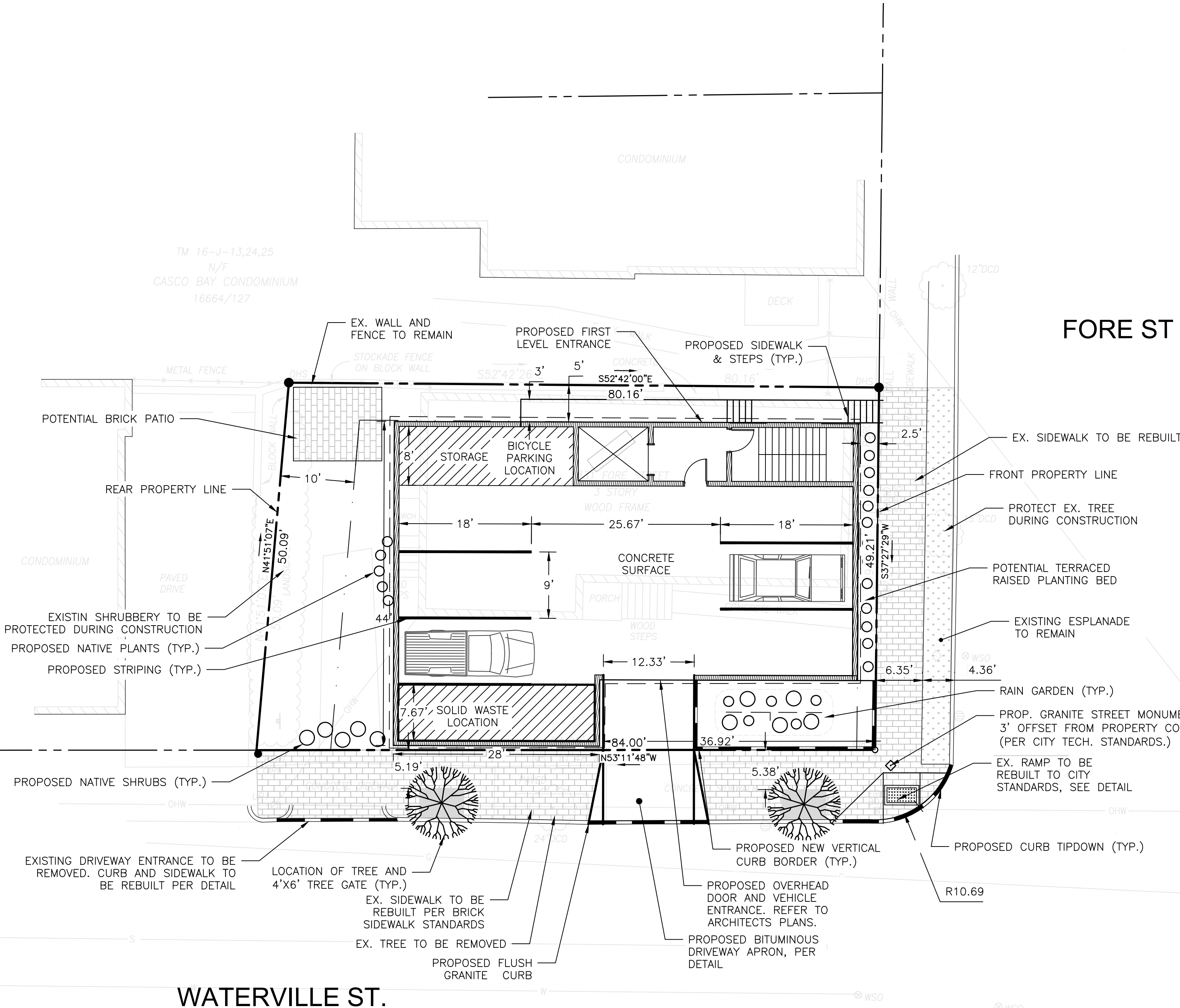


- GENERAL NOTES:**
- ZONING ANALYSIS COMPLETED BY PORT CITY ARCHITECTURE.
 - FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO UTILITY PLAN, SHEET C-20, MOST RECENT VERSION.
 - FOR INFORMATION REGARDING PROPOSED GRADING CHANGES, REFER TO GRADING, DRAINAGE, & EROSION CONTROL PLAN, SHEET C-30, MOST RECENT VERSION.
 - UNIT TABULATION PROVIDED BY PORT CITY ARCHITECTURE; REFER TO ARCHITECTURE PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
 - TOTAL SITE AREA INCLUDES 0.096 ACRE (4180 S.F.). R.O.W. WIDTHS FOR FORE STREET AND WATERVILLE STREET ARE 60-FEET AND 50-FEET RESPECTIVELY PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN DATED 9/24/2015 AND REVISED 10/17/15.
 - LIGHTING PLAN.
 - PER REVIEW OF THE CITY OF PORTLAND HISTORICAL DISTRICTS UPDATED 4/9/15, THE PROPOSED REDEVELOPMENT SITE IS NOT WITHIN ANY IDENTIFIED DISTRICTS.
 - SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY OWEN HASKELL, INC.
 - AS OF 10/17/2015, SITE IS BOUNDED BY THE FOLLOWING ZONES PER CITY OF PORTLAND GIS WEBSITE:
 - R-6 ZONE TO THE NORTH, WEST, AND SOUTH ALONG ST LAWRENCE STREET AND WATERVILLE STREET
 - B-6 ZONE TO THE EAST ALONG FORE STREET OCCUPIED BY PORTLAND COMPANY.

- SITE PLAT NOTES:**
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 16, BLOCK J, AS LOT 26, LISTED AS 31 FORE STREET.
 - AREA OF LOCUS PARCEL IS 4180 SQUARE FEET (0.096 ACRE).
 - LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0013B, INDEX DATED DECEMBER 8, 1998.
 - 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 4 DWELLING UNITS IN A REDEVELOPED BUILDING ON THE SUBJECT PROPERTY. APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
 - THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAT CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 4 RESIDENTIAL UNITS.
 - MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT, 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.

WAIVERS & CONDITIONS OF APPROVAL:
TBD

EASEMENTS:
THE EXISTING CONDITIONS PLAN DEVELOPED BY OWEN HASKELL, INC. DID NOT NOTE THE PRESENCE OF ANY EXISTING EASEMENTS.
THE APPLICANT DOES NOT ANTICIPATE THE NEED FOR ANY TEMPORARY OR PERMANENT EASEMENTS DURING OR AFTER CONSTRUCTION; EXISTING CONDITIONS AND STRUCTURES WILL BE USED AS AIDS IN CONSTRUCTION.



LEGEND:

- STRIPING
- BRICK SIDEWALK
- GREEN SPACE
- CURB
- PROPOSED BUILDING
- PROPERTY LINE
- PROPERTY SETBACK

SPACE AND BULK STANDARDS

ZONE: B1b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	4,180 SF
MINIMUM STREET FRONTAGE	20'	146'-8"
FRONT YARD (AVG. SETBACK)	2'-6"	2'-6"
SIDE YARD	5'	5'
REAR YARD	10'	>15'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	60%	60%
MINIMUM LOT WIDTH	20'	>20'
MAXIMUM BUILDING HEIGHT	45'	45'
LANDSCAPED OPEN AREA	20%	30%
MAXIMUM NUMBER OF DWELLING UNITS	725 SF/UNIT = 5 UNITS	4 UNITS
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	4 SPACES	6 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 1.6	2 SPACES
MAX. GARAGE OPENING	20'	12'-4"

UNIT TABULATION

UNIT NUMBER	SIZE (S.F.)
1	742
2	876
3&4	1756

PARKING SUMMARY

PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	6
COMPACT WIDTH/LENGTH (8'X15')	0
TOTAL SPACES	6

OWNER/SUBDIVIDER:
PENINSULA PROPERTY DEVELOPMENT LLC
PORTLAND, MAINE
CONTACT: ROBERT LEBLANC

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

SURVEYOR:
OWEN HASKELL, INC.
FALMOUTH, MAINE
CONTACT: JOHN W. SWAN, P.L.S.

SURVEYOR'S STATEMENT:
OWEN HASKELL, INC. HEREBY STATES EXCLUSIVELY TO THE CLIENT LISTED HEREON, THAT THE PARCEL BOUNDARIES DEPICTED ON THIS PLAN ARE BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, IT CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE.
THE SEALING OF THIS PLAN BY NADEAU LAND SURVEYS IS SOLELY FOR THE PARCEL BOUNDARIES AND EASEMENTS DEPICTED HEREON. THIS OFFICE SHALL NOT BE HELD LIABLE FOR ANY MATTERS REGARDING THIS SUBDIVISION PLAN OTHER THAN FOR THE PARCEL BOUNDARIES AND EASEMENTS DEPICTED HEREON.
THIS PLAN IS NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE BELOW LISTED PROFESSIONAL LAND SURVEYOR WHO PREPARED THIS PLAN AS IT MAY CONTAIN UNAUTHORIZED ALTERATIONS UNKNOWN TO THIS OFFICE.
OWEN HASKELL, INC.
JOHN W. SWAN, P.L.S. # DATE:

PRELIMINARY



APPROVED: PORTLAND PLANNING BOARD
CHAIRPERSON: DATE:

DRAWN BY: WHS
CHECKED BY: WHS

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED: _____
RECORDED IN _____
ATTEST: _____ REGISTRAR

ISSUED FOR	BY
PRELIM. APPLICATION	WHS 1/25/16
REVISION	REV. DATE

DRAWING NAME: PRELIMINARY SUBDIVISION PLAT
PROJECT NAME: 31 FORE STREET REDEVELOPMENT
CLIENT: PENINSULA PROPERTY DEVELOPMENT, LLC.
59 MOODY STREET, PORTLAND MAINE 04101

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, SHALL BE THE RESPONSIBILITY OF THE USER.

FILE: 1068_CIVIL
DATE: 2/1/16
JN: 1068
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: WHS
CHECKED BY: WHS

DRAWING NO.
SP-1