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, & 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 LAST REVISED 2/16/16.
- 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 2/16/2016, SITE IS BOUNDED BY THE FOLLOWING ZONES PER CITY OF PORTLAND GIS WEBSITE:
- 7.1. R-6 ZONE TO THE NORTH, WEST, AND SOUTH ALONG ST LAWRENCE STREET AND WATERVILLE STREET 7.2. B-6 ZONE TO THE EAST ALONG FORE STREET OCCUPIED BY PORTLAND COMPANY.
- 8. FUTURE CONDOMINIUM ASSOCIATIONS MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:
- 8.1. FINAL CONDOMINIUM DOCUMENTS 8.2. STORMWATER MANAGEMENT AGREEMENT

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 HAZÁRD 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:

ON MARCH 22ND, 2016, THE PLANNING BOARD CONSIDERED THE LEVEL III SUBDIVISION AND SITE PLAN APPLICATION FOR THE CONSTRUCTION OF A NEW FOUR-UNIT RESIDENTIAL CONDOMINIUM BUILDING AT 31 FORE STREET. THE PLANNING BOARD REVIEWED THE PROPOSAL FOR CONFORMANCE WITH THE STANDARDS OF THE SUBDIVISION AND SITE PLAN ORDINANCES AND APPROVED THE APPLICATION WITH THE FOLLOWING WAIVERS AND CONDITIONS AS PRESENTED BELOW:

WAIVERS

- DISTANCE FROM CORNER: THE PLANNING BOARD VOTED 7-0 TO WAIVE THE TECHNICAL MANUAL STANDARD. SECTION 1.7.1.7 AND ALLOW THE ACCESS DRIVEWAY TO BE 31.26 FEET FROM THE INTERSECTION BASED ON AN UNDERSTANDING THAT THE DRIVEWAY LOCATION IF CONSTRAINED BY THE ARCHITECTURAL REQUIREMENTS.
- PARKING DRIVE AISLE: THE PLANNING BOARD VOTED 7-0 TO WAIVE THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW A 27.75 FOOT WIDE AISLE IN THE PARKING GARAGE.
- STREET TREES: THE PLANNING BOARD VOTED 7-0 TO WAIVE THE SITE PLAN STANDARD, SECTION 14-526 (b)(iii) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDES THAT THE APPLICANT SHALL PLANT A FOURTH SMALL "STREET TREE" JUST WITHIN THE APPLICANT'S SITE ON WATERVILLE STREET FRONTAGE, SPECIES TO BE AGREES WITH THE CITY ARBORIST, AND, IF IT IS DETERMINED THAT THIS IS NOT FEASIBLE, THE APPLICANT SHALL CONTRIBUTE \$200 FOR ONE STREET TREE TO PORTLAND'S TREE FUND.

SITE PLAN REVIEW

THE PLANNING BOARD FINDS THAT THE PLAN IS IN CONFORMANCE WITH THE SITE PLAN STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL THAT MUST BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, UNLESS OTHERWISE STATED:

- THE APPLICANT SHALL CONFIRM WHICH ENTRANCE IS THE MAIN ENTRANCE AND REVIEW THIS MAIN ENTRANCE TO MEET THE R6 DESIGN STANDARDS AS OUTLINED IN THE DESIGN REVIEW COMMENTS AND TO MEET THE SITE LIGHTING STANDARDS OF THE TECHNICAL MANUAL, WITH THE REVISED PROPOSALS SUBMITTED TO THE PLANNING AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL PREPARE A REVISED CONSTRUCTION MANAGEMENT PLAN TO ADDRESS THE COMMENTS OF
- THE TRAFFIC ENGINEERING REVIEWER, TOM ERRICO DATED 3/16/16 FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY
- THE APPLICANT SHALL SUBMIT PLANS AND ASSOCIATED INFORMATION THAT CLARIFY THE LOCATION AND SOUND
- LEVELS OF ALL EXTERNAL HEATING, VENTILATION, AND OTHER MECHANICAL EQUIPMENT AND DOCUMENT THAT THEY MEET THE CITY'S SITE PLAN, ZONING AND TECHNICAL STANDARDS, FOR REVIEW AND APPROVAL BY THE PLANNING
- AUTHORITY
- THE APPLICANT SHALL TAKE ALL MEASURES TO PROTECT THE EXISTING STREET TREE ON FORE STREET AS RECOMMENDED IN THE CITY ARBORIST COMMENTS DATES 3/16/16.
- . IN RESPECT OF THE CITY'S ROW THE APPLICANT SHALL:
- a. ADDRESS THE COMMENTS OF THE PEER ENGINEER DAVE SENUS, DATED 3/17/16
- b. ENSURE THAT THE BICYCLE PARKING HITCHES IN THE ROW ARE DESIGNED TO MEET THE TECHNICAL STANDARDS

- c. SHOW THAT THE DESIGN OF THE BALCONIES WILL DIRECT DRAINAGE AND ICE/SNOW SO THAT IT WILL NOT FALL ON THE SIDEWALK
- THE APPLICANT SHALL SUBMIT A REVISED ON-STREET PARKING LAYOUT THAT TAKES ACCOUNT OF THE RELOCATED

- CURB CUT FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A CERTIFICATE
- OF OCCUPANCY. IT SHOULD BE NOTED THAT ANY CHANGES TO ON-STREET PARKING WILL REQUIRE CITY COUNCIL
- ACTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND THE APPLICANT WOULD BE REQUIRED TO ASSIST IN PREPARING COUNCIL MEETING MATERIALS.
- THE APPLICANT SHALL SUBMIT A REVISED PARKING LAYOUT WITHIN THE PARKING GARAGE TO SHOW AN ADA COMPLIANT PARKING SPACE, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE
- OF A BUILDING PERMIT. THE APPLICANT MAY CONVERT UP TO TWO SPACES TO BE LESS THAN STANDARD SIZE

AND MAY REDUCE THE NUMBER OF PARKING SPACES TO MEET THIS REQUIREMENT, SUBJECT TO MEETING ZONING REQUIREMENTS AND SATISFYING THE TRAFFIC ENGINEER REGARDING OPERATION.

WSO

REMOVED. CURB AND^o SIDEWALK TO BE REBUILT PER DETAIL

EXISTING DRIVEWAY ENTRANCE TO BE

PARKIN<u>G</u> SPACES, TYP.

SIDEWALK STANDARDS PROPOSED ON+STREET

EX. SIDEWALK TO BE

REBUILT PER BRICK

PROPERTY LINE

EX. SHRUBBERY TO BE

SIDE ENTRANCE FROM . FIRST FLOOR UNIT

1 ADA PARKING SPACE

30" LANDSCAPE WALL

FROM BUILDING EDGE

MIN. LENGTH 10 FT

(PER DETAIL)

N:302584.18 E:2932160.64

PROTECTED DURING CONSTRUCTION

BRICK PATIO -

REAR -

16664/127

METAL FENCE

TM 16-J-13,24,25 N/F CASCO BAY CONDOMINIUM

EASEMENTS:

EXISTING EASEMENTS. THE APPLICANT DOES NOT ANTICIPATE THE NEED FOR ANY TEMPORARY OR PERMANENT EASEMENTS DURING OR

THIS PLAN IS NOT VALLO WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE. BELOW LISTED PROFESSIONAL LAND SURVEYOR WHO PREPARED THIS PLAN AS MAY CONTAIN UNAUTHORIZED ALTERATIONS UNKNOWN TO THIS OFFICE. OWEN HASKELL, INC.

OWEN HABKELL, INC. HEREBY STATES EXCLUSIVELY TO THE CLIENT LISTED

THAT THE PARCEL BOUNDARIES DEPICTED ON THIS PLAN ARE BASED ON, AND

RESULT OF, AN ON THE BROUND FIELD SURVEY AND THAT TO THE BEST OF

KNOWLEDBE, INFORMATION, AND BELIEF, IT CONFORMS TO THE MAINE BOARD

LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE.

THE SEALING OF THIS PLAN BY NADEAU LAND SURVEYS IS SOLEY FOR THE

BOUNDARIES AND EASEMENTS DEPICTED HEREON. THIS OFFICE SHALL NOT BE

LIABLE FOR ANY MATTERS REBARDING THIS SUBDIVISION PLAN OTHER THAN

PARCEL BOUNDARIES AND EASEMENTS DEPICTED HEREON.

JOHN W. SWAN, P.L.X. #

<u>SURVEYOR'S STATEMENT:</u>

HEREON,

PARCEL

FOR THE

HELD

OUR

DATE:

OWNER/SUBDIVIDER:

PENINSULA PROPERTY DEVELOPMENT LLC PORTLAND, MAINE

CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC. PORTLAND, MAINE

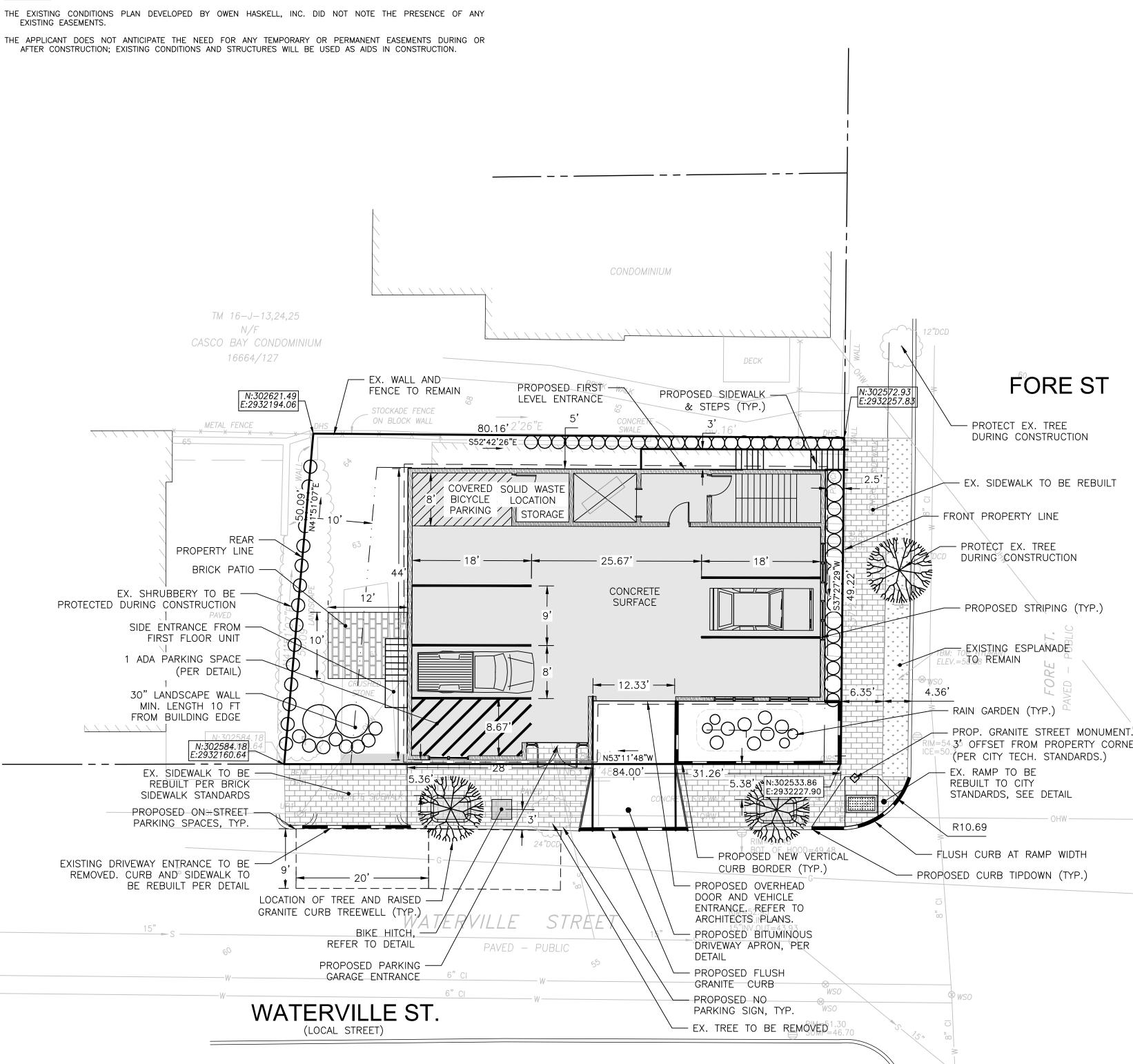
SURVEYOR:

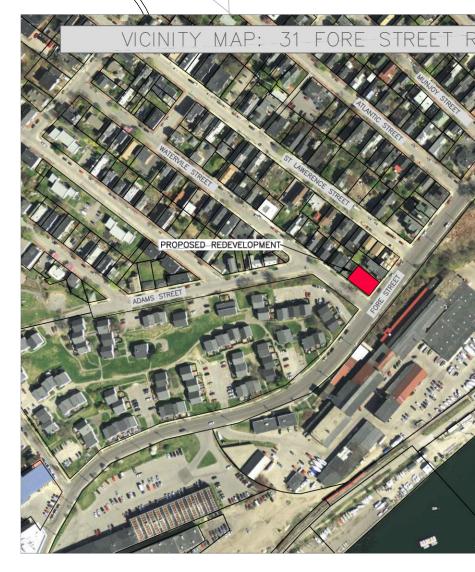
CONTACT: WILL SAVAGE, P.E.

CONTACT: JOHN W. SWAN, P.L.S.

OWEN HASKELL, INC. FALMOUTH, MAINE

CONTACT: ROBERT LEBLANC





				ISSUED FOR PRELIM. APPLICATION WHS FINAL APPLICATION 4/12/16
	$0 \qquad 10 \qquad 20 \\ Feet$			REVISION REV.
		LEGEN STRIPING BRICK SIDEWALK GREEN SPACE CURB PROPOSED BUILDING PROPERTY LINE PROPERTY SETBACK FOUNDATION DRAIN		DIVISION PLAT REET REDEVELOPMENT PERTY DEVELOPMENT, LLC. Street, portland maine 04101
55 M M M M M M M M M M M M M M M M M M M	SPACE ONE: R6 IINIMUM LOT SIZE IINIMUM STREET FRONTAGE RONT YARD (AVG. ETBACK) IDE YARD EAR YARD EAR YARD TRUCTURE STEPBACKS REAR YARD ABOVE 35') IAXIMUM LOT COVERAGE IINIMUM LOT WIDTH IAXIMUM BUILDING HEIGHT ANDSCAPED OPEN AREA IAXIMUM NUMBER OF WELLING UNITS ESIDENTIAL PARKING: 1 WELLING PER UNIT IIN. INTERNAL RESIDENT IKE STORAGE SPACES	E AND BULK STAN REQUIRED 2,000 SF 20' 2'-6" 5' 10' 15' 60% 20' 45' 20% 725 SF/UNIT = 5 UNITS 4 SPACES 2 SPACES/5 D.U. =1.6	PROVIDED 4,180 SF 146'-8" 2'-6" 5' >15' 15' 60% >20' 40.5' 20% 4 UNITS 6 SPACES 2 SPACES	Image: Section of the section of th
G G G G G G G G G G G G G G G G G G G	1 2	E (S.F.) PARKING 742 STANDA 876 ADA	PARKING SUMMARY G DIMENSION # PARKING SPACES ARD (9'X18') 5 (8'X18') 1 L SPACES 6	158 DANFORTH STREET, PORTLAND MAINE 04102 (207) 775–2655 (207) 775–2655 (207) 775–2655
REDEVELOPMENT	CHAIRPERSON:	PORTLAND PLANNING BOARI	DATE:	FILE: 1068_CIVIL DATE: 12/28/15 JN: 1068 SCALE: 1"=10' DESIGNED BY: WHS DRAWN BY: WHS CHECKED BY: WHS CHECKED BY: WHS
CITY OF PORTLAND PAP NOTE: INFORMATION IS APPROXIMATE AND IS FOR GE PLANNING PURPOSES ONLY	ATTEST:	REGIST		SP-1