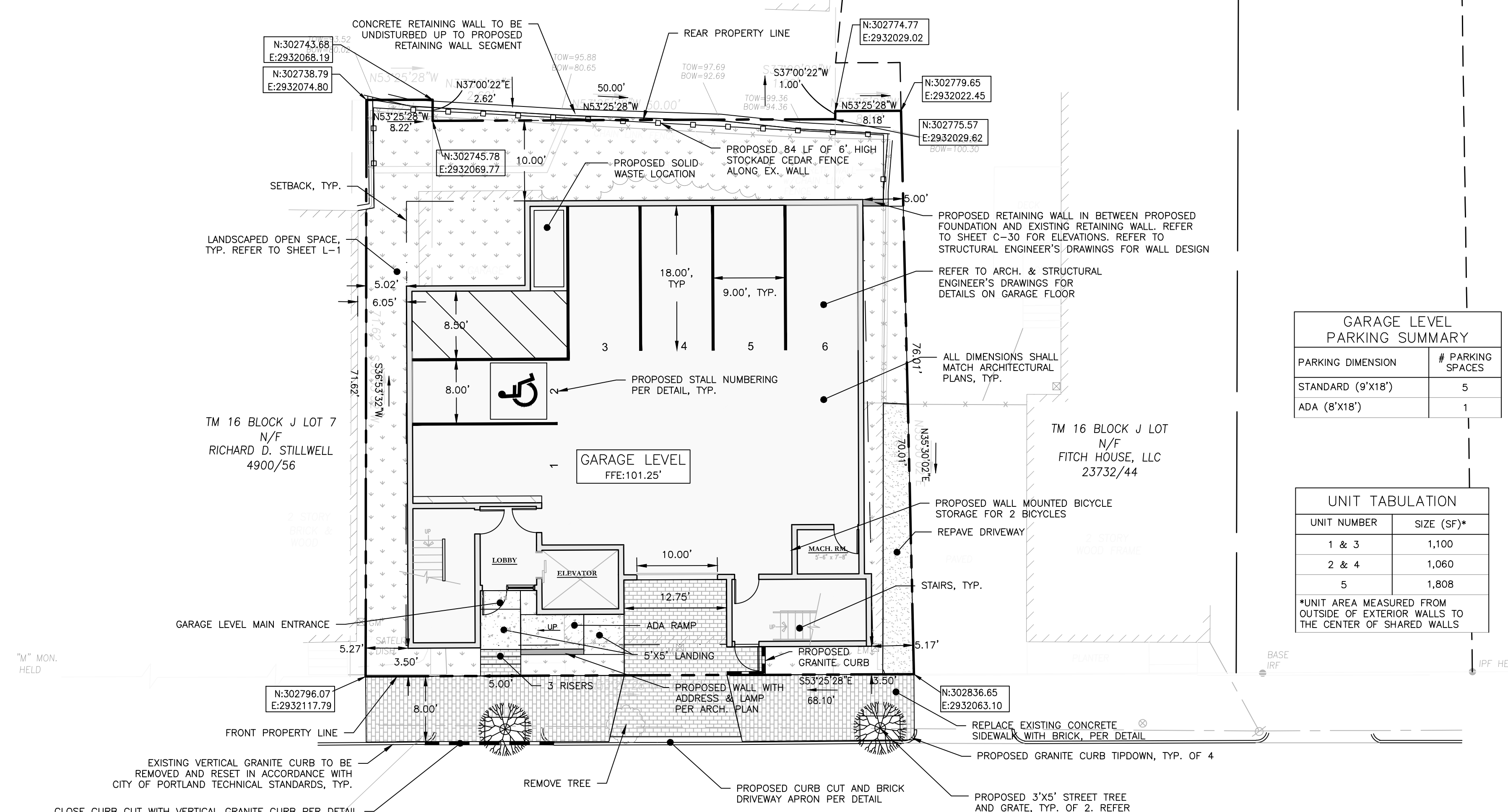
**SURVEYOR:**

OWEN HASKELL, INC.  
FALMOUTH, MAINE  
CONTACT: JOHN SCHWANDA, P.L.S.

DATE: "M" MON.

BM: TOP BONNET BOLT HYDRANT ELEV.=100.29

**ST. LAWRENCE STREET**



**LEGEND:**

- INTERNAL BRICK SIDEWALK
- CITY BRICK SIDEWALK
- LANDSCAPED AREAS
- CONCRETE
- GRANITE CURB
- PROPOSED BUILDING
- PROPERTY LINE
- STRIPING
- CEDAR FENCE

**GARAGE LEVEL PARKING SUMMARY**

PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	5
ADA (8'X18')	1

**UNIT TABULATION**

UNIT NUMBER	SIZE (SF)*
1 & 3	1,100
2 & 4	1,060
5	1,808

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

**APPROVED: PORTLAND PLANNING BOARD**

CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDED IN \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTRAR

**RECORDING INFORMATION**  
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED: \_\_\_\_\_

RECORDED IN \_\_\_\_\_

ATTEST: \_\_\_\_\_ REGISTRAR

FILE: 1088\_CIVIL

JN: 1088

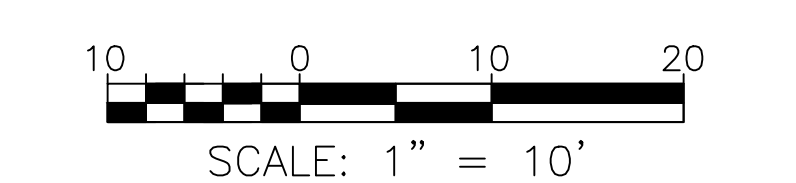
SCALE: 1"=10'

DESIGNED BY: SJL

DRAWN BY: SJL

CHECKED BY: WHS

SCALE: 1" = 10'



PERMIT LEVEL  
NOT ISSUED FOR  
CONSTRUCTION

ISSUED FOR: \_\_\_\_\_ BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

CITY APP: \_\_\_\_\_

**ACORN ENGINEERING, INC.**

158 BANGOR ST. PORTLAND, MAINE 04102  
(207) 775-2655

PROJECT NAME: **24 ST. LAWRENCE STREET REDEVELOPMENT**

CLIENT: **HR PROPERTY MANAGEMENT**  
24 ST. LAWRENCE STREET, PORTLAND, ME 04101

DRAWING NO. **PLAT**