GENERAL NOTES

- OWNER/DEVELOPER: 415 CA, LLC., 25 EDGEHILL RD, BROOKLINE, MA. Ø2445, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BK 34152, PG 38, DATED JULY 12, 2017.
- 2. ENGINEER: WALSH ENGINEERING ASSOCIATES, INC., 28 YANNAH AVEUNE, PORTLAND, MAINE, Ø41Ø3.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE Ø41Ø1.
- 4. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY: DOWNEAST SURVEYING & DEVELOPMENT, P.O. BOX 6234, CHINA VILLAGE, MAINE Ø4926, TITLED "415 CUMBERLAND, LLC SUBDIVISION PLAT", DATED 12/14/17.
- 5. UTILITY INFORMATION TAKEN FROM PLAN BY: ACORN ENGINEERING, INC., TITLED "UTILITY PLAN", DATED 10/12/16.
- 6. ZONE: B3C, BUSINESS ZONE PROPOSED USE: GENERAL BUSINESS & PROFESSIONAL OFFICES, PERSONAL SERVICES, TRADESMAN OFFICES
- 1. TAX MAP REFERENCE: MAP Ø36 LOT GØ33ØØ1
- 8. TOTAL PARCEL = 0.14 ACRES
- 9. WAIVERS: SEE SUBDIVISION RECORDING PLAT, SHEET 2 OF 2 (CI.1) FOR LIST OF WAIVERS.
- 10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- 11. UNITS TO BE SERVICED BY EXISTING PUBLIC WATER, SEWER, AND GAS FROM CUMBERLAND OR FOREST AVENUES.
- 12. POWER, TELEPHONE AND CABLE SERVICES ARE UNDERGROUND FROM CUMBERLAND OR FOREST AVENUES.
- 13. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- 14. THE SUBJECT PARCEL KNOWN AS 415 CUMBERLAND AVENUE IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- 15. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 415 CUMBERLAND AVENUE SITE PLAN. TWO TREES ARE PLANNED.
- 16. 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.
- 17. SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON SHEET CI.I UNDER SNOW CLEARANCE NOTES.
- 18. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION. ANY MONUMENTATION DAMAGED BY CONSTRUCTION IS TO BE REPLACED.
- 19. 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 2016.
- 20. THE FIRST FLOOR RE-USE SPACE IS TO REMAIN AS COMMERCIAL USE.
- 21. PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) BICYCLES BELOW THE EXISTING FIRE ESCAPE.

SURVEY NOTES

- BRICK POINTS ENCROACH ON LOT INDICATED AS MAP/LOT 36-G-32 BY LESS THAN 2 INCHES.
- 2. COORDINATE SYSTEM IS STATE PLANE COORDINATES, WEST ZONE.
- 3. VERTICAL DATUM IS USGS 1929.
- 4. UTILITIES SHOWN AS EXISTING.
- 5. THE EASEMENTS AS NOTED ARE FOR THE YMCA (1212-215) TO USE PART OF THIS PARCEL TO BUILD AND MAINTAIN A CONCRETE EXTERIOR EGRESS WITH ACCESS TO FOREST AVENUE.
- 6. IN BOOK 1212 PAGE 217 THE YMCA GRANTS THIS PARCEL USE OF THE PARCEL BELONGING TO THE YMCA BETWEEN THE STRUCTURES SUBJECT TO THE STAIRS AND EGRESS TO FOREST AVENUE.

CITY OF PORTLAND 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.
- 1. 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."

CITY OF PORTLAND CONDITIONS OF APPROVAL

1. 415 CA, LLC.

SNOW CLEARANCE NOTES

- SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
- 2. SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE
- 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 OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

ZONE INFORMATION

ZONE: B3C, DOWNTOWN BUSINESS PERMITTED USE: RESIDENTIAL, BUSINESS & PROFESSIONAL OFFICES, PERSONAL SERVICES, TRADESMAN OFFICES

PROPOSED

		TOTAL
SPACE STANDARDS	REQUIRED	SUBDIVISION
MINIMUM LOT SIZE	NONE	6,098 SQ. FT.
MINIMUM STREET FRONTAGE	IS FEET	121.90 FEET
MAXIMUM SETBACK	5 FEET	Ø FEET
MINIMUM YARD	NONE	Ø FEET
MINIMUM LOT WIDTH	NONE	121.90 FEET
MAXIMUM LOT COVERAGE (BUILDINGS)	100%	81%
MINIMUM BUILDING HEIGHT	35 FEET	EX. NO CHANGI
MAXIMUM BUILDING HEIGHT	40 FEET	EX. NO CHANGI

PARKING INFORMATION

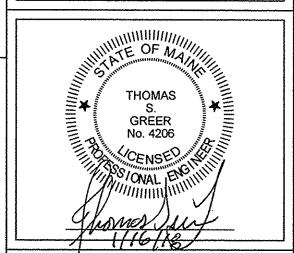
EXISTING VEHICLE SPACES:			
FIRST 3 UNITS: REMAINING UNITS, I PER UNIT:	Ø 4		
TOTAL VEHICLE SPACES REQUIRED:	4		
TOTAL PROVIDED:	6		
BIKE SPACES REQUIRED: 2 BIKE SPACES PER 5 DWELLING UNITS (7/2.5):	a		
PROVIDED			

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS 5,762 SQ. FT. 25 SQ. FT. PROPOSED IMPERVIOUS NET IMPERVIOUS 5,787 SQ. FT. ENGINEERING ASSOCIATES, INC

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CUMBERLAND

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SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD SHEET 2 OF 2

DATE

Rev. Date Description SUBDIVISION RECORDING PLAT

17164 Sheet No.: 1/16/18 AS SHOWN 125 Drawn:

Checked: 36

WAIVERS

1. NONE REQUESTED