

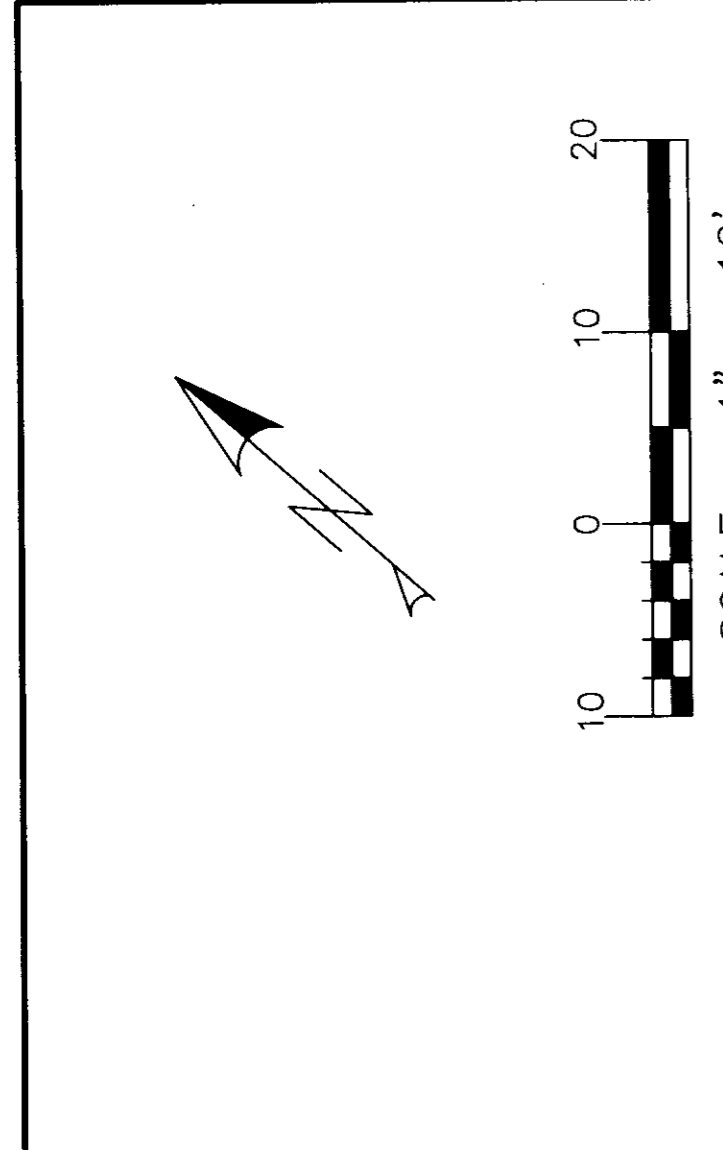
ISSUED FOR	DATE	BY
PRELIM SUB PLAT	10/27/16	WHS
FINAL APP	12/27/16	WHS
SURVEYOR REVIEW	02/27/17	WHS

PROJECT NAME: 70 ANDERSON ST REDEVELOPMENT
 CLIENT: REDFERN PROPERTIES, LLC
 DRAWING NAME: SUBDIVISION PLAT

ACORN ENGINEERING, INC.
 158 DANFORTH ST., PORTLAND, MAINE 04102
 (207) 775-2655
 THIS PLAN SHALL BE MOVED WITHOUT WRITTEN PERMISSION
 OF THE SURVEYOR. ANY CHANGES TO THIS PLAN SHALL BE MADE
 THROUGH THE SURVEYOR'S OFFICE. THE SURVEYOR SHALL BE
 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED
 HEREON. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE
 CONSTRUCTION OF THE PROJECT OR FOR THE SAFETY OF THE
 WORKERS EMPLOYED THEREON.

FILE: 1067_CIVIL
 JUN: 1067
 SCALE: 1"=10'
 DESIGNED BY: WHS
 DRAWN BY: WHS
 CHECKED BY: WHS

DRAWING NO. **PLAT**



LEGEND:

STRIPING
CITY SIDEWALK
INTERNAL SIDEWALK
LANDSCAPED AREAS
CRUSHED STONE
CONCRETE
CURB
PROPOSED BUILDING
PROPERTY LINE

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 (AVS. SETBACK)	5'-3"	1'-1"
SIDE YARD	5'	5'
REAR YARD	10'	14'
STRUCTURE SETBACKS (REAR YARD ABOVE 35')	15'	N/A
MAXIMUM LOT COVERAGE	60%	45%
MINIMUM LOT WIDTH	20'	85'
MAXIMUM BUILDING HEIGHT	45'	44.5'
LANDSCAPED OPEN AREA	20%	20%
MAXIMUM NUMBER OF DWELLING UNITS**	725 SF/UNIT X 128 = 10 UNITS	10 UNITS
RESIDENTIAL PARKING	1 SPACE/UNIT = 7 SPACES	7 SPACES
MIN. SECURE RESIDENT BIKE STORAGE SPACES	2 SPACES/3 D.U. = 4	10 SPACES
MAX. GARAGE OPENING	20'	N/A

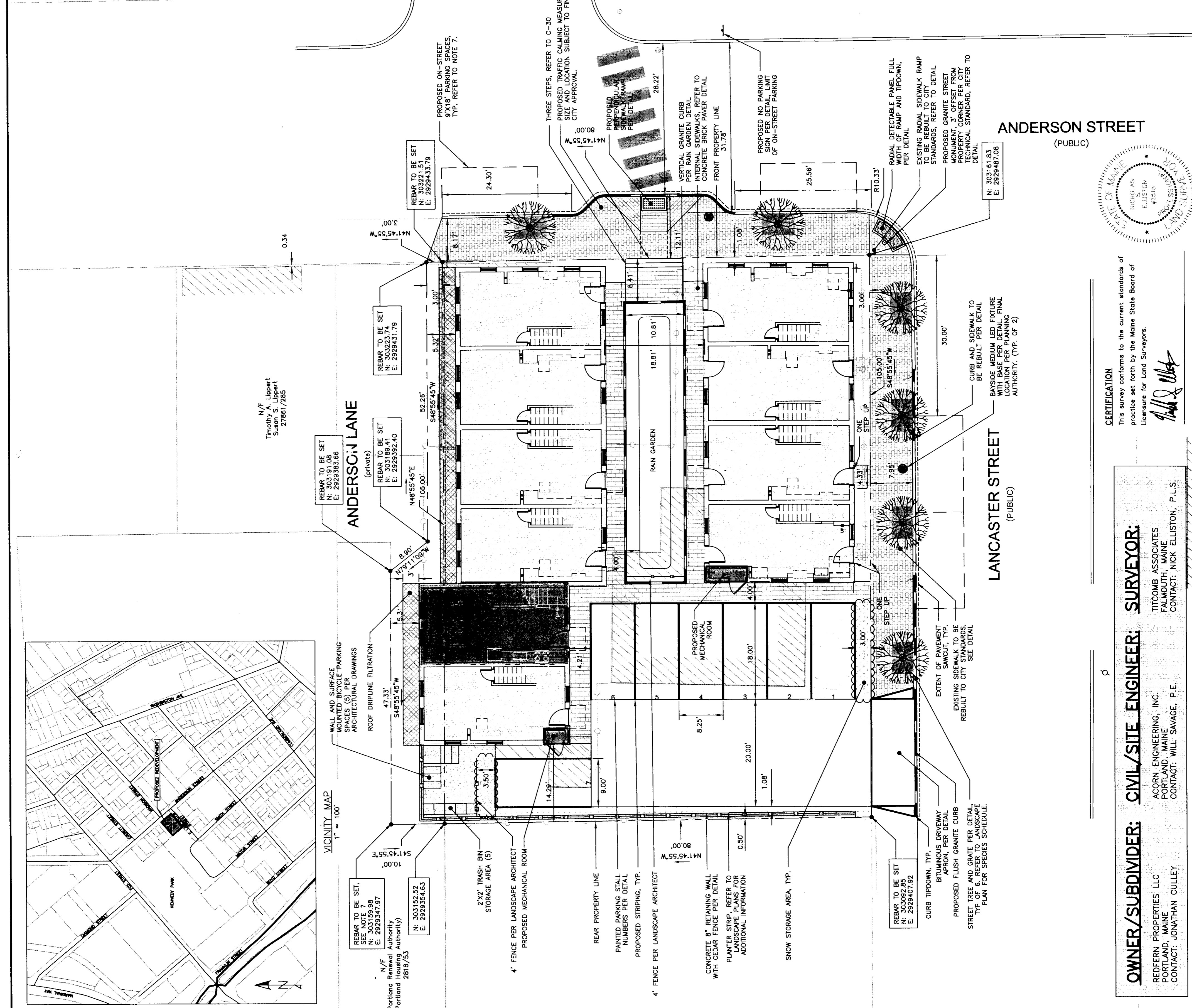
**PER BUILDING ELEVATION PLANS AS DEVELOPED BY RYAN SENATORE ARCHITECT. ALL DEVELOPMENTS MEETING THE WORKFORCE HOUSING UNIT REQUIREMENT ARE SUBJECT TO A 25% DENSITY BONUS

PARKING SUMMARY

PARKING DIMENSION	# PARKING SPACES
COMPACT (8'25"X18')	6
STANDARD (9'X18')	1
TOTAL	7

APPROVED: PORTLAND PLANNING BOARD
 DATE: Sept 27, 2016
 CHAIRPERSON: [Signature]
 MEMBERS: [Signatures]

RECORDING INFORMATION
 STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED: 10/27/16 12:21:18
 RECORDED IN Plan Book 218 Page 268
 ATTEST: [Signature]



GENERAL NOTES:

- FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO UTILITY PLAN, SHEET C-20, MOST RECENT VERSION. 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.
- LANCASTER STREET ARE 50-FOOT PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 1/11/16 AND REVISED 5/2/16.
- PER REVIEW OF THE CITY OF PORTLAND HISTORICAL DISTRICTS ON 5/2/16, THE PROPOSED REDEVELOPMENT SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES, AS OF 5/2/2016, SITE IS BOUNDED BY THE R-6 ZONE ON ALL ABUTTING SIDES PER CITY OF PORTLAND GIS WEBSITE.
- LOCUS PARCEL DYES 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 EXISTING SUBJECT PROPERTY. APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON EXISTING SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS 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 22, STORMWATER 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 MEETING STANDARDS AND STATE REGULATIONS FOR STORMWATER MANAGEMENT.
- THE POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT: BOOK 34926 PAGE 91
- PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE HOUSING AGREEMENT AS RECORDED AT: BOOK 34927 PAGE 226
- THE WORKFORCE HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT: BOOK 34927 PAGE 226

WAIVERS & CONDITIONS OF APPROVAL:

ON SEPTEMBER 27, 2016, THE PLANNING BOARD CONSIDERED THE LEVEL III SUBDIVISION AND SITE PLAN APPLICATION FOR THE CONSTRUCTION OF TWO NEW TOWNHOUSE UNITS WITH THE FOLLOWING WAIVERS AND CONDITIONS OF APPROVAL AS PRESENTED BELOW:

CONDITIONAL USE

THE PLANNING BOARD FINDS THE PROPOSED CONDITIONAL USE FOR WORKFORCE HOUSING DOES MEET THE STANDARDS OF SECTION 14-464 WITH THE FOLLOWING CONDITIONS:

- THAT THE APPLICANT AND THE CITY SHALL ENTER INTO AN AGREED UPON AFFORDABLE HOUSING AGREEMENT WITH THE CITY OF PORTLAND, MAINE, WHICH SHALL BE FILED AS COVENANT TO THE PROPERTY'S DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

WAIVERS

- PARKING LOT DRIVE ASLE, THE PLANNING BOARD VOTED 7-0 TO WAIVE THE TECHNICAL MANUAL STANDARD COMPACT PARKING; THE PLANNING BOARD VOTED 7-0 TO WAIVE THE TECHNICAL MANUAL STANDARD (SECTION 1.14 AND FIGURES 1-27 TO 1-33) AND ALLOW 85% COMPACT SPACES.
- PARKING LOT TREES; THE PLANNING BOARD VOTED 7-0 TO WAIVE THE SITE PLAN STANDARD (SECTION 14-526(B)(2)(ii)) AND ALLOW FOR THE ABSENCE OF TREES PLANTED WITHIN THE WORKFORCE HOUSING LOT.
- (B)(iii) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDED THAT THE APPLICANT SHALL EITHER PLANT THE FOUR TREES ON THE PORTLAND HOUSING AUTHORITY PROPERTIES, SUBJECT TO AN AGREEMENT, OR CONTRIBUTE \$800 FOR FOUR STREET TREES TO PORTLAND'S TREE FUND.

SUBDIVISION REVIEW

THE PLANNING BOARD FINDS THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE REGULATIONS, WHICH MUST BE MET PRIOR TO THE SIGNING OF THE PLAT:

- THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT AND CONFIRM RIGHT, TITLE, AND INTEREST IN ANDERSON LANE FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY; AND
- THE APPLICANT SHALL INCLUDE SETTING, AND PROPERTY CORNERS AND PROPOSED GRANITE MONUMENT, AND A STAMP OF THE PROFESSIONAL LAND SURVEYOR.

DEVELOPMENT REVIEW

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

- THE APPLICANT SHALL PROVIDE A REVISED CONSTRUCTION MANAGEMENT PLAN, INCLUDING THE DETAILS REGARDING PEDESTRIAN DETOURS, ADA COMPLIANCE, AND CONTRACTOR PARKING AS REQUESTED BY THE CITY'S ENGINEER.
- THE APPLICANT SHALL SUBMIT A REVISED PLAN SET, INCLUDING MODIFICATIONS TO RAMPS, SIDEWALKS, EXPANSIONS, AND DOCUMENTATION OF ADA ACCESSIBILITY, AS REQUESTED BY THE CITY'S CONSULTING TRAFFIC ENGINEER FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND DEPARTMENT OF PUBLIC SERVICES; AND
- THE APPLICANT SHALL PROVIDE A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM. THIS AGREEMENT SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.

EASEMENTS:

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

EXISTING EASEMENTS:

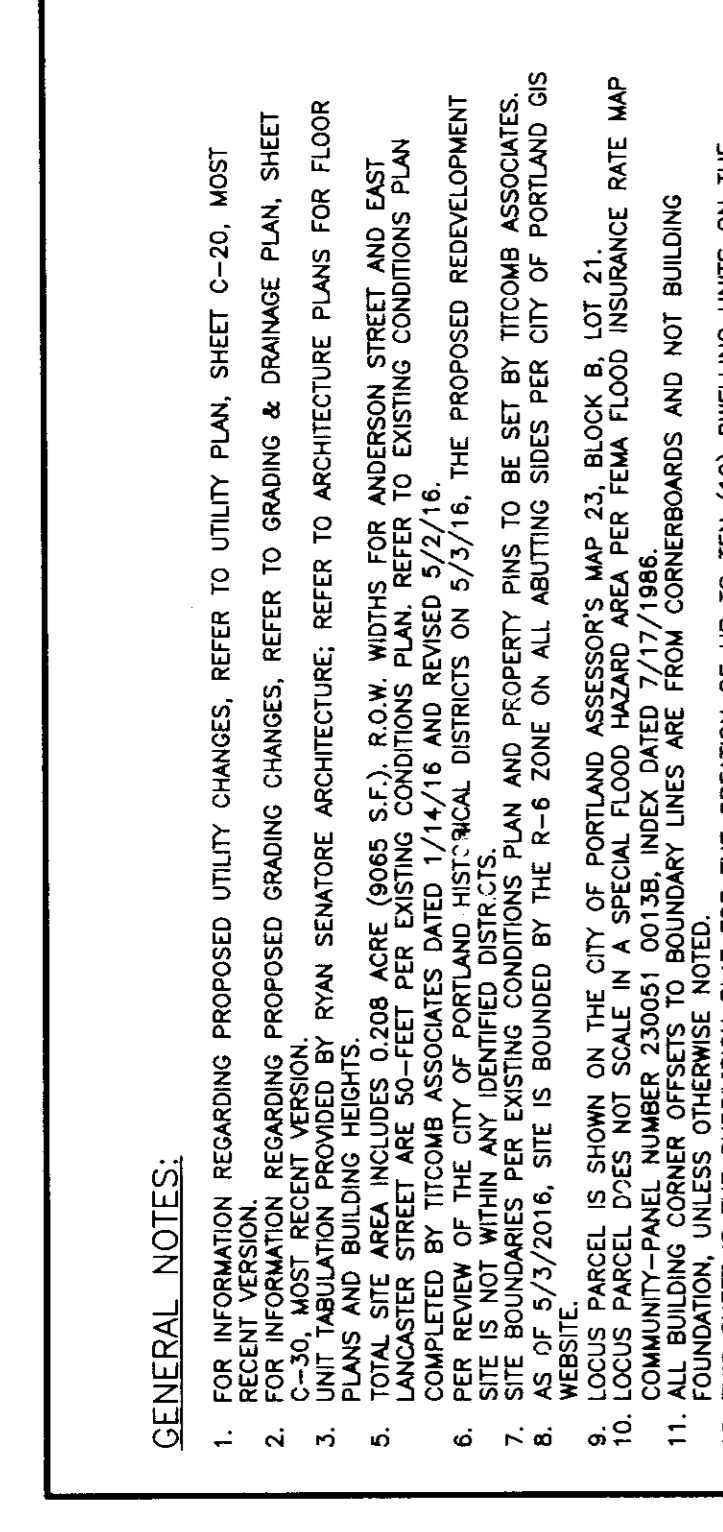
- LOCUS PARCEL, SUBJECT TO COMMENTS AND RESTRICTIONS AS SET FORTH IN A DEED FROM PORTLAND RENEWAL AUTHORITY RECORDED IN BOOK 3129, PAGE 374, AS AFFECTED BY QUILTAM DEED FROM PORTLAND RENEWAL AUTHORITY TO TITCOMB ASSOCIATES RECORDED IN BOOK 3129, PAGE 374, AND TITCOMB ASSOCIATES DEED TO ANDERSON, RECORDED IN BOOK 2937, PAGE 128.

SURVEY NOTES:

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- CORNER INFORMATION BASED ON CITY OF PORTLAND EXISTING CONDITIONS SURVEY FOR ANDERSON STREET, FOX STREET, AND GULL STREET DATED APRIL 1ST, 2014 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- INTERSECTION OF FOX STREET & ANDERSON STREET, ELEVATION DATA PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT.
- UTILITY INFORMATION ON THIS PLAN IS APPROPRIATE BASED ON THE LOCATION OF VISIBLE FEATURES, DISSAFE (10/07/2016) 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. PER COMMUNITY #230051 PANEL #0013-B, DATED JULY 17TH, 1986, PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AREA #0013-B, DATED JULY 17TH, 1986. THE PROJECT AREA WAS COVERED BY SNOW AND ICE AT THE TIME OF THE SURVEY AND SOME FEATURES MAY HAVE BEEN OBSERVED AND NOT SHOWN ON THIS PLAN.

PLAN REFERENCES:

- PLAN OF PROPERTY MADE FOR BAYSIDE PARK URBAN RENEWAL PROJECT ME R-1 (CONDENSATION AREA IV) BY H.I. & C. JORDAN DATED MARCH 26, 1984, RECORDED IN PLAN BOOK 67, PAGE 65.
- H.I. & C. JORDAN DATED FEBRUARY 13, 1982, RECORDED IN PLAN BOOK 61, PAGE 65.
- STREET OF BOUNDARY MADE FOR REFRAN PROPERTIES LLC (TITCOMB ASSOCIATES) MATHEMATICAL PUBLIC WORKS DEPARTMENT, DATED OCTOBER 13, 1984, SHEETS 2 AND 3 OF 30, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- STORMWATER MANAGEMENT PLAN FOR FOX STREET AND ANDERSON STREET, DATED JANUARY 4, 1982, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
- SEWER CONNECTION CARD FOR #70 ANDERSON STREET RECONSTRUCTION BY GORRILL-PALMER DATED MAY 2009, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.



REBAR TO BE SET
 N: 303159.98
 E: 29293747.97
 Portland Renewal Authority
 (Portland Housing Authority)
 2816/53

REBAR TO BE SET
 N: 303162.62
 E: 29293564.63

REBAR TO BE SET
 N: 303199.41
 E: 29293924.40

REBAR TO BE SET
 N: 303223.74
 E: 29294517.79

REBAR TO BE SET
 N: 2929433.79
 E: 29294433.79

REAR PROPERTY LINE
 4' FENCE PER LANDSCAPE ARCHITECT
 PROPOSED MECHANICAL ROOM
 2'X2' TRASH BIN STORAGE AREA (5)
 WALL AND SURFACE MOUNTED BICYCLE PARKING SPACES (5) PER ARCHITECTURAL DRAWINGS
 ROOF DRIPLINE FILTRATION
 47.33'
 54'55.45' W
 3'11.09' W
 105.00'
 52.26'
 54'55.45' W
 3.00'
 3.00'
 3.00'

PROPOSED MECHANICAL ROOM
 18.00'
 4.00'
 18.00'
 4.00'

SNOW STORAGE AREA, TYP.
 20.00'
 1.08'

CONCRETE 8" RETAINING WALL WITH CEDAR FENCE PER DETAIL
 PLANTER STRIP, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

REAR PROPERTY LINE
 4' FENCE PER LANDSCAPE ARCHITECT
 PROPOSED MECHANICAL ROOM
 2'X2' TRASH BIN STORAGE AREA (5)
 WALL AND SURFACE MOUNTED BICYCLE PARKING SPACES (5) PER ARCHITECTURAL DRAWINGS
 ROOF DRIPLINE FILTRATION
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PROPOSED FLUSH GRANITE CURB
 STREET TREE AND GRATE PER DETAIL TYP. OF 6. REFER TO LANDSCAPE PLAN FOR SPECIES SCHEDULE

EXTENT OF PAVEMENT SAWCUT, TYP.
 EXISTING SIDEWALK TO BE REBUILT TO CITY SEE DETAIL

BITUMINOUS DRIVEWAY APRON, PER DETAIL
 CURB TYPDOWN, TYP.

REBAR TO BE SET
 N: 303159.98
 E: 29293747.92

CURB TYPDOWN, TYP.
 BITUMINOUS DRIVEWAY APRON, PER DETAIL

PROPOSED FLUSH GRANITE CURB
 STREET TREE AND GRATE PER DETAIL TYP. OF 6. REFER TO LANDSCAPE PLAN FOR SPECIES SCHEDULE

EXTENT OF PAVEMENT SAWCUT, TYP.
 EXISTING SIDEWALK TO BE REBUILT TO CITY SEE DETAIL

BITUMINOUS DRIVEWAY APRON, PER DETAIL
 CURB TYPDOWN, TYP.

REBAR TO BE SET
 N: 303161.83
 E: 2929487.08

CURB AND SIDEWALK TO BE REBUILT PER DETAIL
 BAYSIDE MEDIUM LED FEATURE WITH BASE PER DETAIL FINAL LOCATION PER PLANNING AUTHORITY. (TYP. OF 2)

PROPOSED GRANITE STREET CORNER PER CITY TECHNICAL STANDARD, REFER TO DETAIL
 PROPOSED GRANITE STREET CORNER PER CITY TECHNICAL STANDARD, REFER TO DETAIL

EXISTING RADIAL SIDEWALK RAMP TO BE REBUILT TO CITY STANDARDS, REFER TO DETAIL
 RADIAL DETECTABLE PANEL, FULL WIDTH OF RAMP AND TYPDOWN, PER DETAIL

EXISTING RADIAL SIDEWALK RAMP TO BE REBUILT TO CITY STANDARDS, REFER TO DETAIL
 RADIAL DETECTABLE PANEL, FULL WIDTH OF RAMP AND TYPDOWN, PER DETAIL

PROPOSED GRANITE CURB PER DETAIL
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CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.
 [Signature]
 Nicholas S. Elliston, P.L.S. #2918

OWNER/SUBDIVIDER: CIVIL/SITE ENGINEER: SURVEYOR:
 REDFERN PROPERTIES LLC
 ACORN ENGINEERING, INC.
 TITCOMB ASSOCIATES
 PORTLAND, MAINE
 FALMOUTH, MAINE
 CONTACT: WILL SAVAGE, P.E.
 CONTACT: JONATHAN CULLEY
 CONTACT: NICK ELLISTON, P.L.S.