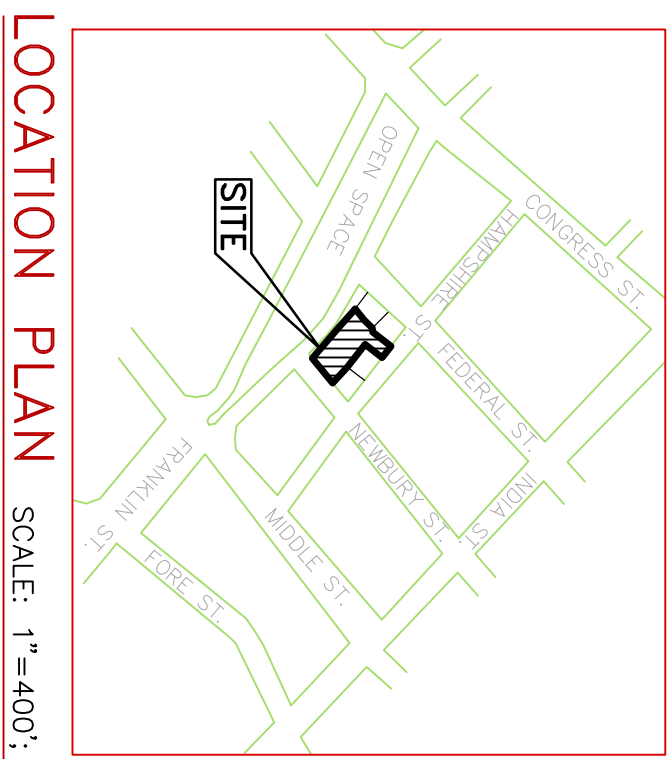


**CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES**

- LANDSCAPING SHALL MEET THE "AGRICULTURAL SPECIFICATIONS AND STANDARDS OF STANDARDS AND GUIDELINES" OF THE CITY OF PORTLAND.
- THE ENTIRE SITE SHALL BE REVEALED AND/OR MAINTAINED AS DEPICED ON THE SITE PLAN. ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR OTHER NATURAL FEATURES, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE LOCATION, AND SCHEDULE OF PLANNING MEETINGS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPICAL RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION CONTROL MANUAL, PUBLISHED BY THE PORTLAND METROPOLITAN AREA PLANNING DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL UNDESIRABLE AREAS OF THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY 6531 MANAGEMENT PRACTICES (SEE ABOVE).
- SITE TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL MEET WITH THE CITY ENGINEER TO REVIEW THE PRECONSTRUCTION MEETING TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED, IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE PRECISED OUTSIDE THE DUMP-LINE OF INDIVIDUAL TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. PRESERVATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. PRESERVATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. PRESERVATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. PRESERVATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- SUBDIVISION AT THE TIME OF APPROVAL, AS DESIGNATED AS PRESERVATION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES INTO DWELLING UNITS. THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES INTO DWELLING UNITS. THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES INTO DWELLING UNITS.

**SURVEY GENERAL NOTES AND PLAN REFERENCES**

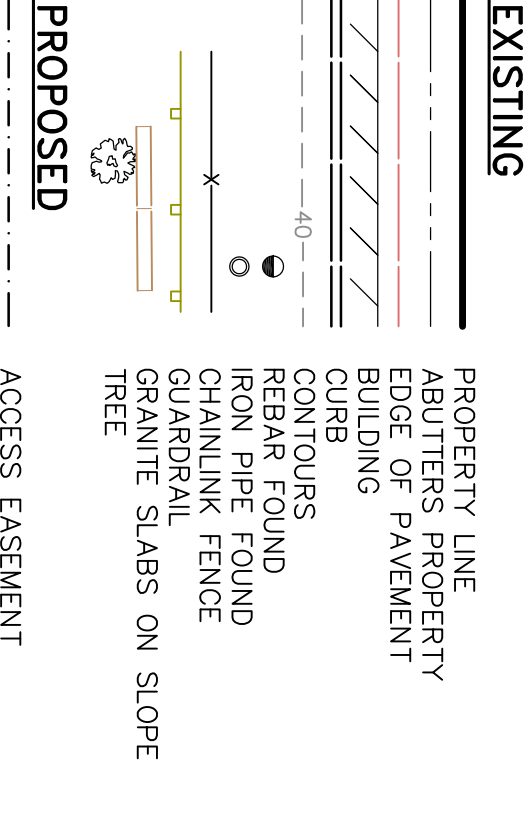
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH STATE PLANE 2 ZONE 1802 WEST.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM REBECCO, P/O/ 28560/326 2455 S.F. TO LUMINATO CONDOMINIUM, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - HAMPSHIRE STREET RECONSTRUCTION BY THE CITY OF PORTLAND PUBLIC WORKS PLAN BOOK 5, PAGE 28.
  - PLAN OF REVOLUTION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 11, PAGE 16.
  - THE PARCEL SURVEYED PRIOR TO THEIR MERGER CAN BE LOCATED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28 BLOCK I, PARCELS 6, 9 AND 10.
- THE PARCEL SURVEYED IS LOCATED IN THE URBAN TRANSITIONAL ZONE OF THE FORM BASED CODE.
- THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
  - HAMPSHIRE STREET IS 40' AND FROM UNDETERMINED CITY PLANS.
  - NEWBURY STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
  - FEDERAL STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
- ELEVATIONS ARE BASED ON CITY DATUM. SEE SURVEY PLAN FOR TBM DESCRIPTION.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (989)DC-SAFE PRIOR TO ANY EXCAVATION WORK.
- THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTERIAL.
- THE CERTIFICATION SHOWN HEREON (P/S STAMP) BY NORTHEAST CIVIL SOLUTIONS IS ASSOCIATED ONLY WITH THE BOUNDARY & TOPOGRAPHIC SURVEY COMPONENTS OF THIS PLAN. THIS ORIGINAL PLAN DATED MAY 5, 2011 REVISED 4/20/2016. ALL OTHER ASPECTS OF THIS PROJECT/SUBDIVISION ARE THE RESULT OF WORK PERFORMED BY PINKHAM & GREER.



**SNOW CLEARANCE NOTES**

- SNOW MAY BE STORED WITHIN THE TEMPORARY SPACE.
- STORAGE AREAS ON LOT TO BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFF-SITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOWSTOP.
- A MAJOR PER APPROVED SNOW STOP SHALL BE SUBJECT TO THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCINGS, ETC. RESULTING FROM THEIR REMOVAL.
- THE SNOG CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCINGS, ETC. RESULTING FROM THEIR REMOVAL.
- THE SNOG CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCINGS, ETC. RESULTING FROM THEIR REMOVAL.
- THE SNOG CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCINGS, ETC. RESULTING FROM THEIR REMOVAL.

**LEGEND**



**SUBDIVISION CONDITIONS OF APPROVAL**

- THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY.
- PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL.
- SHOULD FEDERAL STREET BE CONNECTED TO FRANKLIN STREET IN THE FUTURE, THE CURRENT AND FUTURE OWNERS OF 167 NEWBURY STREET AGREE TO WORK WITH THE CITY TO BRING THE CURB CUT ON FEDERAL STREET INTO COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL.
- THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 52 STORMWATER INCLUDING ARTICLE 11, POST-CONSTRUCTION REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND STATE GUIDELINES A MAINTENANCE AGREEMENT FOR ATTACHMENT I OF THIS REPORT, SHALL BE APPROVED BY CORPORATION COUNSEL AND THE DEPARTMENT OF PUBLIC WORKS, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC WORKS.
- THE APPLICANT SHALL OBTAIN LEVEL II SITE PLAN APPROVAL.
- THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS, INCLUDING BUT NOT LIMITED TO:
  - TEMPORARY CONSTRUCTION EASEMENT FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC.
  - LICENSE FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR BUILDING FOOTINGS ON NEWBURY STREET AND FRANKLIN STREET RIGHTS-OF-WAY AND STAIRS ON FRANKLIN STREET RIGHT-OF-WAY.
  - THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR ROOF OVERHANG ON NEWBURY STREET RIGHT-OF-WAY.
  - ACCESS AND PARKING EASEMENT FROM 167 NEWBURY STREET TO 100 FEDERAL STREET.
  - ACCESS EASEMENT 100 FEDERAL STREET TO 167 NEWBURY STREET.

**INCLUSIONARY ZONING CONDITIONS OF APPROVAL**

- PROVIDED THE APPLICANT AND THE CITY ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) BEFORE A BUILDING PERMIT MAY BE ISSUED.
- THE AHA WILL OUTLINE THE DETAILS OF THE AFFORDABILITY RESTRICTIONS PLACED ON THE WORKFORCE UNITS AND WILL BE FILED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OF THE LUMINATO CONDOMINIUM, LLC. THE AHA WILL BE REVIEWED BY THE BUREAU OF DEEDS BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

**GENERAL NOTES**

- OWNER: LUMINATO CONDOMINIUM, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32835, PG. 23. AND IN THE DEED FROM M&D FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE 04103.
- ARCHITECT: ARCHITECTURE ARCHITECTS OF PORTLAND, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- TOPOGRAPHIC & BOUNDARY: NORTHEAST CIVIL SOLUTIONS, INC., 381 PAVNE ROAD, SCARBOROUGH, MAINE 04074.
- UNDERRING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (HIB). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
- TAX MAP REFERENCE: MAP 28 / BLOCK I / LOT 6, 9 & 10.
- TOTAL PARCEL = 0.24 acres
- LIMITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM NEWBURY STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM FEDERAL STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- PROPOSED PARKING SPACES: 26 INDOOR SPACES.
- THE SUBJECT PARCEL, SHOWN AS LUMINATO CONDOMINIUMS IS SUBJECT TO A CITY OF PORTLAND LEVEL II SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR LUMINATO CONDOMINIUMS SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NEW PROPERTY RINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

**ZONE INFORMATION**

IS-FBC INDIA STREET FORM-BASED CODE, ABUTTING ZONES: UN - URBAN TRANSITIONAL SUBDISTRICT UN - URBAN NEIGHBORHOOD SUBDISTRICT PERMITTED USE: MULTI-FAMILY DWELLING

**PARKING INFORMATION**

OFF STREET PARKING 21 SPACES- EXTERIOR: 2 INTERIOR: 16 BIKE RACKS

**IMPERVIOUS INFORMATION**

|                     |               |
|---------------------|---------------|
| EXISTING IMPERVIOUS | 5,217 SQ. FT. |
| PROPOSED IMPERVIOUS | 8,860 SQ. FT. |
| GREEN ROOF          | 3,725 SQ. FT. |
| NET IMPERVIOUS      | 5,135 SQ. FT. |

**ACCESS EASEMENT**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| A1   | S 51°37'54" E | 47.12    |
| A2   | N 52°54'11" E | 29.61    |
| A3   | N 45°12'04" E | 23.24    |
| A4   | S 48°22'59" E | 9.93     |
| A5   | S 41°37'01" W | 9.66     |

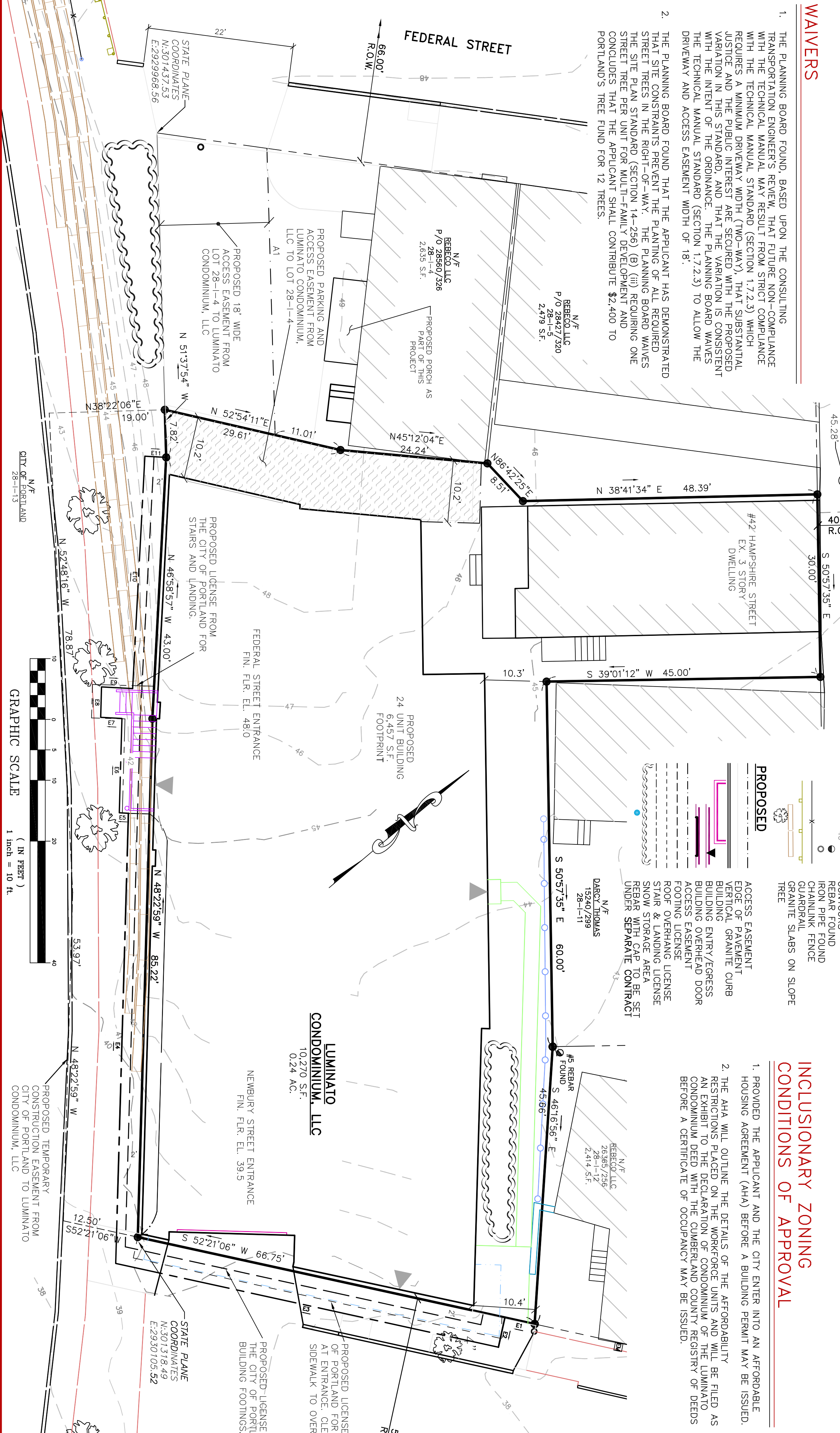
**EASEMENT ENCROACHING FOOTING, OVERHANG AND STAIR LICENSES**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| E1   | S 52°21'06" W | 5.00     |
| E2   | S 37°38'54" E | 5.00     |
| E3   | S 52°21'06" W | 74.36    |
| E4   | N 48°22'59" W | 6.40     |
| E5   | N 43°01'03" W | 1.50     |
| E6   | N 48°22'59" E | 15.50    |
| E7   | N 43°01'03" E | 3.50     |
| E8   | N 48°22'59" W | 5.00     |
| E9   | N 43°01'03" E | 5.12     |
| E10  | N 46°58'57" W | 38.23    |
| E11  | N 43°01'03" E | 3.50     |

**SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD**

THIS PLAN AMENDS AND SUPERSEDES THE PLAN OF THE EXISTING 3-UNIT BUILDING AT #42 HAMPSHIRE STREET AND THE PROPOSED 24-UNIT BUILDING AT 167 NEWBURY STREET.

THIS PLAN AMENDS AND SUPERSEDES THE PLAN RECORDED IN PLAN BOOK 216, PAGE 113.



**LUMINATO CONDOMINIUMS**  
169 NEWBURY STREET, PORTLAND, MAINE

**C1.1**

**SUBDIVISION RECORDING PLAT**

| REV. | DATE    | DESCRIPTION                                     |
|------|---------|---|
| 7    | 7/21/19 | MISC NOTE CHANGES                               |
| 6    | 7/19/16 | REVISED EASEMENT AND MISC NOTE CHANGES          |
| 5    | 4/12/16 | CHANGES INCLUDING WAIVER NOTES PER CITY REVIEW  |
| 4    | 4/04/16 | OWNERSHIP NOTE                                  |
| 3    | 3/29/16 | NCS BODY RELATED ISSUES ONLY-SEE SURVEY NOTE 11 |
| 2    | 3/18/16 | REV'D PER STAFF REVIEW COMMENTS                 |
| 1    | 3/8/16  | REV'D PER STAFF REVIEW COMMENTS                 |

|                        |              |
|------------------------|--------------|
| SCALE: AS SHOWN        | DRN BY: JDC  |
| DATE: JANUARY 22, 2016 | DESG BY: TSG |
| PROJECT: 15178         | CHK BY:      |

|         |   |
|---------|---|
| 7/21/19 | MISC NOTE CHANGES                               |
| 7/19/16 | REVISED EASEMENT AND MISC NOTE CHANGES          |
| 4/12/16 | CHANGES INCLUDING WAIVER NOTES PER CITY REVIEW  |
| 4/04/16 | OWNERSHIP NOTE                                  |
| 3/29/16 | NCS BODY RELATED ISSUES ONLY-SEE SURVEY NOTE 11 |
| 3/18/16 | REV'D PER STAFF REVIEW COMMENTS                 |
| 3/8/16  | REV'D PER STAFF REVIEW COMMENTS                 |

STATE OF MAINE  
TROY T. McDONALD  
PROFESSIONAL LAND SURVEYOR  
12/1/2016

**PINKHAM & GREER CIVIL ENGINEERS**  
28 VANNAH AVE. PORTLAND, ME 04103  
TEL: 207.781.5242 FAX: 207.781.4245