

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 OF LOCUS PARCEL IS 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:
 - 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.
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 16, BLOCK J, AS LOT 26, LISTED AS 31 FORE STREET.
- 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 PLAN FOR THE CREATION OF UP TO 4 DWELLING UNITS IN A REDEVELOPED BUILDING ON THE SUBJECT PROPERTY. APPROVAL OF THIS PLAN DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY AND THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAN CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 4 RESIDENTIAL UNITS.
- 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 COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, 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.
- THE CONDOMINIUM ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:
 - CONDOMINIUM DOCUMENTS: BOOK _____ PAGE _____
 - POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT: BOOK _____ PAGE _____

PLANNING BOARD WAIVERS & CONDITIONS OF APPROVAL (3/22/16):

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 OF APPROVAL 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 31.28 FEET FROM THE INTERSECTION BASED ON AN UNDERSTANDING THAT THE DRIVEWAY LOCATION IS CONSTRAINED BY THE ARCHITECTURAL REQUIREMENTS.
 - PARKING DRIVE AISLE: THE PLANNING BOARD VOTED 7-0 TO WAIVE THE TECHNICAL MANUAL STANDARD (SECTION 1.14) AND 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 CONCLUDED THAT THE APPLICANT SHALL PLANT A FOURTH SMALL "STREET TREE" WITHIN THE APPLICANT'S SITE ON THE WATERVILLE STREET FRONTAGE; SPECIES IS TO BE IN AGREEMENT 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.

SUBDIVISION REVIEW

THE PLANNING BOARD FINDS THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL RELEVANT TO THE SUBDIVISION REGULATIONS, WHICH MUST BE MET PRIOR TO THE SIGNING OF THE PLAN:

- THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAN FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY; AND
- THE APPLICANT SHALL FINALIZE THE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY.

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 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 DATED 3/16/16.
- THE APPLICANT SHALL SUBMIT A REVISED ON-STREET PARKING LAYOUT THAT TAKES INTO ACCOUNT 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 WILL BE REQUIRED TO ASSIST IN PREPARING COUNCIL MEETING MATERIALS.

EASEMENTS:

THE EXISTING CONDITIONS PLAN TITLED 'BOUNDARY & TOPOGRAPHIC SURVEY', DATED FEBRUARY 16TH, 2016 BY OWEN HASKELL, INC. DID NOT NOTE THE PRESENCE OF ANY EXISTING EASEMENTS.

SURVEY NOTES:

- OWNER OF RECORD: PENINSULA PROPERTY DEVELOPMENT LLC, CORP 32563/21.
- LOCUS IS SHOWN AS LOT 26 ON CITY OF PORTLAND ASSESSOR'S MAP 16 BLOCK J.
- PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
- BOUNDARIES ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY POINTS T111-38-146 (N303177.39 E2932043.79) & T113-78-203 (N302835.35 E2932458.96) USED.
- BENCH MARK: CITY BENCHMARK HIGHEST POINT ON "M" MONUMENT AT NORTHWESTERLY CORNER OF ST. LAWRENCE AND FORE STREET, ELEVATION=69.35, NGVD 1929.

PLAN REFERENCES:

- BOUNDARY AND TOPOGRAPHIC SURVEY ON ST. LAWRENCE STREET FOR GEORGE ROBIN WHITTEN DATED OCTOBER 27, 2011 BY OWEN HASKELL, INC.
- STANDARD BOUNDARY SURVEY OF 1-3 ST. LAWRENCE STREET FOR CASCO BAY VENTURES DATED 2-20-2001 BY BACK BAY BOUNDARY, INC.
- STANDARD BOUNDARY SURVEY ON WATERVILLE STREET, PORTLAND, MAINE MADE FOR LARRY DAVIS DATED SEPT. 12, 2000 BY OWEN HASKELL, INC.

OWNER/SUBDIVIDER:

PENINSULA PROPERTY DEVELOPMENT LLC
PORTLAND, MAINE
CONTACT: ROBERT LEBLANC

CIVIL/SITE ENGINEER:

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

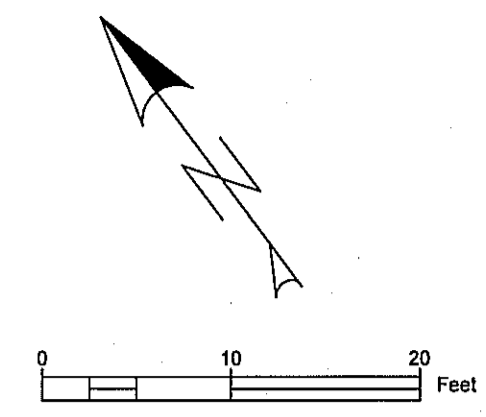
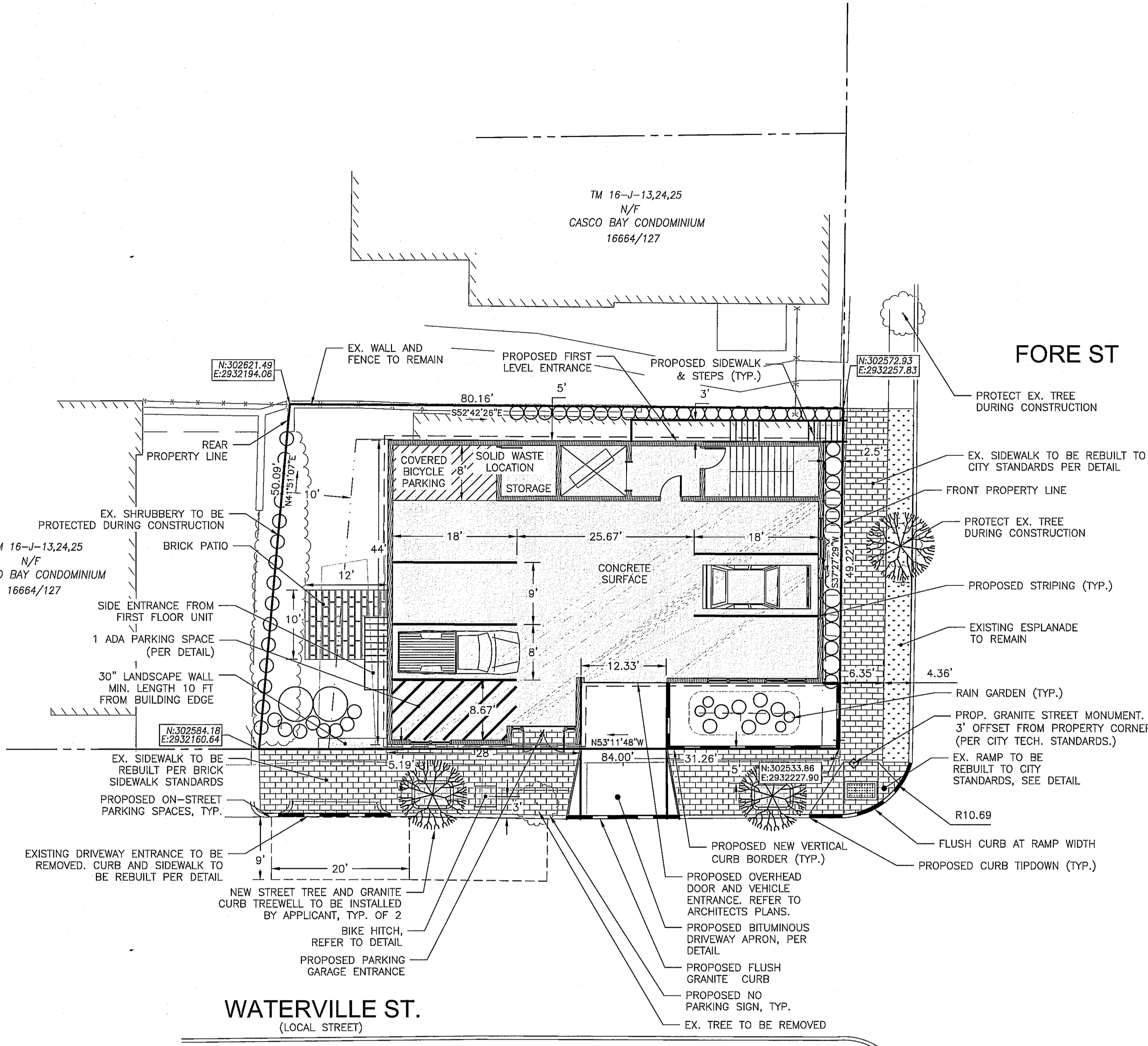
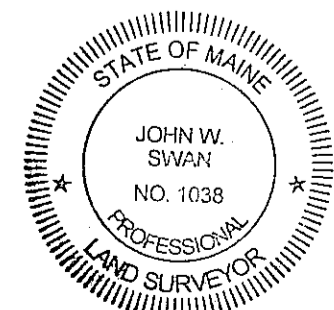
SURVEYOR:

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

JOHN W. SWAN, P.L.S. # 1038
OWEN HASKELL, INC.

DATE:

5-2-16



LEGEND:

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

SPACE AND BULK STANDARDS

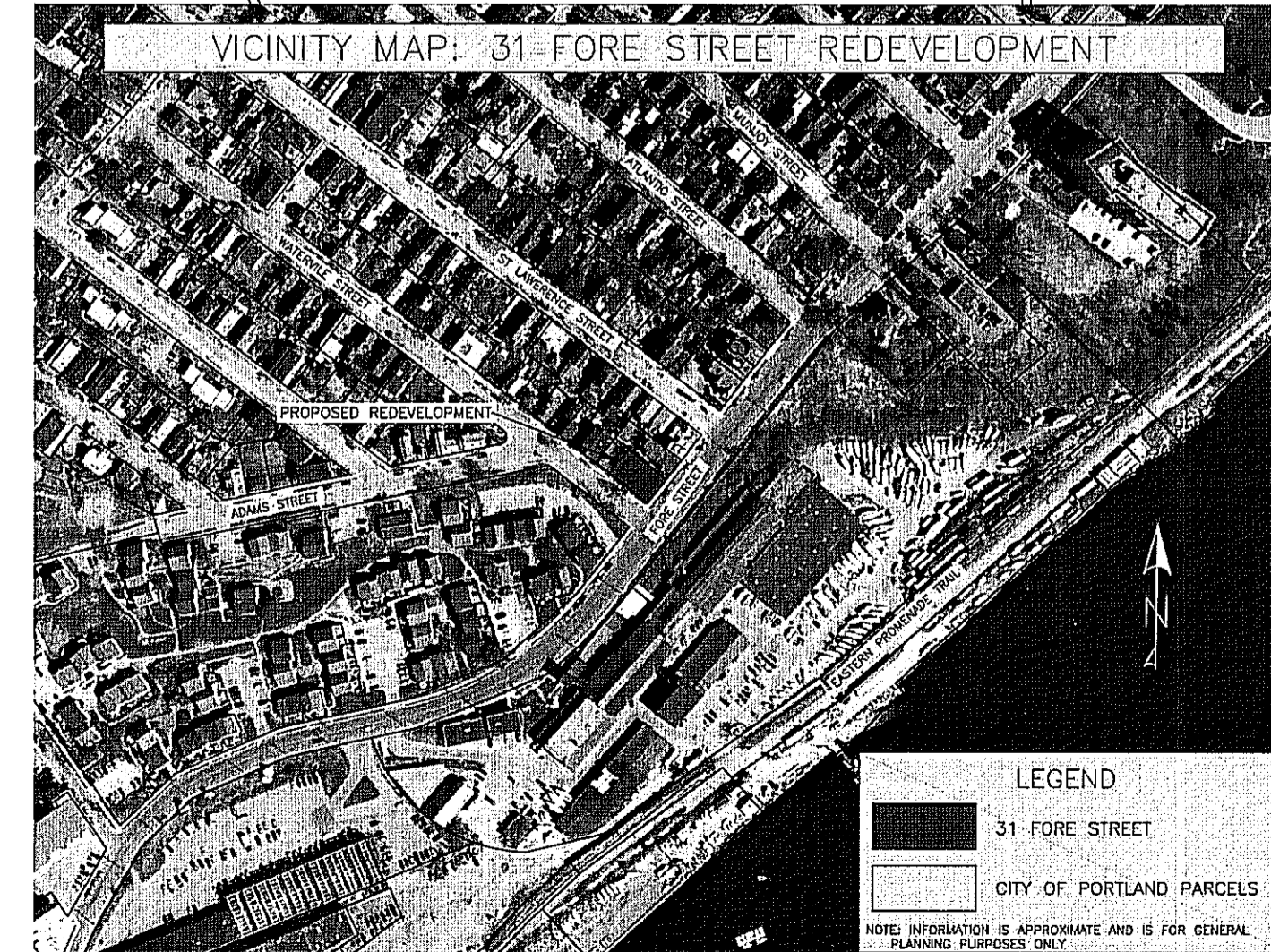
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	4,180 SF
MINIMUM STREET FRONTAGE	20'	146'-8"
FRONT YARD (AVG. SETBACK)	2'-6"	2'-6"
SIDE YARD	5'	5'
REAR YARD	10'	>15'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	60%	60%
MINIMUM LOT WIDTH	20'	>20'
MAXIMUM BUILDING HEIGHT	45'	40.5'
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')	5
ADA (8'X18')	1
TOTAL SPACES	6



APPROVED: PORTLAND PLANNING BOARD

CHAIRPERSON: _____ DATE: _____

DESIGNED BY: OJD

DRAWN BY: OJD

CHECKED BY: WHS

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____

RECORDED IN _____

ATTEST: _____ REGISTRAR

ISSUED FOR BY

PRELIM. APPLICATION WHS 7/29/15

FINAL APPLICATION WHS 7/17/16

SURVEYOR REVIEW WHS 7/29/16

FINAL SUBPLAT WHS 7/29/16

REVISION REV. DATE

SUBDIVISION PLAN

31 FORE STREET REDEVELOPMENT

PROJECT NAME: PENINSULA PROPERTY DEVELOPMENT, LLC.

CLIENT: 59 MOODY STREET, PORTLAND MAINE 04101

DRAWING NAME: ACORN ENGINEERING, INC.

PROJECT NUMBER: 31 FORE STREET REDEVELOPMENT

DATE: 5-2-16

SCALE: 1"=10'

DESIGNED BY: OJD

DRAWN BY: OJD

CHECKED BY: WHS

FILE: 106B_CIVL

JN: 106B

SCALE: 1"=10'

DESIGNED BY: OJD

DRAWN BY: OJD

CHECKED BY: WHS

STATE OF MAINE
WILLIAM SAVAGE
4-26-16
REGISTERED PROFESSIONAL ENGINEER

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____

RECORDED IN _____

ATTEST: _____ REGISTRAR

DRAWING NO.
SP-1