CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

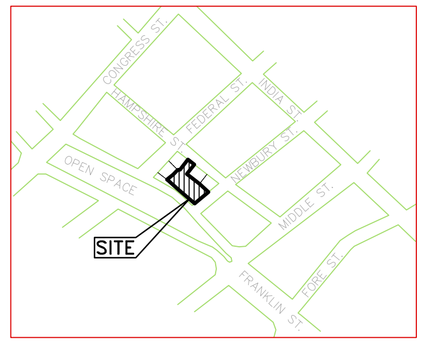
1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY 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 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.
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 MULTI–FAMILY HOUSING CONDOMINIUMS, TIME–SHARE UNITS AND APARTMENTS."

WAIVERS

1. THE PLANNING BOARD FOUND, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT FUTURE NON–COMPLIANCE WITH THE TECHNICAL MANUAL MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.7.2.3) WHICH REQUIRES A MINIMUM DRIVEWAY WIDTH (TWO–WAY), THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.7.2.3) TO ALLOW THE DRIVEWAY AND ACCESS EASEMENT WIDTH OF 18'.
2. THE PLANNING BOARD FOUND THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES IN THE RIGHT–OF–WAY. THE PLANNING BOARD WAIVES THE SITE PLAN STANDARD (SECTION 14–256) (B) (iii) REQUIRING ONE STREET TREE PER UNIT FOR MULTI–FAMILY DEVELOPMENT AND CONCLUDES THAT THE APPLICANT SHALL CONTRIBUTE $2,400 TO PORTLAND'S TREE FUND FOR 12 TREES.

SURVEY GENERAL NOTES AND PLAN REFERENCES

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH STATE PLANE 2 ZONE 1802 WEST.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM REBECO, LLC TO LUMINATO CONDOMINIUM, LLC DATED DECEMBER 29. 2016 AND RECORDED IN DEED BOOK 32835, PAGE 23 AND IN THE DEED FROM M&D FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   - a. HAMPSHIRE STREET RECONSTRUCTION BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SHEET NUMBER 3 OF 16, DATED NOVEMBER 16, 2001.
   - b. PLAN OF REVALUATION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 5, PAGE 28.
   - c. VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND.
   - d. PLAN OF C.W. DENSMORE HOMESTEAD, DATED OCTOBER 1909 ANDRECORDED IN PLAN BOOK 11, PAGE 16.
5. THE PARCELS SURVEYED PRIOR TO THEIR MERGER CAN BE IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28. BLOCK I. PARCELS 6, 9 AND 10.
6. THE PARCEL SURVEYED IS LOCATED IN THE URBAN TRANSITIONAL ZONE OF THE FORM BASED CODE
7. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS
   - a. HAMPSHIRE STREET IS 40' AND FROM MISCELLANEOUS CITY PLANS.
   - b. NEWBURY STREET IS 50' AND FROM MISCELLANEOUS CITY PLANS.
   - c. FEDERAL STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
8. ELEVATIONS ARE BASED ON CITY DATUM. SEE SURVEY PLAN FOR TBM DESCRIPTION.
9. 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.
10. THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTERIAL.
11. THE CERTIFICATION SHOWN HEREON (PLS STAMP) BY NORTHEAST CIVIL SOLUTIONS IS ASSOCIATED ONLY WITH THE BOUNDARY & TOPOGRAPHIC SURVEY COMPONENTS OF THIS PLAN. SEE THE ORIGINAL PLAN DATED MAY 5, 2011 REVISED 4/04/2016. ALL OTHER ASPECTS OF THIS PROJECT/SUBDIVISION ARE THE RESULT OF WORK PERFORMED BY PINKHAM & GREER.



LOCATION PLAN SCALE: 1"=400'

SNOW CLEARANCE NOTES

1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. ANY SNOW THAT CANNOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOWSTORM.
3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES.
5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
6. THE CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- BUILDING
- CURB
- CONTOURS
- REBAR FOUND
- IRON PIPE FOUND
- CHAINLINK FENCE
- GUARDRAIL
- GRANITE SLABS ON SLOPE
- TREE

PROPOSED

- ACCESS EASEMENT
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BUILDING
- BUILDING ENTRY/EGRESS
- BUILDING OVERHEAD DOOR
- ACCESS EASEMENT
- FOOTING LICENSE
- ROOF OVERHANG LICENSE
- STAIR & LANDING LICENSE
- SNOW STORAGE AREA
- REBAR WITH CAP TO BE SET UNDER SEPARATE CONTRACT

SUBDIVISION CONDITIONS OF APPROVAL

1. THE APPLICANT SHALL SUBMIT A FINAL SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY
2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL
3. 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
4. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST–CONSTRUCTION STORMWATER 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 AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM AND GREEN ROOF AS DESCRIBED IN 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
5. THE APPLICANT SHALL OBTAIN LEVEL II SITE PLAN APPROVAL
6. THE APPLICANT SHALL PROVIDE DRAFTS OF ALL NECESSARY EASEMENTS, INCLUDING BUT NOT LIMITED TO:
   - a. TEMPORARY CONSTRUCTION EASEMENT FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC
   - b. 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
   - c. LICENSE FROM THE CITY OF PORTLAND TO LUMINATO CONDOMINIUM, LLC FOR ROOF OVERHANG ON NEWBURY STREET RIGHT–OF–WAY
   - d. ACCESS AND PARKING EASEMENT FROM 167 NEWBURY STREET TO 100 FEDERAL STREET
   - e. ACCESS EASEMENT 100 FEDERAL STREET TO 167 NEWBURY STREET

INCLUSIONARY ZONING CONDITIONS OF APPROVAL

1. PROVIDED THE APPLICANT AND THE CITY ENTER INTO AN AFFORDABLE HOUSING AGREEMENT (AHA) BEFORE A BUILDING PERMIT MAY BE ISSUED.
2. 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 DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED.

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, AND IN THE DEED FROM M&D FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE
2. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

   ENGINEER: PINKHAM & GREER CIVIL
3. ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE 04103.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. TOPOGRAPHIC & BOUNDARY: NORTHEAST CIVIL SOLUTIONS, INC., 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074.

   UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION
6. STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (HIB). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
7. TAX MAP REFERENCE: MAP 28 / BLOCK I / LOT 6, 9 & 10.
8. TOTAL PARCEL = 0.24 acres

   UNITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM NEWBURY
9. 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
10. FEDERAL STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
11. CALL DIG–SAFE PRIOR TO COMMENCING WORK, 1–800–DIG–SAFE.
12. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
13. PROPOSED PARKING SPACES: 26 INDOOR SPACES.
14. THE SUBJECT PARCEL SHOWN AS LUMINATO CONDOMINIUMS IS SUBJECT TO A CITY OF PORTLAND LEVEL II SITE PLAN AND SUBDIVISION PERMIT.
15. 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,
16. COMMUNITY PANEL 230051 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
17. 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.

ZONE INFORMATION

IS–FBC INDIA STREET FORM–BASED CODE,
ABUTTING ZONES:
UT – URBAN TRANSITIONAL SUBDISTRICT
UN – URBAN NEIGHBORHOOD SUBDISTRICT

PERMITTED USE: MULTI–FAMILY DWELLING

PARKING INFORMATION

OFF STREET PARKING	21 SPACES– REQUIRED BY ZONING
BIKE RACKS	EXTERIOR: 2 INTERIOR: 16

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.

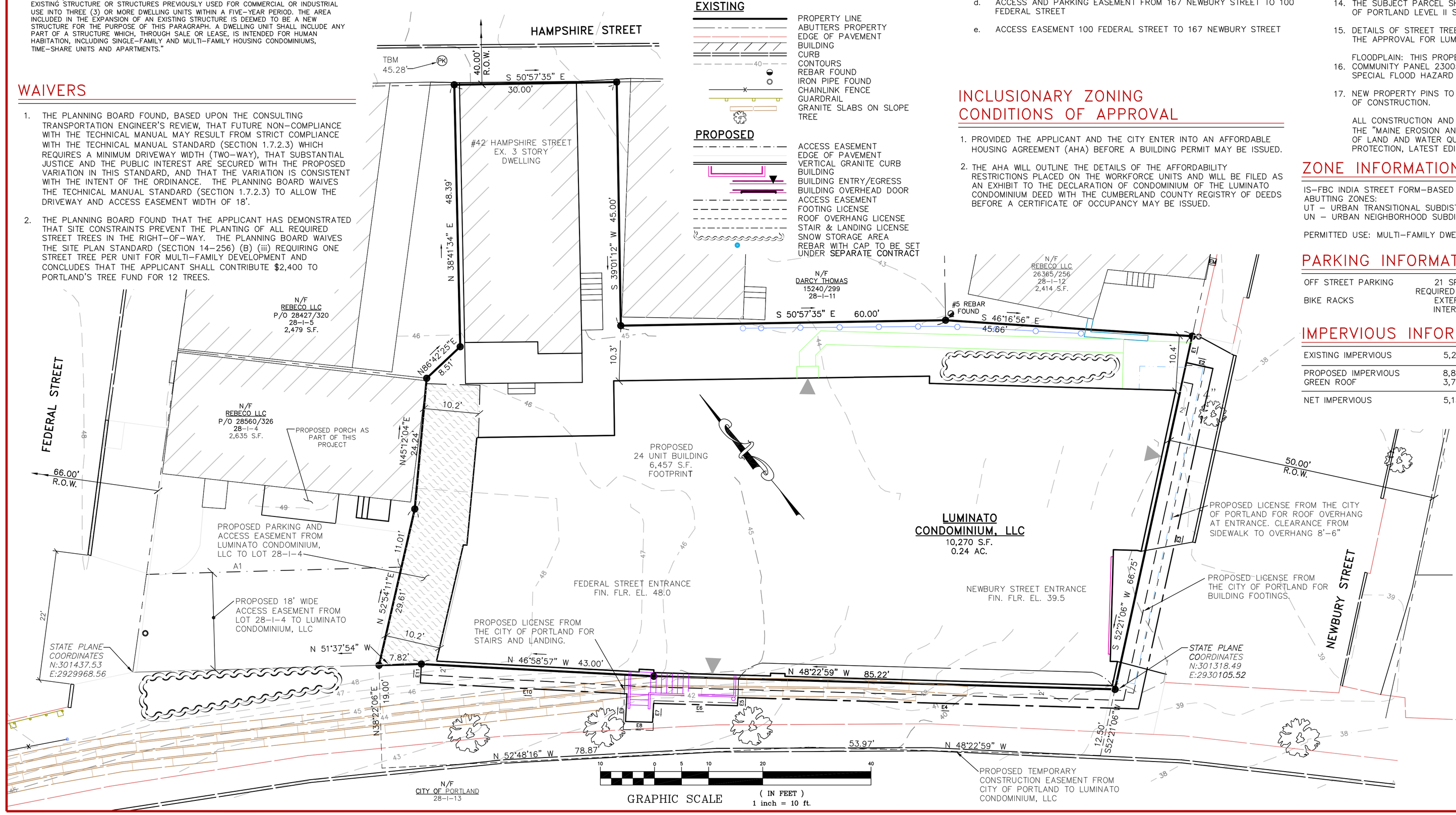
ACCESS EASEMENT

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 ENCOMPASSING 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	64.36'
E4	N 48°22'59" W	74.00'
E5	S 43°01'03" W	1.50'
E6	N 48°22'59" W	15.50'
E7	S 43°01'03" W	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'

THIS PROJECT INCLUDES THE EXISTING 3–UNIT BUILDING AT #42 HAMPSHIRE STREET AND THE PROPOSED 24–UNIT BUILDING AT 167 NEWBURY STREET.



AMENDMENT NOTE

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

APPROVAL – CITY OF PORTLAND

PLANNING DIVISION DIRECTOR

DATE

PINKHAM & GREER CIVIL ENGINEERS
28 VANNAH AVE, PORTLAND, ME 04103
TEL 207.781.5242 FAX 207.781.4243

STATE OF MAINE TROY E McDONALD 6080 PROFESSIONAL LAND SURVEYOR

8/21/2019

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 BDY 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

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:

LUMINATO CONDOMINIUMS
169 NEWBURY STREET, PORTLAND, MAINE

SUBDIVISION RECORDING PLAT

C1.1

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