



- 1. CONSTRUCTION:**
- a. METHODS AND MATERIALS USED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO CURRENT CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
 - b. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS, IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC SERVICES DIVISION TECHNICAL STANDARDS AND GUIDELINES. FINAL AS-BUILT LOCATIONS OF CURBING AND TIP DOWNS SHALL BE COORDINATED WITH PUBLIC SERVICES DIVISION. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH UTILTY STANDARDS.
 - c. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. CONTRACTOR SHALL POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
 - d. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. APPLICANT, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
 - e. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION, MUST BE EMPLOYED TO REGULATE TRAFFIC.
 - f. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
 - g. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
 - h. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERTY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
 - i. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT SEWER DIVISION.
 - j. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OR STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK. THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
 - k. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - l. 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 ALTERATIONS TO OR DEVIATIONS 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 LOCATIONS AND SIZE OF BUILDINGS.
 - m. LANDSCAPING SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL, INCLUDING STREET TREES TO BE INSTALLED IN THE CITY RIGHT-OF-WAY AS SHOWN ON THE LANDSCAPING PLAN. STREET TREES SHALL BE A SPECIES IDENTIFIED ON THE CITY OF PORTLAND RECOMMENDED TREE LIST, UNLESS OTHERWISE APPROVED BY THE PORTLAND CITY ARBORIST OR HIS/HER DESIGNEE.
 - n. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.
 - o. THE CONTRACTOR OR APPLICANT IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC SERVICES INSPECTION DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. 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 AT ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR PRECONSTRUCTION MEETING.

- GENERAL NOTES:**
1. THIS IS THE SUBDIVISION PLAT FOR THE CREATION OF UP TO 63 DWELLING UNITS IN A NEW MIXED-USE CONDOMINIUM BUILDING TO BE CONSTRUCTED ON THE SUBJECT PROPERTY. THE APPROVAL OF THIS PLAT DOES NOT CREATE ANY SUBDIVISION OF THE LAND ON THE SUBJECT PROPERTY.
 2. APPLICANT INTENDS TO DEVELOP SUBJECT PROPERTY AS A CONDOMINIUM NAMED YORK STREET MIXED-USE DEVELOPMENT CONSISTING OF UP TO 63 RESIDENTIAL UNITS THAT ARE SUBJECT TO SUBDIVISION REGULATION, PLUS RETAIL AND RESTAURANT.
 3. THE SIGNATURES OF THE CITY OF PORTLAND PLANNING BOARD ON THIS SUBDIVISION PLAT CONSTITUTE SUBDIVISION APPROVAL FOR THE CREATION OF 63 RESIDENTIAL UNITS. THE NON-RESIDENTIAL UNITS ARE NOT SUBJECT TO SUBDIVISION REGULATION.
 4. THE RECORD OWNER OF THE SUBJECT PROPERTY IS THE APPLICANT, J.B. BROWN & SONS. DEEDS GRANTING THE SUBJECT PROPERTY TO THE APPLICANT ARE THE FOLLOWING: A DEED FROM XX.
 5. SUBJECT PROPERTY CONSISTS OF PARTIAL LOTS 21, 22 AND 26 ON THE CITY OF PORTLAND TAX MAP 40.
 6. TOTAL LAND AREA OF SUBJECT PROPERTY IS APPROXIMATELY 71,231 SQ FT.
 7. LAND BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY TITLED "NEW DIVISION OF LOTS ON HIGH, DANFORTH, MAPLE & YORK STREETS, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR J.B. BROWN & SONS" BY OWEN HASKELL, INC. DATED AUGUST 5, 2015.
 8. ZONING DISTRICT: SUBJECT PROPERTY IS LOCATED IN THE B-3 DOWNTOWN BUSINESS DISTRICT. SPACE AND BULK CRITERIA FOR THE B-3 DOWNTOWN BUSINESS DISTRICT ARE AS FOLLOWS:
 - a. MIN. LOT SIZE: NONE
 - b. MIN. STREET FRONTAGE: 15'
 - c. MAX FRONT YARD SETBACK: 5' OR LESS
 - d. MIN. YARD DIMENSIONS: NONE
 - e. MIN. LOT WIDTH: NONE
 - f. MAX LOT COVERAGE: 100%
 - g. MAX HEIGHT OF BUILDING: 45'
 9. THE FOLLOWING IS THE FLOOR SPACE AREA FOR EACH PROPOSED USE:

RESTAURANT:	7,000 S.F.
RETAIL:	9,955 S.F.
RESIDENTIAL:	80,798 S.F.
TOTAL:	97,753 S.F.
 10. THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE YORK STREET MIXED-USE DEVELOPMENT IS 179 SPACES. EXCESS PARKING WILL BE PROVIDED ON SITE IN THE PARKING GARAGE.
 11. A SUBDIVISION IS DEFINED AS 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, BUILDING 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 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 THIS EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES 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.
 12. THIS IS A PRIVATE CONDOMINIUM. MAINTENANCE AND MANAGEMENT OF SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, AND SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
 13. THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE II, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLANS AND MEET CITY STANDARDS AND STATE GUIDELINES.
 14. DURING CONSTRUCTION THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLANS AND MEET CITY STANDARDS AND STATE GUIDELINES.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

8/10/15

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Rev.	Date	Revision

SITE PLAN REVIEW	8/14/15	AMP
Issued For	Date	By

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Drawing Name:	Subdivision Notes and Details
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Client:	York Street, LLC 36 Danforth Street, Portland, ME 04101

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