GENERAL NOTES:
1. ZONING ANALYSIS COMPLETED BY PORT CITY ARCHITECTURE.
2. FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO UTILITY PLAN, SHEET C-20, MOST RECENT VERSION.
3. FOR INFORMATION REGARDING PROPOSED GRADING CHANGES, REFER TO GRADING, DRAINAGE, & EROSION CONTROL PLAN, SHEET C-30, MOST RECENT VERSION.
4. UNIT TABULATION PROVIDED BY PORT CITY ARCHITECTURE; REFER TO ARCHITECTURE PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
5. 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.
6. LIGHTING PLAN

7. PER REVIEW OF THE CITY OF PORTLAND HISTORICAL DISTRICTS UPDATED 4/9/15, THE PROPOSED REDEVELOPMENT SITE IS NOT WITHIN ANY IDENTIFIED DISTRICTS.
8. SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY OWEN HASKELL, INC
9. AS OF 10/17/2015, SITE IS BOUNDED BY THE FOLLOWING ZONES PER CITY OF PORTLAND GIS WEBSITE:
   9.1. R-6 ZONE TO THE NORTH, WEST, AND SOUTH ALONG ST LAWRENCE STREET AND WATERVILLE STREET
   9.2. B-6 ZONE TO THE EAST ALONG FORE STREET OCCUPIED BY PORTLAND COMPANY.

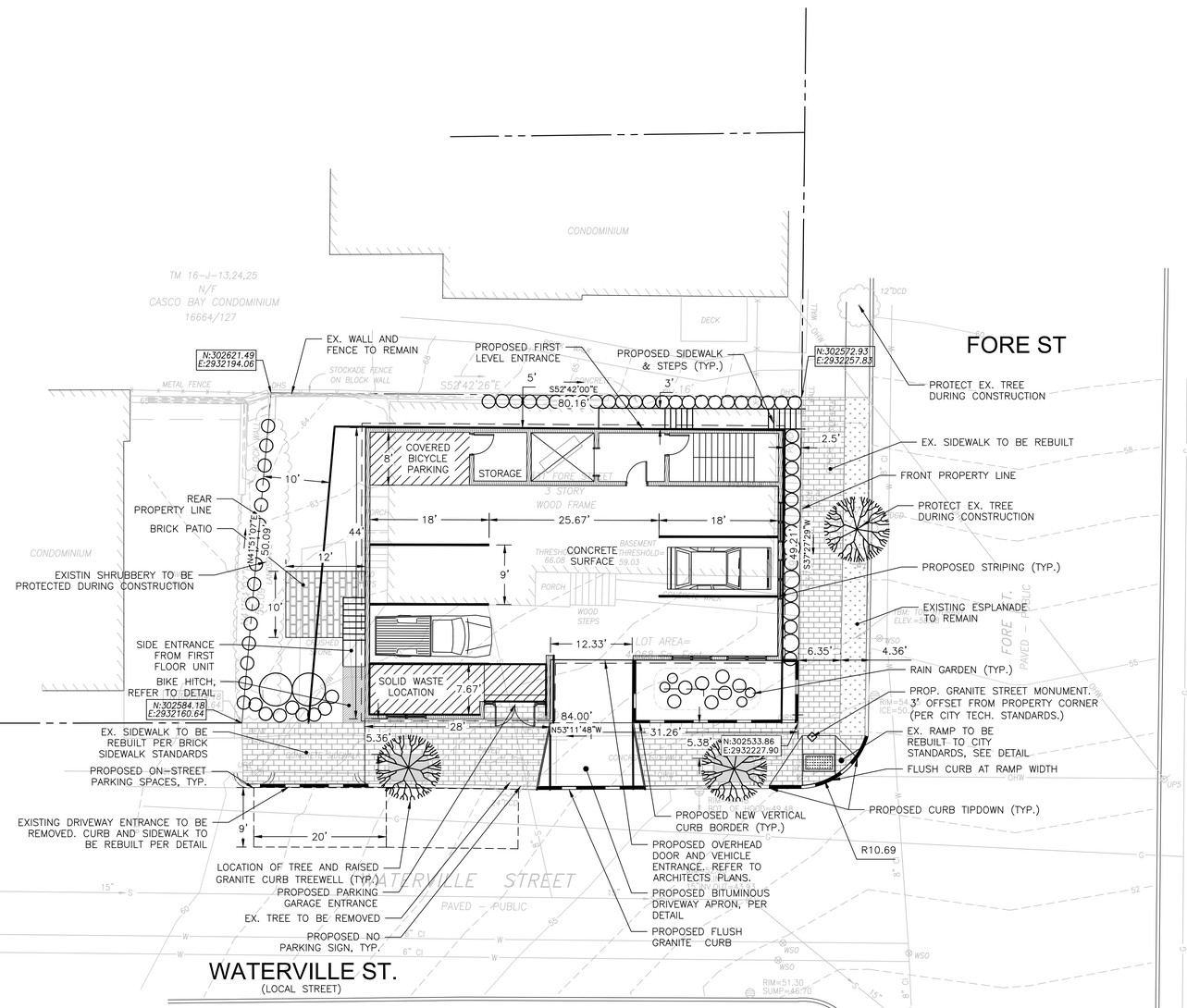
SITE PLAT NOTES:
1. LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 16, BLOCK J, AS LOT 26, LISTED AS 31 FORE STREET.
2. AREA OF LOCUS PARCEL IS 4180 SQUARE FEET (0.096 ACRE).
3. LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0013B, INDEX DATED DECEMBER 8, 1998.
4. ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
5. 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.
6. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAT CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 4 RESIDENTIAL UNITS.
7. MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE OWNER.
8. 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.

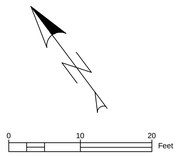
WAIVERS & CONDITIONS OF APPROVAL:
TBD

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: R6	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'	41'
LANDSCAPED OPEN AREA	20%	20%
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

SURVEYOR'S STATEMENT:

OWEN HASKELL, INC. HEREBY STATES EXCLUSIVELY TO THE CERTIFY 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, IS CONFORMS TO THE MAINE BOARD OF
LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE.

THE ACCURACY OF THIS PLAN BY NATURAL LAND SURVEYS IS LIKELY 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
ABOVE 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:

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.

APPROVED: PORTLAND PLANNING BOARD
CHAIRPERSON: DATE:

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

ISSUED FOR	BY
PRELIM. APPLICATION	WHS 12/5/16

REVISION	REV.	DATE

DRAWING NAME: 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 MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1068_CIVIL
DATE:	12/28/15
JN:	1068
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	WHS
CHECKED BY:	WHS

DRAWING NO.
SP-1