

GENERAL NOTES

- OWNER/DEVELOPER: 415 CA, LLC, 25 EDGEHILL RD, BROOKLINE, MA 02445, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, BK 34152, PG 38, DATED JULY 12, 2011.
- ENGINEER: WALSH ENGINEERING ASSOCIATES, INC., 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY: DOWNEAST SURVEYING & DEVELOPMENT, P.O. BOX 6234, CHINA VILLAGE, MAINE 04926, TITLED "415 CUMBERLAND, LLC SUBDIVISION FLAT", DATED 12/14/11.
- UTILITY INFORMATION TAKEN FROM PLAN BY: ACORN ENGINEERING, INC., TITLED "UTILITY PLAN", DATED 10/12/16, PORTLAND WATER DISTRICT RECORDS AND CITY OF PORTLAND ENGINEERING DEPART RECORDS.
- ZONE: B3C, DOWNTOWN BUSINESS ZONE
PROPOSED USE: GENERAL BUSINESS & PROFESSIONAL OFFICES, PERSONAL SERVICES, TRADESMAN OFFICES, RESIDENTIAL
- TAX MAP REFERENCE: MAP 036 LOT G033001
- TOTAL PARCEL = 0.14 ACRES
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- UNITS TO BE SERVICED BY EXISTING PUBLIC WATER, SEWER, AND GAS FROM CUMBERLAND OR FOREST AVENUES.
- POWER, TELEPHONE AND CABLE SERVICES ARE UNDERGROUND FROM FOREST AVENUE.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- THE SUBJECT PARCEL KNOWN AS 415 CUMBERLAND AVENUE IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE SITE PLAN AS PART OF THE APPROVAL FOR 415 CUMBERLAND AVENUE SITE PLAN. TWO STREET TREES ARE PLANNED.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 B, EFFECTIVE DATE JULY 11, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER SNOW CLEARANCE NOTES.
- NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION AS REQUIRED. ANY MONUMENTATION DAMAGED BY CONSTRUCTION IS TO BE REPLACED.
- 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.
- THE FIRST FLOOR RE-USE SPACE IS TO REMAIN AS COMMERCIAL USE.
- PROJECT PROPOSES TO LOCATE OUTDOOR STORAGE FOR FOUR (4) BICYCLES ON THE SOUTH SIDE OF THE BUILDING.

CITY OF PORTLAND SITE PLAN 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 OVERHEAD.
- 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.
- 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 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.

WAIVERS

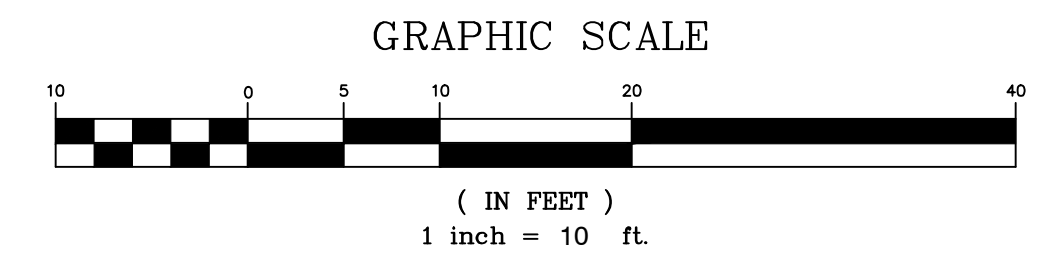
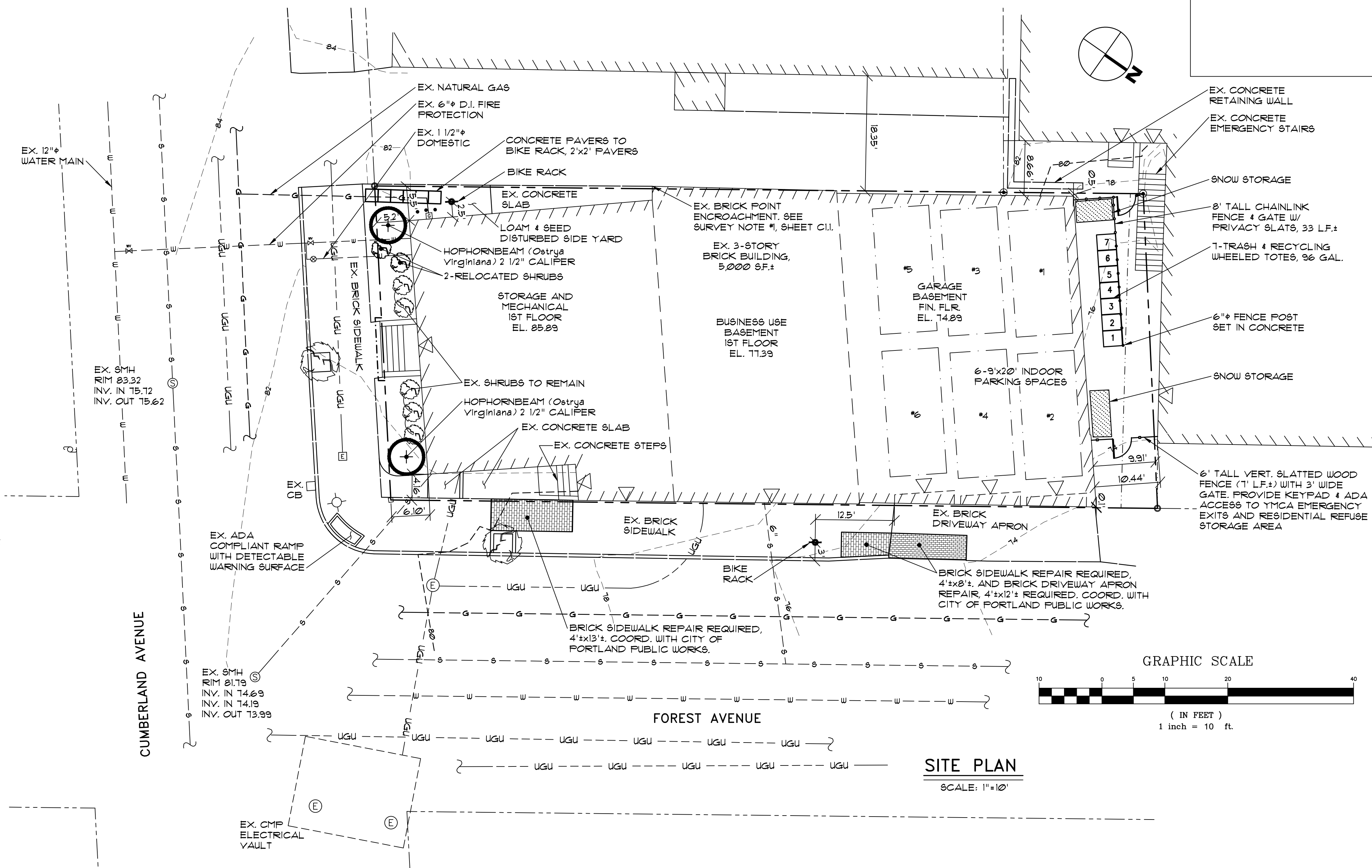
1. NONE REQUESTED

PROJECT DRAWING LIST

C10	SUBDIVISION RECORDING FLAT SHEET 1 OF 2
C11	SUBDIVISION RECORDING FLAT SHEET 2 OF 2
C13	DEMOLITION PLAN & SITE DETAILS SURVEY PLAN
A101	FLOOR PLANS
A201	ELEVATIONS OF COMMERCIAL AREAS

IMPERVIOUS INFORMATION

EXISTING IMPERVIOUS	5,762 SQ. FT.
PROPOSED IMPERVIOUS	24 SQ. FT.
NET IMPERVIOUS	5,786 SQ. FT.



SITE PLAN
SCALE: 1"=10'

ZONE INFORMATION

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

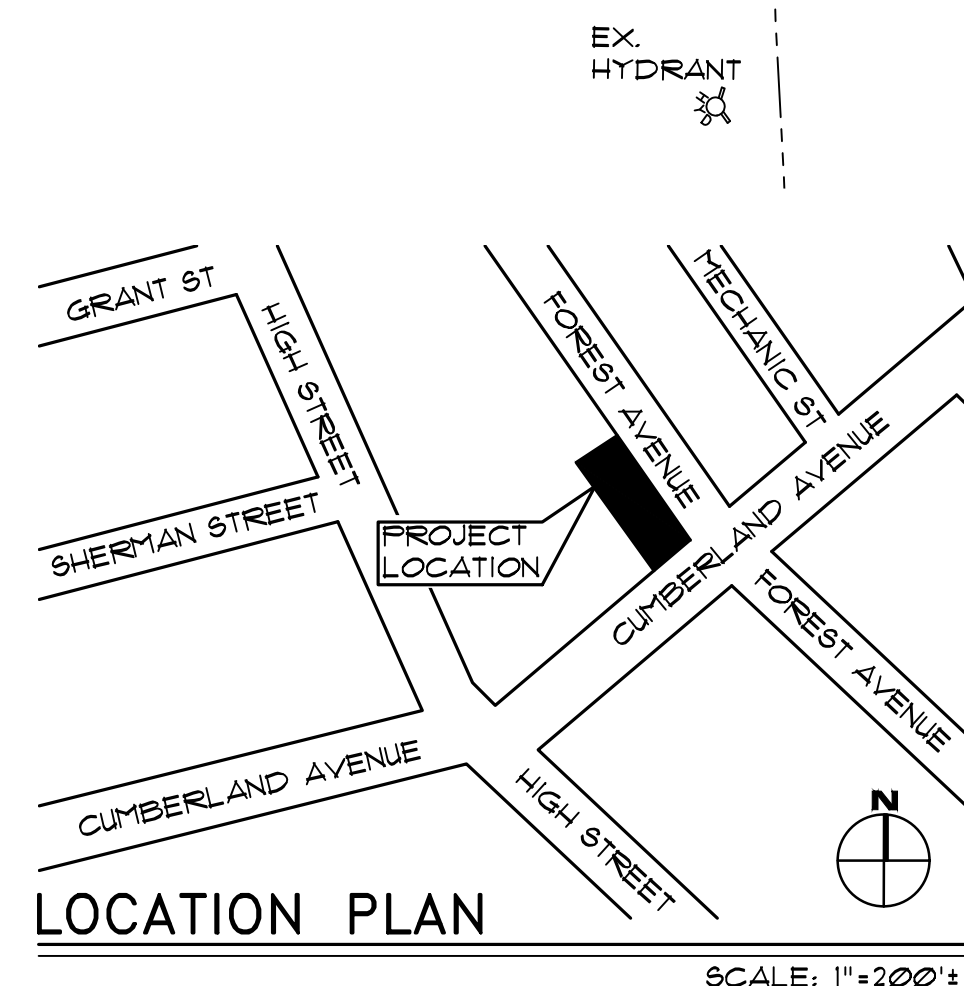
SPACE STANDARDS	REQUIRED	PROPOSED	TOTAL SUBDIVISION
MINIMUM LOT SIZE	NONE	6,038 SQ. FT.	
MINIMUM STREET FRONTAGE	15 FEET		
MAXIMUM SETBACK	5 FEET	0 FEET	
MINIMUM YARD	NONE	0 FEET	
MINIMUM LOT WIDTH	NONE	121.30 FEET	
MAXIMUM LOT COVERAGE (BUILDINGS)	100%	81%	
MINIMUM BUILDING HEIGHT	35 FEET	EX. NO CHANGE	
MAXIMUM BUILDING HEIGHT	40 FEET	EX. NO CHANGE	

PARKING INFORMATION

EXISTING VEHICLE SPACES:	6
8 UNITS PROPOSED:	
FIRST 3 UNITS:	0
REMAINING UNITS, 1 PER UNIT:	5
TOTAL VEHICLE SPACES REQUIRED:	5
TOTAL PROVIDED:	6
BIKE SPACES REQUIRED:	
2 BIKE SPACES PER 5 DWELLING UNITS	3.2
8 UNITS PROPOSED = 8/2.5:	
PROVIDED	4

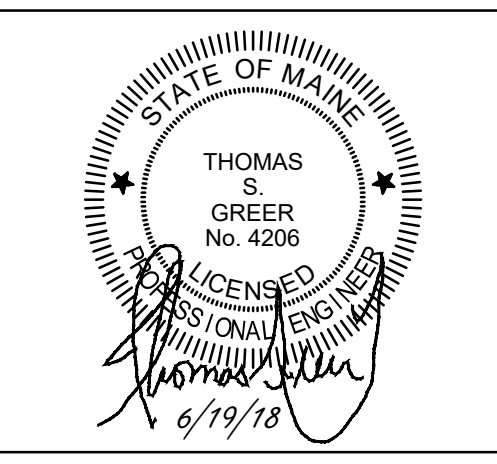
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	BICYCLE RACK
ABUTTER'S PROPERTY EASEMENT	WOOD FENCE
EDGE OF PAVEMENT CURB	CHAINLINK FENCE
CONTOURS	FENCE GATE
BUILDING	STREET TREE
GAS LINE	DUMPSTERS
SANITARY SEWER	CONCRETE PAVERS
UNDERGROUND UTILITY	SNOW STORAGE
WATER LINE	BRICK SIDEWALK REPAIR
ELECTRIC PULLBOX	BRICK DRIVEWAY REPAIR
ELECTRIC MANHOLE	
SEWER MANHOLE	
GAS METER	
UTILITY POLE	
GAS LINE SUPPORT	
GATE VALVE	
HYDRANT	
MONUMENT	
MAGNETIC SPIKE	
STEEL PIN	
SHRUB	
BOLLARD	



LOCATION PLAN
SCALE: 1"=200'

WALSH
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415 CUMBERLAND AVENUE
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PORTLAND, MAINE

415 CA, LLC
25 EDGEHILL ROAD
BROOKLINE, MA 02445

Rev.	Date	Description	Drawn	Check
1	3/20/18	REV'D PER PRELIM CITY REVIEW	JDC	TSG
2	4/7/18	REV'D PER CITY REVIEW	JDC	TSG
3	4/9/18	REV'D NUMBER OF UNITS	JDC	TSG

Sheet Title:
SITE PLAN

Job No.: 17164 Sheet No.:
Date: 1/16/18
Scale: AS SHOWN
Drawn: RJS
Checked: TSG

C1.2

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