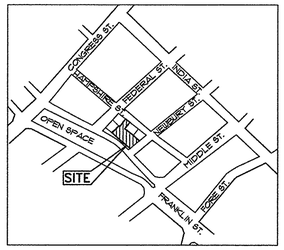
CITY OF PORTLAND
SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. 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.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. 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.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. 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).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S 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.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED 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.
10. 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."



LOCATION PLAN

SCALE: 1"=400'±

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- BUILDING
- CURB
- TREE
- POLE MOUNTED TRANSFORMER
- UTILITY POLE W/ GUY WIRE
- LIGHT POLE
- AREA LIGHT ON POLE
- SIGN
- GUARDRAIL
- GRANITE SLABS ON SLOPE
- CONCRETE PAD
- BENCHMARK

PROPOSED

- EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BUILDING
- BUILDING ENTRY/EGRESS
- BUILDING OVERHEAD DOOR
- UTILITY POLE W/ GUY WIRE
- POLE MOUNTED AREA LIGHT
- PRIVACY FENCE
- BOLLARD
- FULL DEPTH BITUMINOUS PVMT
- BITUMINOUS OVERLAY
- BRICK PAVERS
- CONCRETE PAD
- CONCRETE PAVERS

PROJECT SITE DRAWINGS

	COVER SHEET
C1.1	SUBDIVISION RECORDING PLAT
C1.2	SITE PLAN
C1.3	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.4	GRADING AND UTILITIES PLAN
C1.5	EROSION CONTROL PLAN, NOTES AND DETAILS
C1.6	LANDSCAPE PLAN, NOTES AND DETAILS
C1.7	PARKING LAYOUT & DETAILS
C2.1	DETAILS
C2.2	DETAILS
	RECONFIGURED BOUNDARY SURVEY

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

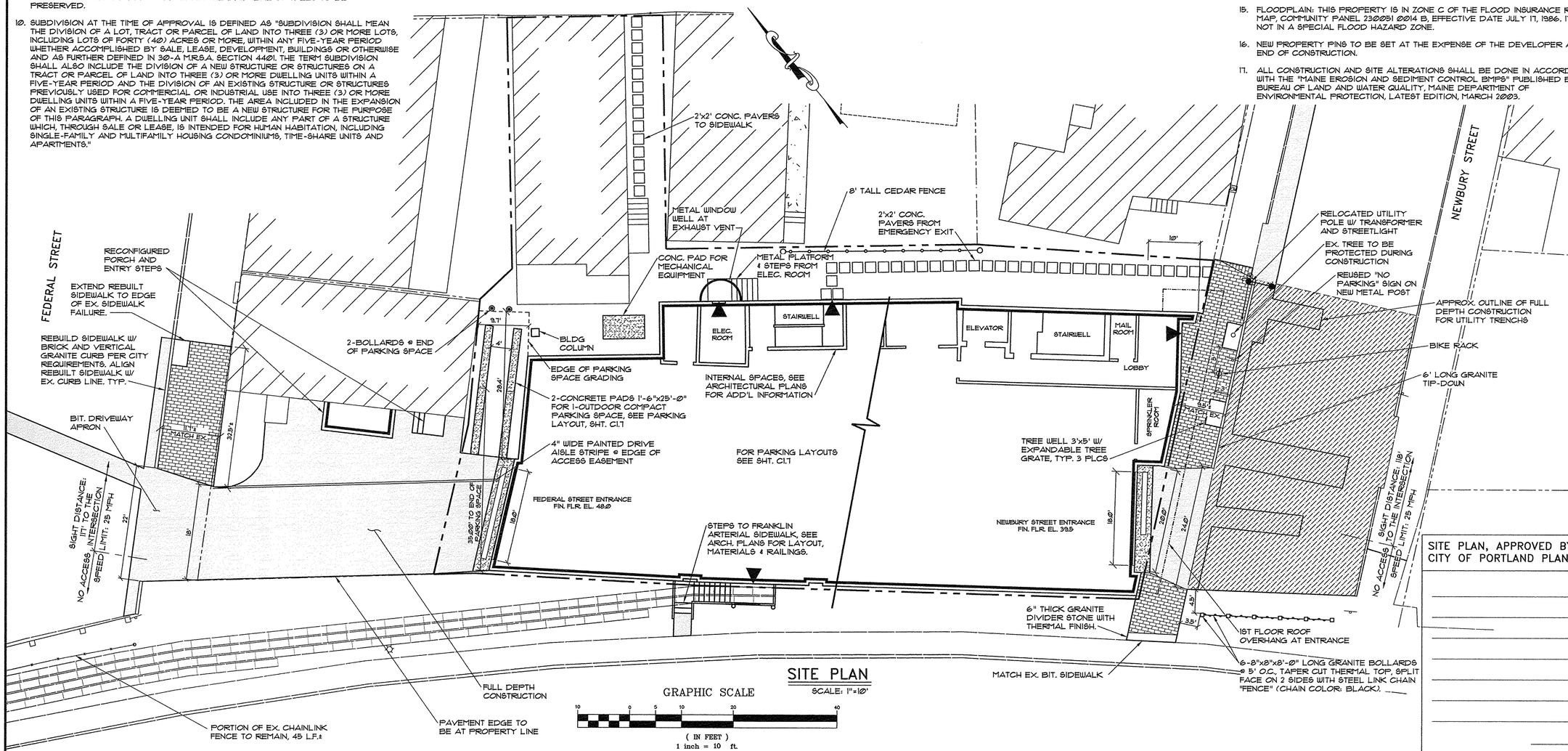
OFF STREET PARKING	23 SPACES REQUIRED BY ZONING
BIKE RACKS	EXTERIOR: 2 INTERIOR: 10

WAIVERS

1. ALLOW PARKING SPACE SIZES: 8'-6"x18-0" AND 8'-6"x15' SPACES.
2. ALLOW THE DEVELOPER TO PAY INTO THE STREET TREE FUND IN LIEU OF PLANTING 26 STREET TREES.

GENERAL NOTES

1. 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.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
3. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
4. TOPOGRAPHIC & BOUNDARY: NORTHEAST CIVIL SOLUTIONS, 153 US ROUTE ONE, SCARBOROUGH, MAINE, 04074.
5. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (HIB). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
6. TAX MAP REFERENCE: MAP 28 / BLOCK 1 / LOT 4, 6, 9 & 10.
7. TOTAL PARCEL = 0.24 acres
8. UNITS 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.
9. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM FEDERAL STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
11. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
12. PROPOSED PARKING SPACES: 26 INDOOR SPACES.
13. THE SUBJECT PARCEL SHOWN AS LUMINATO CONDOMINIUMS IS SUBJECT TO A CITY OF PORTLAND LEVEL II SITE PLAN AND SUBDIVISION PERMIT.
14. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR LUMINATO CONDOMINIUMS SITE PLAN.
15. 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.
16. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
17. 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.



SITE PLAN

SCALE: 1"=10'

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

REV.	DATE	DESCRIPTION
1	3/8/16	REV'D PER STAFF REVIEW COMMENTS
2	2/18/16	REV'D PER STAFF REVIEW COMMENTS
3	3/25/16	REV'D PER STAFF COMMENTS FOR SITE PLAN APPROVAL
4	5/16/16	REV'D PER STAFF COMMENTS
5	6/7/16	REV'D LAYOUT OF UTILITY ROOMS
6	7/18/16	REV'S PER OWNER REVIEW & RFI #2
7	7/29/16	REV'D ELEC. RM ACCESS & INTERIOR WALLS
8	8/25/16	ISSUED FOR CONSTRUCTION
9	8/23/17	ASI-9
10	10/3/17	REVISED FENCE

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE, PORTLAND, ME 04102
TEL: 207.781.5242 FAX: 207.781.4295

STATE OF MAINE THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER

10/3/17

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

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

LUMINATO CONDOMINIUMS
167 NEWBURY STREET, PORTLAND, MAINE

SITE PLAN

C1.2

MAP/LOT 28 / 1 / 4, 6, 9 & 10