

**GENERAL NOTES:**

- SITE AREA: 18,011 SF OR 0.41 ACRES
- APPLICANT: AVESTA 409 CUMBERLAND LP  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101
- OWNER: PINE TREE HOUSING AGENCY  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101
- ZONING DISTRICT: R-6 RESIDENTIAL DISTRICT+ B-3 DOWNTOWN BUSINESS DISTRICT
- PARCEL IS SHOWN AS LOTS 18 + 19 BLOCK H ON CITY OF PORTLAND ASSESSORS MAP 36.
- DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27418, PAGE 125.
- SPACE AND BULK STANDARDS:  
MINIMUM LOT SIZE: 4,500  
MINIMUM STREET FRONTAGE: 40 FEET  
FRONT YARD SETBACK: 10 FEET  
REAR YARD SETBACK: 20 FEET  
SIDE YARD SETBACK: N/A  
MAXIMUM LOT COVERAGE: 40%  
MINIMUM LOT WIDTH: 78 FEET  
MAXIMUM HEIGHT OF STRUCTURES: 50 FEET  
MAXIMUM RESIDENTIAL DENSITY: 1.200 SF/JUNT  
STREET WALL BUILD-TO LINE: 45 FEET  
MINIMUM BUILDING HEIGHT: 35 FEET
- EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED 'ALTA/AGSM LAND TITLE SURVEY, 69 +71 FOREST AVENUE' PREPARED BY OWEN HASKELL, INC. DATED MARCH 8, 2013.
- ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM. BENCHMARK IS THE TOP OF A GRANITE MONUMENT 'M' AT THE WESTERLY CORNER OF FOREST AVENUE AND CUMBERLAND AVENUE. ELEVATION 80.57' BASED ON CITY DATUM NOV 1924.
- PROPOSED DWELLING UNITS: 57 APARTMENT UNITS
- OFF-STREET PARKING REQUIREMENTS:  
REQUIRED: 57 SPECIAL DWELLING UNIT  
57 PARKING SPACES  
PROPOSED: 18 VEHICLE PARKING SPACES +  
3 MOTOR SCOOTER SPACES  
(INCLUDING 2 HANDICAP ACCESSIBLE SPACES)
- BICYCLE PARKING:  
REQUIRED: 2 SPACES/5 DWELLING UNITS  
23 SPACES /57 NEW DWELLING UNITS)  
24 SPACES (16 INTERIOR)
- EXISTING IMPERVIOUS: 18,008 SF (100% OF SITE)  
PROPOSED IMPERVIOUS: 14,507 +/- SF (81% OF SITE)
- FLOOR AREA CALCULATIONS  
BASEMENT/PARKING: 8,419 SF  
FIRST FLOOR: 10,877 SF  
SECOND FLOOR: 10,877 SF  
THIRD FLOOR: 10,877 SF  
FOURTH FLOOR: 10,877 SF  
TOTAL: 51,926 SF
- ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER. IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, ALL WORK AREAS SHALL BE DELINEATED CLEARLY AND FENCED AS APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO REGULATE TRAFFIC IN THE BEAR OF THE SITE, AND SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO AND FROM PUBLIC AND PRIVATE PROPERTIES AND RIGHTS OF WAY DURING CONSTRUCTION.
- CONSTRUCTION OF PROPOSED ROOFTOP GARDEN COMPONENTS INCLUDING EXTENDING BOTH STAIRS AND ELEVATOR TO THE ROOF LEVEL. CONSTRUCTION OF GREENHOUSE, GARDEN SHED, PLANTER BEDS, ROOF WALK WAYS, GUARDRAILS AND OTHER ASSOCIATED ROOFTOP GARDEN COMPONENTS IS CONTINGENT ON SECURING THE ADDITIONAL FINANCING REQUIRED FOR THESE COMPONENTS AND NEED NOT BE BUILT AS INDICATED.

REQUIRED R-6 ZONE	PROPOSED R-6 ZONE	REQUIRED B-3 ZONE	PROPOSED B-3 ZONE
4,500	SEE B-3	NONE	18,011 SF
40 FEET	SEE B-3	15 FEET	100 FEET
10 FEET	SEE B-3	NONE	-
20 FEET	N/A	NONE	-
10 FEET	N/A	NONE	812
40%	N/A	NONE	100 FEET
78 FEET	N/A	NONE	60.5 FEET
50 FEET	N/A	WITHIN 5 FEET	30 FEET
45 FEET	N/A	35 FEET	47 FEET

**PLAN REFERENCES**

- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND TELEPHONE + TELEGRAPH CO. DATED JUNE 30, 1970. REVISED
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NEW ENGLAND SEPT. 14, 1971 BY H.L. + E.C. JORDAN. TELEPHONE + TELEGRAPH CO. DATED JUNE 30, 1970 BY H.L. +
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THOMAS F. AND E.C. JORDAN.
- 'MECHANIC STREET RECONSTRUCTION AS-BUILT 1991'. CITY ENGINEERING MARY W. MOSER. STANDARD BOUNDARY SURVEY. DATED 8 AUG. 1986 BY H.L. + E.C. JORDAN.
- PORTLAND WATER DISTRICT-PORTLAND SEWER SYSTEM INFILTRATION- DEPT. DWG. 9421/6.
- THE GATEWAY, A CONDOMINIUM ON HIGH STREET, PORTLAND, MAINE INFLOW ANALYSIS 1981 BY HUNTER-BALLEW ASSOCIATES, MADE FOR GARAGE ASSOCIATES OF PORTLAND DATED JULY 14, 1986 BY OWEN HASKELL, INC.
- 'BOUNDARY + TOPOGRAPHIC SURVEY ON FOREST AVE., CUMBERLAND AVE. + MECHANIC ST., PORTLAND, MAINE MADE FOR WATERVIEW DEVELOPMENT LLC'. DEC. 3, 2003 BY OWEN HASKELL, INC. LAST REVISED JUNE 1, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 384.

**NOTES**

- OWNER OF RECORD: PINE TREE HOUSING AGENCY, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 27418 PAGE 125.
- PARCEL IS SHOWN AS LOTS 18 + 19 BLOCK H ON CITY OF PORTLAND ASSESSORS MAP 36.
- BEARINGS ARE BASED ON THE CITY CONTROL POINTS, BEARING FROM 1757-34-112 TO L757-34-111 IS N 61°07'31" E.
- THE PROJECT BENCH MARK IS TOP OF GRANITE 'M' MONUMENT AT THE WESTERLY CORNER OF FOREST AVENUE AND CUMBERLAND AVENUE WITH AN ELEVATION OF 80.57' BASED ON CITY DATUM NOV 1924.
- NO WETLAND DELINEATION WAS OBSERVED.
- THE SURVEYED PREMISES ARE LOCATED IN FLOOD ZONE C AREAS OF MINIMAL FLOODING AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 23005 0013 B. EFFECTIVE DATE: JULY 17, 1986.

**OWNERS:**  
PINE TREE HOUSING  
307 Cumberland Avenue  
Portland, Maine 04101

**Applicant:**  
**AVESTA**  
A COMMERCIAL REAL ESTATE COMPANY  
307 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
Tel: (207) 552-7777  
Fax: (207) 552-7778

**Prepared By:**  
**Mitchell & Associates**  
LANDSCAPE ARCHITECTS  
70 Canal Street  
Portland, Maine 04101  
Tel: (207) 774-4427  
Fax: (207) 874-2480

**CWS ARCHITECTS**  
20 CUMBERLAND AVENUE  
PORTLAND, MAINE 04101  
Tel: (207) 774-4444  
Fax: (207) 774-4444

**409 CUMBERLAND**

**409 Cumberland Avenue**  
Portland, Maine

**Date:** JUNE 18, 2013

**Issued For:** SITE PLAN AND SUBDIVISION PLAN REVIEW

**Revisions:**

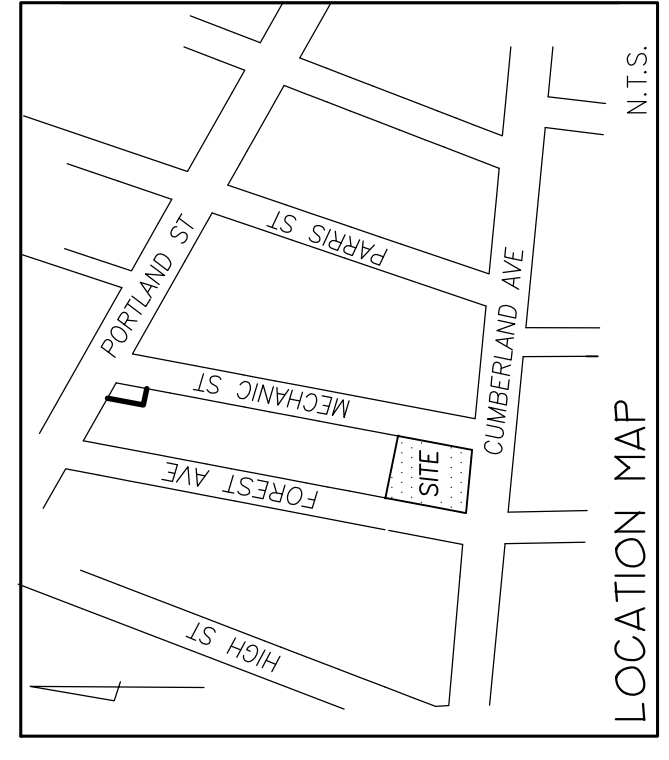
**Title:** SUBDIVISION PLAT PLAN

Reproduction or reuse of this document without the express written permission of Mitchell & Associates is prohibited.

**Scale:** 1"=80'

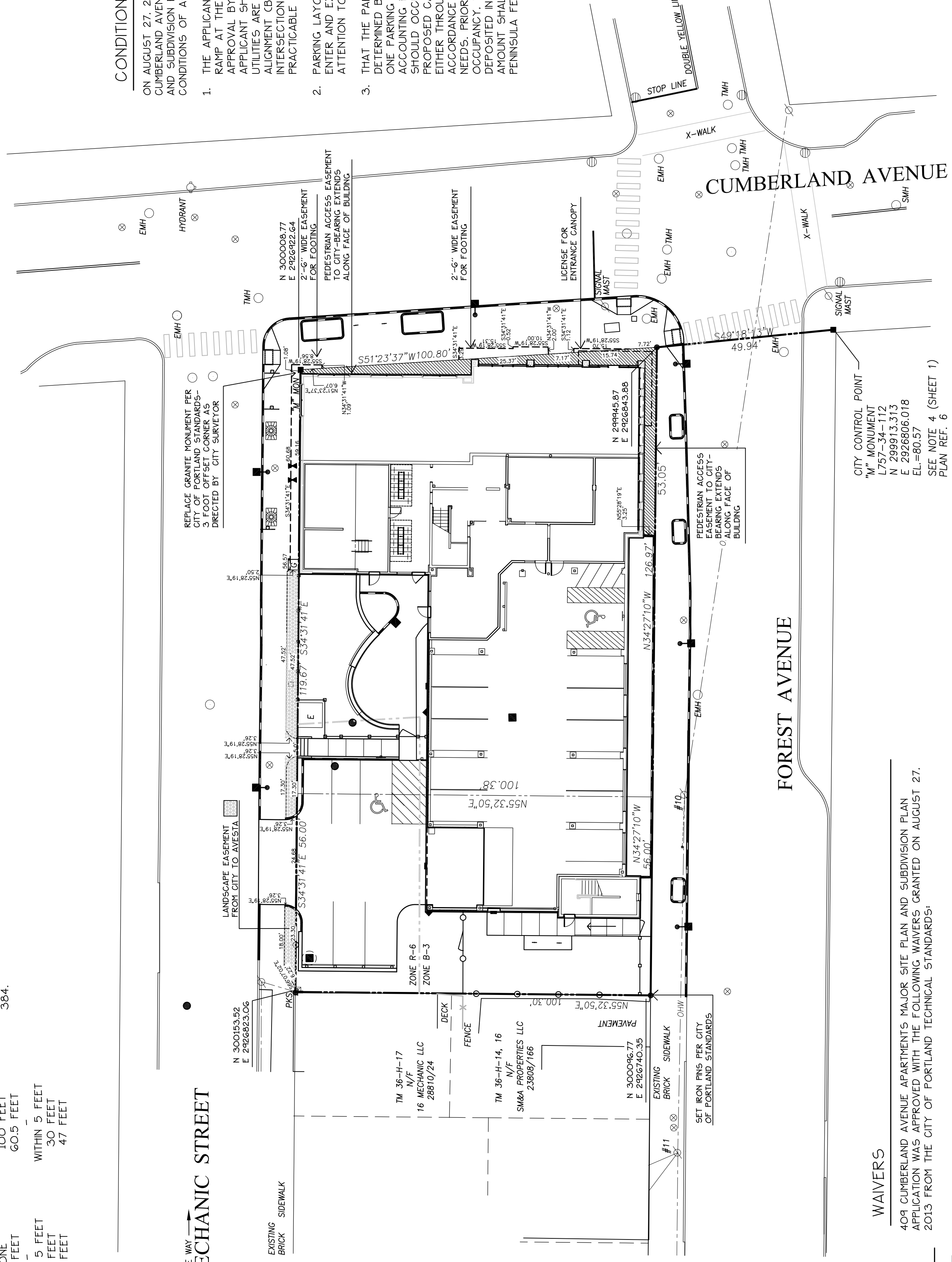
**North:**

**Sheet No.:** 2



**CONDITIONS OF APPROVAL**

- ON AUGUST 27 2013, THE PORTLAND PLANNING BOARD APPROVED 409 CUMBERLAND APARTMENTS' SITE PLAN AND SUBDIVISION PLAN AND SUBDIVISION PLAN SUBJECT TO THE CITY OF PORTLAND STANDARD CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS:
- THE APPLICANT SHALL SUBMIT PLANS FOR A REVISED SIDEWALK RAMP AT THE MECHANIC STREET INTERSECTION FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC SERVICES. THE APPLICANT SHALL PROVIDE SPECIFIC INFORMATION ON WHAT UTILITIES ARE IMPACTED FOR PERPENDICULAR CROSSWALK ALIGNMENT (GOTH CROSSWALKS) AT THE FOREST AVENUE INTERSECTION FOR REVIEW BY THE CITY IN ASSESSING THE MOST PRACTICABLE OPTION.
  - PARKING LAYOUT SHOULD BE REVISED SUCH THAT VEHICLES CAN ENTER AND EXIT THE SITE FRONT FIRST WITH PARTICULAR ATTENTION TO THE ADA SPACE INSIDE THE GARAGE.
  - THAT THE PARKING REQUIRED FOR THE DEVELOPMENT HAS BEEN DETERMINED BY THE PLANNING BOARD TO BE FORTY (40) SPACES. ONE PARKING SPACE ON-SITE SHALL REMAIN A GARSHARE SPACE ACCOUNTING FOR EIGHT (8) PARKING SPACES. IF A SHORTFALL SHOULD OCCUR DUE TO CHANGED CIRCUMSTANCES AROUND THE PROPOSED GARSHARE PARKING SPACE, IT SHALL BE ADDRESSED EITHER THROUGH A FEE-IN-LIEU OR OFF-SITE PARKING LEASES IN ACCORDANCE WITH THE ORDINANCE. DEFERRING TO THE BOARD OF OCCUPANCY, THE APPLICANT SHALL POST A BOND TO BE DEPOSITED IN THE SUSTAINABLE TRANSPORTATION FUND, BOND AMOUNT SHALL BE DETERMINED ACCORDING TO SEC.14-345. PENNSULIA FEE-IN-LIEU OF PARKING GUIDELINES.



**Approved: Portland Planning Board**

Date: \_\_\_\_\_

Chair, \_\_\_\_\_

Board Members, \_\_\_\_\_

**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS OF PRACTICE.

JOHN W. SWAN, PLS NO. 1038

DATE \_\_\_\_\_

**WAIVERS**

409 CUMBERLAND AVENUE APARTMENTS' MAJOR SITE PLAN AND SUBDIVISION PLAN APPLICATION WAS APPROVED BY THE PLANNING BOARD, GRANTED ON AUGUST 27, 2013 FROM THE CITY OF PORTLAND TECHNICAL STANDARDS:

- SECTION 14-526 (B)(2)(C)(D) STREET TREES. WAIVER IS GRANTED TO WAIVE RAISED GRANITE TREE WELLS TO ACCOMMODATE PROPOSED STREET TREES. THE COST OF WHICH SHALL BE CREDITED TOWARDS THE FEE OWED FOR THE REMAINING FORTY-SEVEN (47) TREES.
- SECTION 14-526 (C3) REQUIREMENT TO PROVIDE PUBLIC TRANSIT ACCESS.
- TECHNICAL DESIGN STANDARD SECTION 1, FIGURE 1-27 'STANDARD PARKING SPACES' TO REDUCE PARKING GARAGE ASLE WIDTH FROM TWENTY-FOUR (24) FEET TO TWENTY-TWO (22) FEET, TO HAVE MORE COMPACT PARKING SPACES THAN ALLOWED AND TO HAVE COMPACT SPACES LARGER THAN STANDARD.
- SECTION 14-220 B-3 DISTRICT DIMENSIONAL REQUIREMENTS FOR STREET WALL BUILT-TO-LINE WHICH REQUIRES NEW BUILDING CONSTRUCTION SHALL BE WITHIN FIVE (5) FEET OF THE PROPERTY LINE ON STREET FRONTAGE. THE BOARD SUPPORTED THE WAIVER FOR THE PROPOSED DEVELOPMENT WHICH WILL HAVE A THIRTY-SIX (36) FOOT SETBACK FOR A PORTION OF THE BUILDING FORTY-THREE (43) FEET ALONG MECHANIC STREET AND AN EIGHT (8) FOOT SETBACK FOR A PORTION OF THE BUILDING ALONG FOREST AVENUE FOR A LENGTH OF NINETEEN-FIVE (95) FEET.
- TECHNICAL DESIGN STANDARD SECTION 1, FIGURE 1-6E 'PREFERRED SIDEWALK RAMP AT INTERSECTION'. DUE TO EXISTING INFRASTRUCTURE CONDITIONS.

**LEGEND**

PROPERTY LINE	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
GRANITE MONUMENT	[Symbol]	[Symbol]	CURB	[Symbol]	GRANITE MONUMENT	[Symbol]	EXISTING	[Symbol]
IRON PIN	[Symbol]	[Symbol]	FENCE	[Symbol]	IRON PIN	[Symbol]	EXISTING	[Symbol]
PK NAIL	[Symbol]	[Symbol]	SIGN	[Symbol]	PK NAIL	[Symbol]	EXISTING	[Symbol]
CATCHBASIN	[Symbol]	[Symbol]	DECIDUOUS TREE	[Symbol]	CATCHBASIN	[Symbol]	EXISTING	[Symbol]
MANHOLE	[Symbol]	[Symbol]	EVERGREEN TREE	[Symbol]	MANHOLE	[Symbol]	EXISTING	[Symbol]
HYDRANT	[Symbol]	[Symbol]	PPE BOLLARD	[Symbol]	HYDRANT	[Symbol]	EXISTING	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]	BIKE HITCH	[Symbol]	UTILITY POLE	[Symbol]	EXISTING	[Symbol]
WATER VALVE	[Symbol]	[Symbol]	ZONE LINE	[Symbol]	WATER VALVE	[Symbol]	EXISTING	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]	WALL MOUNTED	[Symbol]	SANITARY SEWER	[Symbol]	EXISTING	[Symbol]
STORM DRAIN	[Symbol]	[Symbol]	LIGHT FIXTURE	[Symbol]	STORM DRAIN	[Symbol]	EXISTING	[Symbol]
WATER	[Symbol]	[Symbol]	SECURITY CAMERA	[Symbol]	WATER	[Symbol]	EXISTING	[Symbol]
TELEPHONE	[Symbol]	[Symbol]	OVERHEAD WIRES	[Symbol]	TELEPHONE	[Symbol]	EXISTING	[Symbol]
GAS	[Symbol]	[Symbol]	GPE CABLE LINES	[Symbol]	GAS	[Symbol]	EXISTING	[Symbol]