Parking Spot

Property Line

Retaining Wall

Proposed buildingsl

Abutter Setback

Site Plan Notes:

Parking:

2 spaces required* for new construction
1 parking space in the garage and the other space to be located at 51 Hancock St. (across the street within 100' of the structure.)
*This is a replacement property. The number of units has not increased and there is no change of use (currently a 2 family and will remain a 2 family). As a legally non-conforming structure in relation to parking requirements it should be argued that no additional parking is required because there is a 2 unit building currently built at this site, which has no off street parking.

Stormwater management plan:

Currently existing structure has a storm water drain connection on roof. Proposed structure will use existing storm water drain connection. Additionally the rear of the roof will have a scupper installed to prevent overflow. The scupper will empty into a 4" closed gutter and will run vertically down to a 50 gallon rain barrel. This rain barrel will provide all the water necessary to effectively water the grass in the rear yard.

Grading and Retailing Walls:

Existing retaining walls on the left side and rear of property lines are owned exclusively by the abutter (Sea Port Lofts). Abbutter has provided the city with details on how these retaining walls will be supported and maintained.
Grading will remain the same as existing.

Street Trees:

In accordance with the City of Portland's street tree standards. One street tree will be planted in front of the building as shown on plan. The standards for this tree is as follows:
1 street tree per unit (where possible)
2 units will be at this site, which would require 2 street trees.*
Trees are to be at least 25' apart. The width of the lot is only 20'. Therefore, the proposal for 1 street tree is a feasible solution.
*Please note, no additional units are created as a result of the proposed structure. Existing 2-unit building is legally non-confirming as to the number of street trees. There currently are no street trees in front of the building.

Public Infrastructure and Community Safety Standards

All utilities are shown on the survey plan
Existing connection to utility pole across the street to remain
Existing sewer lateral connection to remain
Existing water main to remain (if existing water line does not meet the requirements for proposed fire suppression system, then new water line is proposed)
Existing gas line to remain

Site Design Standards

All foundation and site work will be contained within the boundaries of the site.
All construction equipment to be stored on site (when applicable) and off site (when not in use) once construction has commenced.

Reviewed for Code Compliance
Inspection Division
Date: 12/06/17