

**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 PLAN, SHEET C-30, MOST RECENT VERSION.
- UNIT TABULATION PROVIDED BY RYAN SENATORE ARCHITECTURE; REFER TO ARCHITECTURE PLANS FOR FLOOR PLANS AND BUILDING HEIGHTS.
- TOTAL SITE AREA INCLUDES 0.208 ACRE (9065 S.F.), R.O.W. WIDTHS FOR ANDERSON STREET AND EAST LANCASTER STREET ARE 50-FOOT PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 1/14/16 AND REVISED 5/2/16.
- PER REVIEW OF THE CITY OF PORTLAND HISTORICAL DISTRICTS ON 5/3/16, THE PROPOSED REDEVELOPMENT SITE IS NOT WITHIN ANY IDENTIFIED DISTRICTS.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
- AS OF 5/3/2016, SITE IS BOUNDED BY THE R-6 ZONE ON ALL ADJACENT SIDES PER CITY OF PORTLAND GIS WEBSITE.
- LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 23, BLOCK B, LOT 21.
- LOCUS PARCEL DOES NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0013B, INDEX DATED 7/17/1986.
- 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 TEN (10) DWELLING UNITS ON THE EXISTING SUBJECT PROPERTY. APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, RETAINING WALLS, AND SNOW REMOVAL.
- 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 POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

- PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE RENTAL HOUSING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE WORKFORCE RENTAL HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT:

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**WAIVERS & CONDITIONS OF APPROVAL:**

TBD

**EASEMENTS:**

ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES AND RECORDED IN CCDR. ALL EXISTING EASEMENTS WILL BE RELEASED PRIOR TO PROJECT START. THERE ARE NO PROPOSED EASEMENTS.

**EXISTING EASEMENTS:**

- LOCUS PARCEL SUBJECT TO COVENANTS AND RESTRICTIONS AS SET FORTH IN A DEED FROM PORTLAND RENEWAL AUTHORITY RECORDED IN BOOK 3129, PAGE 374; AS AFFECTED BY QUITCLAIM DEED FROM PORTLAND RENEWAL AUTHORITY TO CECELIA M. BICKFORD RECORDED IN BOOK 32559, PAGE 280.
- RIGHTS TO ANDERSON LANE, EXIST AS DESCRIBED IN A DEED BETWEEN MOSES GOULD AND THOMAS McEWAN RECORDED IN BOOK 293, PAGE 128.

**SURVEY NOTES:**

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE. COORDINATE INFORMATION BASED ON CITY OF PORTLAND EXISTING CONDITIONS SURVEY FOR ANDERSON STREET, FOX STREET, AND GOULD STREET DATED APRIL 1ST, 2014 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- ELEVATIONS ARE BASED CITY OF PORTLAND DATUM DERIVED FROM A BENCHMARK LOCATED AT THE INTERSECTION OF FOX STREET & ANDERSON STREET, ELEVATION DATA PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT.
- UTILITY INFORMATION ON THE PLAN IS APPROXIMATE, BASED ON THE LOCATION OF VISIBLE FEATURES. DIGSAFE AND/OR APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- THE FEE INTEREST IN ANDERSON LANE APPARENTLY LIES WITH THE HEIRS OF MOSES GOULD AS DESCRIBED IN A DEED RECORDED IN BOOK 290, PAGE 310.
- PROPERTY LIES WITHIN ZONE C BASED ON FIRM COMMUNITY #230051 PANEL #0013-B, DATED JULY 17TH, 1986. IT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- PROJECT AREA WAS COVERED BY SNOW AND ICE AT THE TIME OF THE SURVEY AND SOME FEATURES MAY HAVE BEEN OBTAINED AND NOT SHOWN ON THIS PLAN.

**PLAN REFERENCES:**

- PLAN OF PROPERTY MADE FOR BAYSIDE PARK URBAN RENEWAL PROJECT ME R-1 (CONDEMNATION AREA IV) BY H.I. & E.C. JORDAN DATED MARCH 26, 1964, RECORDED IN PLAN BOOK 67, PAGE 65.
- PLAN OF PROPERTY MADE FOR BAYSIDE PARK URBAN RENEWAL PROJECT ME R-1 (CONDEMNATION AREA III) BY H.I. & E.C. JORDAN DATED SEPTEMBER 13, 1962, RECORDED IN PLAN BOOK 61, PAGE 65.
- STREET RIGHT OF WAY LOCATIONS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- PLAN OF BOUNDARY MADE FOR REDFERN PROPERTIES BY TITCOMB ASSOCIATES DATED OCTOBER 2, 2015.
- PLAN OF ANDERSON STREET RECONSTRUCTION BY CITY OF PORTLAND, MAINE PARKS AND PUBLIC WORKS DEPARTMENT DATED OCTOBER 13, 1994, SHEETS 2 AND 3 OF 30. ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- PLAN OF MADISON STREET & GREENLEAF STREET RECONSTRUCTION BY GORRILL-PALMER DATED MAY 2009, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- SEWER CONNECTION CARD FOR #70 ANDERSON STREET BY PORTLAND SEWER DIVISION DATED JANUARY 4, 1962.

**OWNER/SUBDIVIDER:**

REDFERN PROPERTIES LLC  
PORTLAND, MAINE  
CONTACT: JONATHAN CULLEY

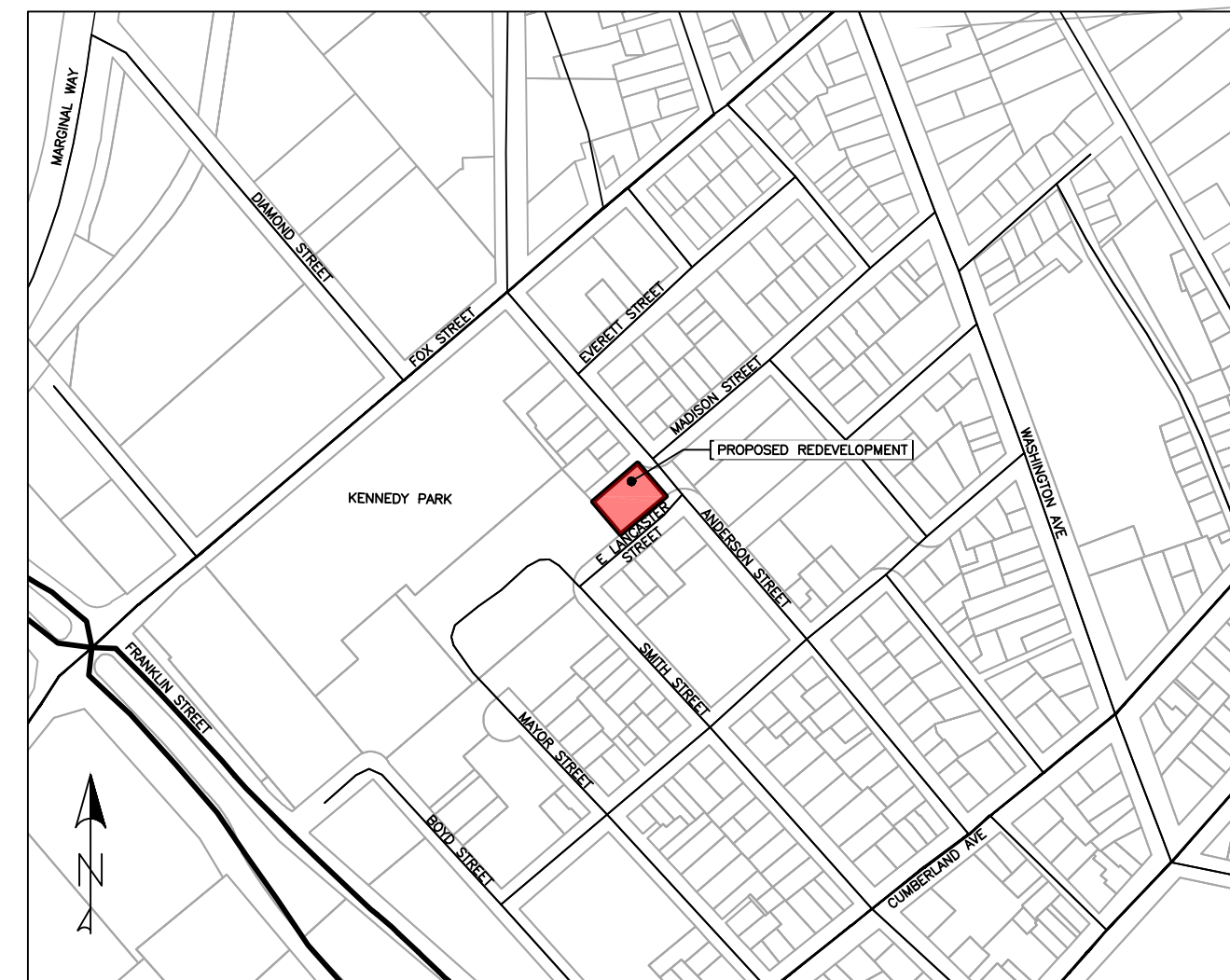
**CIVIL/SITE ENGINEER:**

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

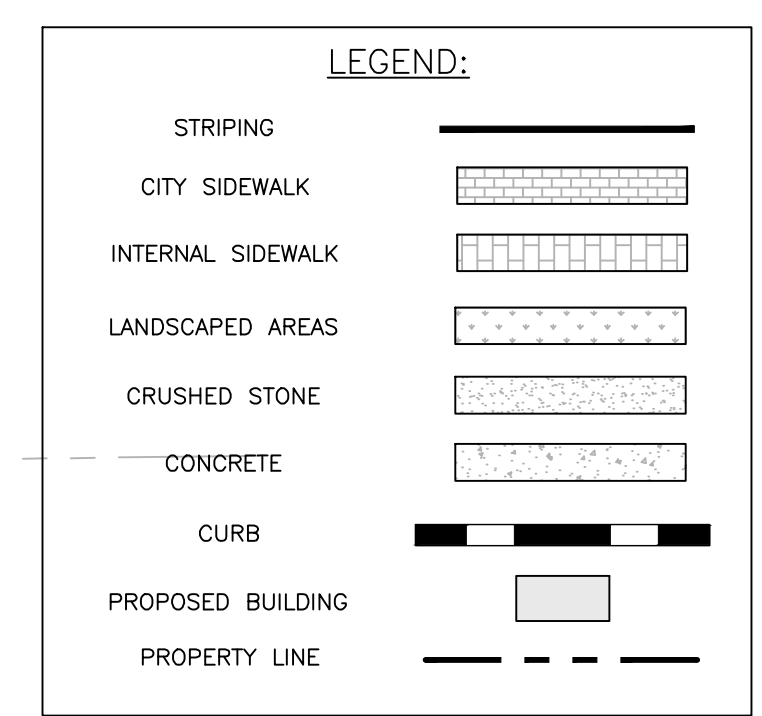
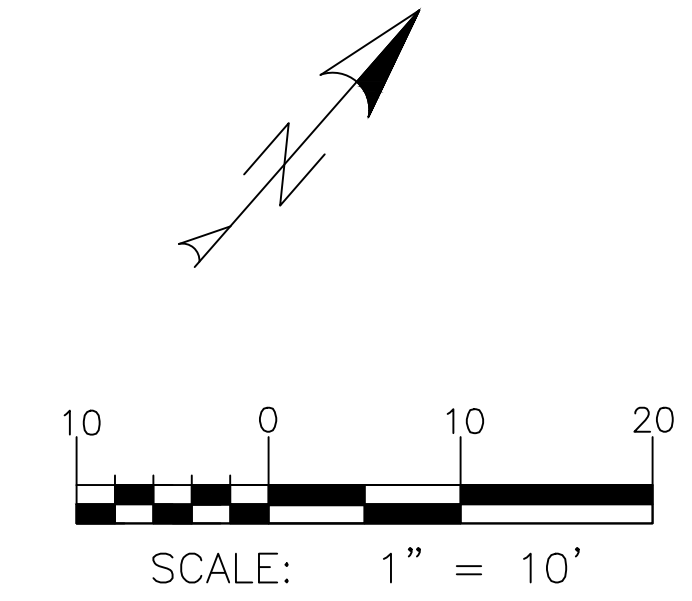
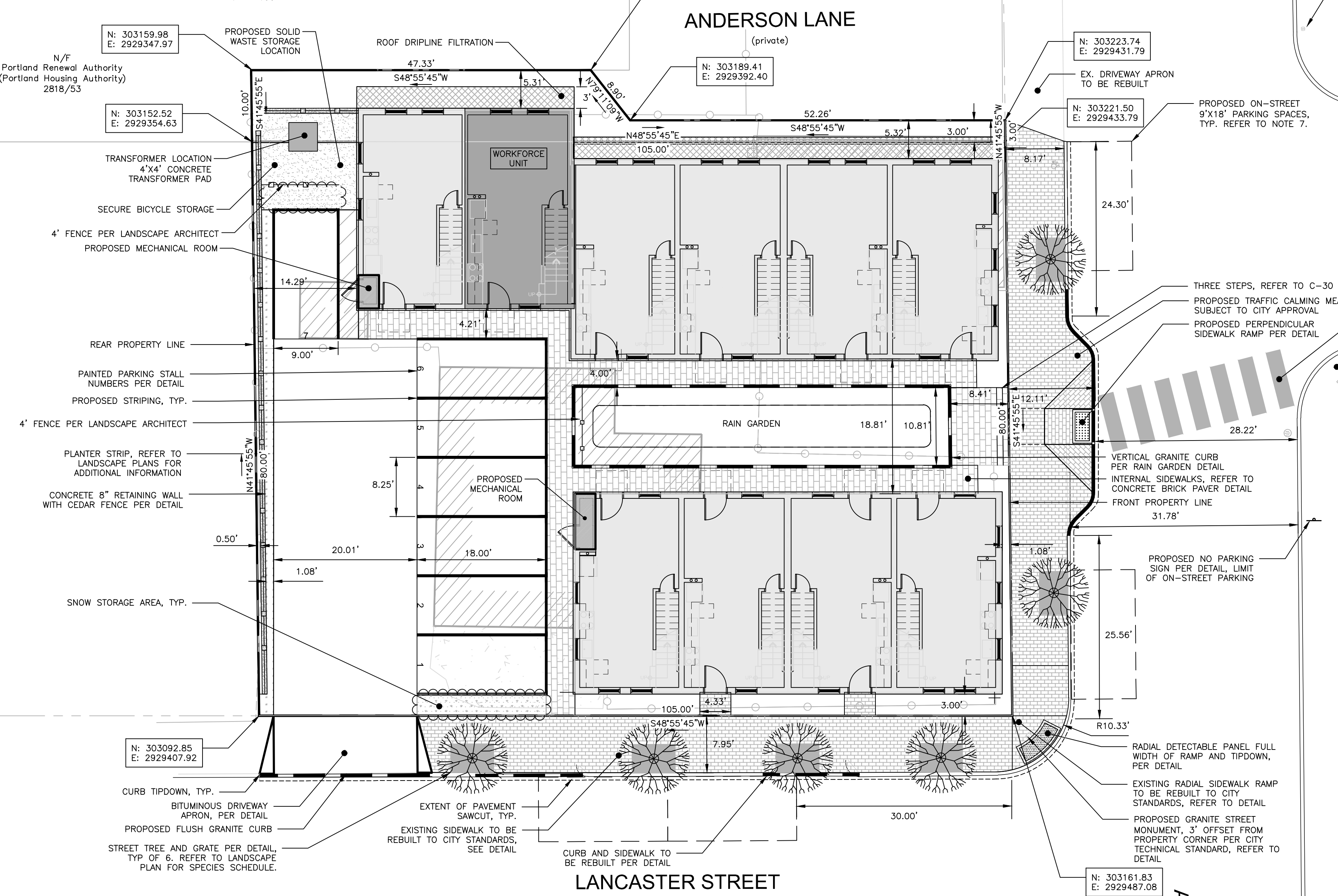
**SURVEYOR:**

TITCOMB ASSOCIATES  
FALMOUTH, MAINE  
CONTACT: NICK ELLISTON, P.L.S.

NICK ELLISTON, P.L.S.  
TITCOMB ASSOCIATES



VICINITY MAP  
1" = 100'



UNIT TABULATION	
UNIT NUMBER	SIZE (SF)*
1, 5	1236
2, 3	1256
4	1210
6-9	1230
10	1218

\*UNIT AREA MEASURED FROM OUTSIDE OF EXTERIOR WALLS TO THE CENTER OF SHARED WALLS

SPACE AND BULK STANDARDS		
ZONE: R6	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SF	9,065 SF
MINIMUM STREET FRONTAGE	20'	188'
FRONT YARD (AVG. SETBACK)	5'-3"	1'-1"
SIDE YARD	5'	5'
REAR YARD	10'	14'
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	N/A
MAXIMUM LOT COVERAGE	60%	45%
MINIMUM LOT WIDTH	20'	83'
MAXIMUM BUILDING HEIGHT	45'	<45'*
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS**	725 SF/UNIT X 1.25 = 15 UNITS	10 UNITS
RESIDENTIAL PARKING	1 SPACE/UNIT = 7 SPACES	7 SPACES
MIN. SECURE RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. = 4	10 SPACES
MAX. GARAGE OPENING	20'	N/A

\*REFER TO BUILDING ELEVATION PLANS AS DEVELOPED BY RYAN SENATORE ARCHITECTURE  
\*\*PER SECTION 14-487 OF THE TECHNICAL MANUAL, ALL DEVELOPMENTS MEETING THE WORKFORCE HOUSING UNIT REQUIREMENT ARE SUBJECT TO A 25% DENSITY BONUS

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
COMPACT (8.25'X18')	6
STANDARD (9'X18')	1
<b>TOTAL</b>	<b>7</b>

APPROVED: PORTLAND PLANNING BOARD

CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDING INFORMATION  
STATE OF MAINE, CUMBERLAND COUNTY  
REGISTRY OF DEEDS

RECEIVED: \_\_\_\_\_  
RECORDED IN: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ REGISTRAR

ISSUED FOR	BY	DATE
PRELIM SUB PLAT	WHS	5/17/16
FINAL APP	WHS	8/29/16

DRAWING NAME: SUBDIVISION PLAT  
 PROJECT NAME: 70 ANDERSON ST REDEVELOPMENT  
 CLIENT: REDFERN PROPERTIES, LLC  
 P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.  
 158 BANGOR ST. PORTLAND, MAINE 04102  
 (207) 775-2655  
 LICENSE NO. 11001

FILE: 1067\_CIVIL  
JN: 1067  
SCALE: 1"=10'  
DESIGNED BY: WHS  
DRAWN BY: OJD  
CHECKED BY: WHS



DRAWING NO.  
**PLAT**