

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED 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 AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK AT THAT TIME. THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY 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 ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION 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 DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE 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 USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

SUBDIVISION CONDITIONS OF APPROVAL

- THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM AS DESCRIBED IN ATTACHMENT ___ OF THIS REPORT, SHALL BE APPROVED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.

ZONE INFORMATION

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

PARKING INFORMATION

OFF STREET PARKING 21 SPACES
 BIKE RACKS EXTERIOR: 8
 INTERIOR: 1 RACK PER UNIT

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS 5217 SQ. FT.
 PROPOSED IMPERVIOUS 1,151 SQ. FT.
 GREEN ROOF 3,219 SQ. FT.
 NET IMPERVIOUS 4,482 SQ. FT.

WAIVERS

- WAIVE THE PARKING SPACE SIZES: 8'-9"x18'-0", 8'-6"x18'-0" AND 8'-3"x18' SPACES.

SURVEY GENERAL NOTES AND PLAN REFERENCES

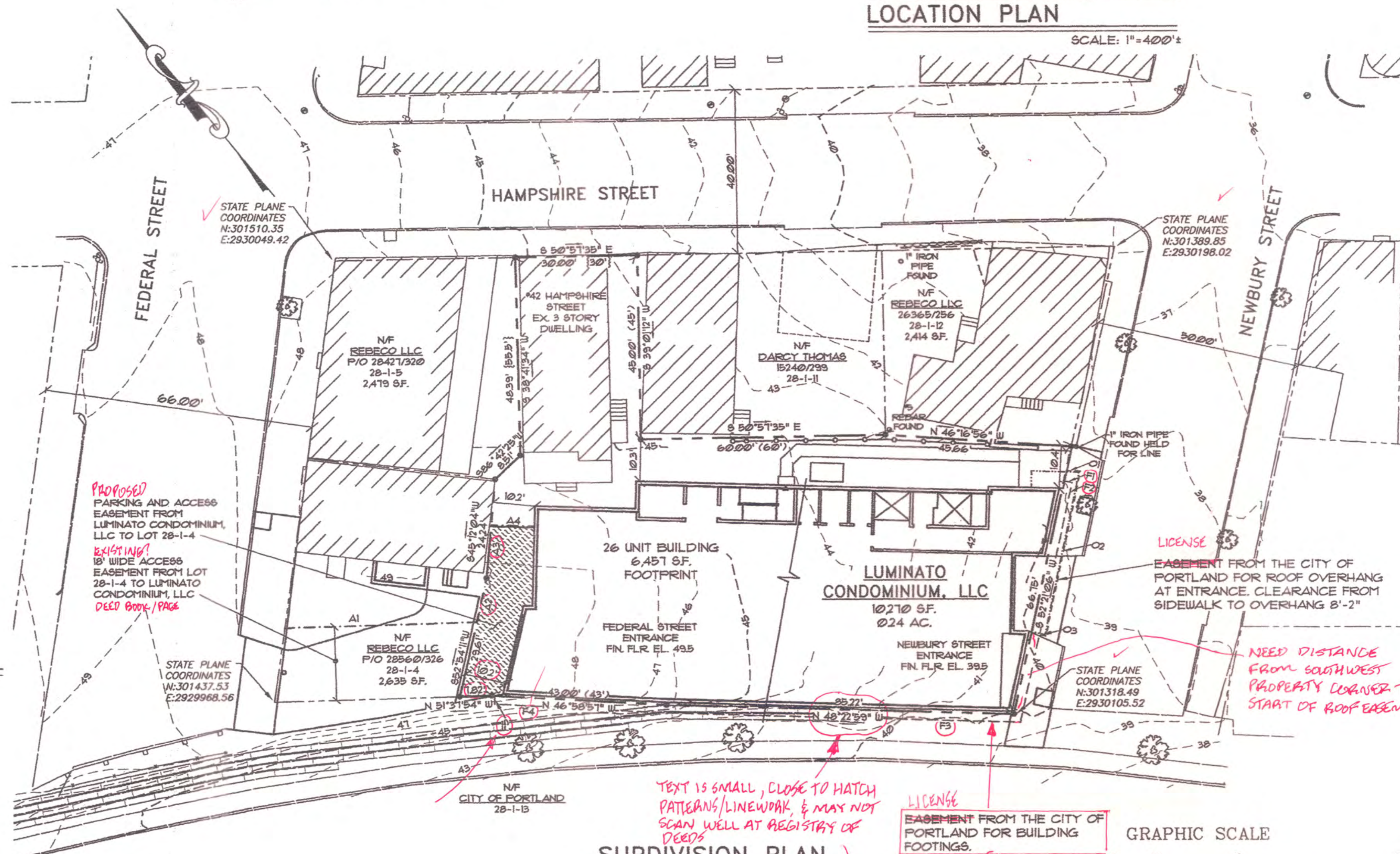
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH STATE PLANE 2 ZONE 1802 WEST.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - (28-1-12) DEED FROM HOLLY AND ISAAC MORRISON TO REBECO, LLC, DATED SEPTEMBER 22, 2008 AND RECORDED IN DEED BOOK 26365, PAGE 256.
 - (28-1-9 & 10) DEED FROM THE ESTATE OF EUGENE N. CAIAZZO TO REBECO, LLC, DATED JANUARY 5, 2010 AND RECORDED IN DEED BOOK 27836, PAGE 290.
 - (28-1-4) DEED FROM BROAD REACH INVESTMENTS, LLC, TO REBECO, LLC, DATED FEBRUARY 24, 2011 AND RECORDED IN DEED BOOK 28560, PAGE 326.
 - (28-1-6) DEED FROM HAMPSHIRE 42, LLC, TO REBECO, LLC, DATED DECEMBER 18, 2009 AND RECORDED IN DEED BOOK 27521, PAGE 102.
 - (28-1-5) DEED FROM TARO REALTY TRUST TO REBECO, LLC, DATED DECEMBER 22, 2010 AND RECORDED IN DEED BOOK 28421, PAGE 320.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - HAMPSHIRE STREET RECONSTRUCTION BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SHEET NUMBER 3 OF 16, DATED NOVEMBER 16, 2001.
 - PLAN OF REVALUATION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 5, PAGE 28.
 - VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND.
 - PLAN OF C.W. DENSMORE HOMESTEAD, DATED OCTOBER 1909 AND RECORDED IN PLAN BOOK II, PAGE 16.
- THE PARCELS SURVEYED CAN BE IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28, BLOCK I, PARCELS 4-6, 9, 10 AND 12
- 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 MISCELLANEOUS CITY PLANS.
 - NEWBURY STREET IS 50' AND FROM MISCELLANEOUS CITY PLANS.
 - FEDERAL STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
- ELEVATIONS ARE BASED ON CITY DATUM. SEE 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 (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTERIAL.
- THE PURPOSE OF THIS PLAN REVISION IN JANUARY 2016 IS THE CONSOLIDATION OF SOME OF THE LOTS INTO THE NEW OWNERSHIP OF LUMINATO CONDOMINIUM, LLC. NO RESEARCH OR OTHER SURVEY WORK WAS PERFORMED.

GENERAL NOTES

- OWNER: LUMINATO CONDOMINIUM, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32835, PG. 23, DATE SEPT. 19, 2011.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY: NORTHEAST CIVIL SOLUTIONS, 193 US ROUTE ONE, SACARBOROUGH, MAINE, 04074.
- UNDERLYING 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 4, 6, 9 & 10.
- TOTAL PARCEL = 0.24 acres
- UNITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM NEWBURY STREET. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM NEWBURY STREET. THESE SERVICES ARE SHOWN ON SHEET C14, 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: 21 INDOOR SPACES.
- THE SUBJECT PARCEL SHOWN AS LUMINATO CONDOMINIUMS IS SUBJECT TO A CITY OF PORTLAND LEVEL III 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 230091 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- NEW PROPERTY PINS 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.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
ABUTTERS PROPERTY	ABUTTERS PROPERTY
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB	CURB
CONTOURS	CONTOURS
TREE	TREE
BENCHMARK	BENCHMARK
REBAR FOUND	REBAR FOUND
IRON PIPE FOUND	IRON PIPE FOUND
CHAINLINK FENCE	CHAINLINK FENCE
GUARDRAIL	GUARDRAIL
GRANITE SLABS ON SLOPE	GRANITE SLABS ON SLOPE
TREE	TREE
	ACCESS EASEMENT
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	BUILDING
	BUILDING ENTRY/EGRESS
	BUILDING OVERHEAD DOOR
	ROOF OVERHANG EASEMENT
	FOOTING EASEMENT



FOOTING EASEMENT DESCRIPTION

LINE	BEARING	DISTANCE
F1	N 31°38'54" W	2.00'
F2	N 52°21'06" E	24.39'
F3	S 48°22'59" W	26.90'
F4	S 46°58'51" E	42.25'
F5	S 43°01'03" W	2.00'

ACCESS EASEMENTS DESCRIPTION

LINE	BEARING	DISTANCE
A1	N 51°31'54" W	41.12'
A2	S 52°54'11" W	29.61'
A3	S 45°12'04" W	24.24'
A4	N 48°22'59" W	10.51'

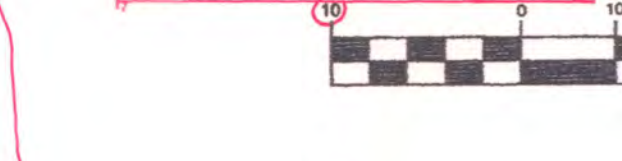
ROOF EASEMENT + DESCRIPTION

LINE	BEARING	DISTANCE
O1	N 48°22'59" W	3.50'
O2	N 52°08'40" E	41.08'
O3	S 31°51'20" E	3.58'

EASEMENTS

- 18' WIDE ACCESS EASEMENT FROM LOT 28-1-4 TO LUMINATO CONDOMINIUM, LLC.
- PARKING AND ACCESS EASEMENT FROM LUMINATO CONDOMINIUM, LLC TO LOT 28-1-4.
- EASEMENT FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR BUILDING FOOTINGS.
- EASEMENT FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR ROOF OVERHANG.

GRAPHIC SCALE



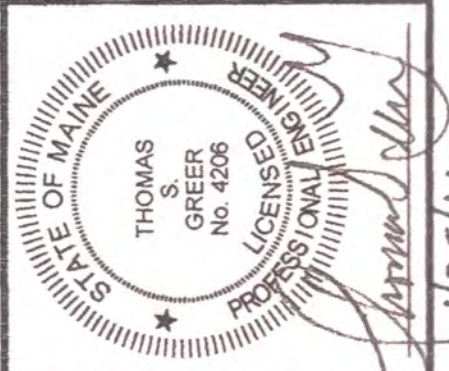
RECORD THE "RECONFIGURED BOUNDARY SURVEY" by Northeast Civil Solutions Dated 1/12/2016

THIS PROJECT INCLUDES THE EXISTING 3-UNIT BUILDING AT 42 HAMPSHIRE STREET AND THE PROPOSED 26-UNIT BUILDING AT 169 NEWBURY STREET.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

PINKHAM & GREER CIVIL ENGINEERS
 28 VANNAH AVE. PORTLAND, ME 04103
 TEL: 207.781.2542 FAX: 207.781.1845



SURVEYOR SEAL

REV	DATE	DESCRIPTION

LUMINATO CONDOMINIUM, LLC
 118 CONGRESS STREET, UNIT 401
 PORTLAND, MAINE

LUMINATO CONDOMINIUMS
 169 NEWBURY STREET, PORTLAND, MAINE

C1.1