

SITE PLAN CONDITIONS OF APPROVAL

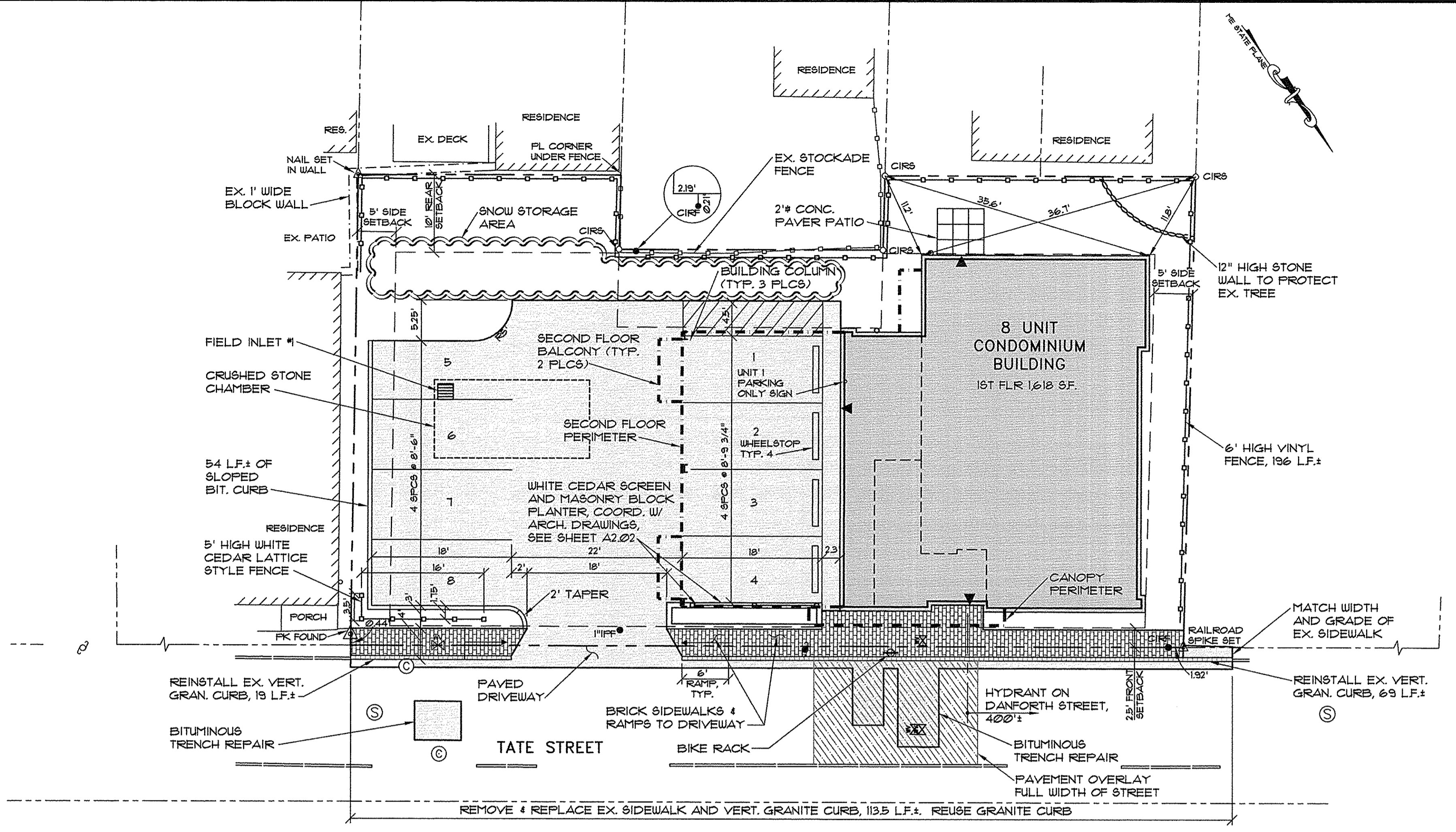
- APPROVED WITH THE GENERAL STANDARD CONDITION AND THE FOLLOWING:
- THE APPLICANT SHALL SUBMIT A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, AND
 - FINAL CONFIRMATION THAT PLANS COMPLY WITH ALL APPLICABLE STATE AND FEDERAL ACCESSIBILITY REGULATIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY.

CITY OF PORTLAND SITE PLAN AND SUBDIVISION 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 UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP 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, LATEST EDITION.
- 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 ERRECTED 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.
- 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."

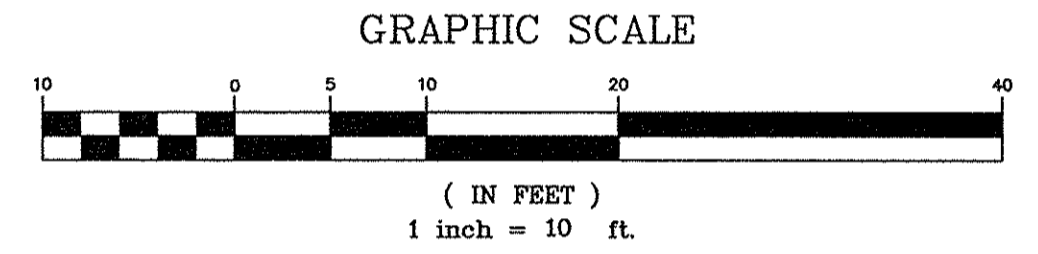
GENERAL NOTES

- OWNER: 22 28 TATE STREET, LLC, 3 CARROLL STREET, PORTLAND, MAINE, 04102. CUMBERLAND COUNTY REGISTRY OF DEEDS BK 32116, PG. 218 & 280, DATED MARCH 5, 2015.
- DEVELOPER: TATE STREET PARTNERSHIP, LLC, 3 CANAL PLAZA #501, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 3920 US ROUTE ONE, FALMOUTH, MAINE, 04105.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HICKLEY (H1B), GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
- TAX MAP REFERENCE: MAP 44 / BLOCK E / LOTS 15, 17, & 19.
- TOTAL PARCEL = 0.142 acres
- UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER FROM TATE STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM TATE STREET. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C12, GRADING AND UTILITIES PLAN.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- PROPOSED PARKING SPACES: 8 SPACES.
- THE SUBJECT PARCEL SHOWN AS 22-28 TATE STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 22-28 TATE STREET SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 0013 B, EFFECTIVE DATE JULY 11, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW REMOVAL REQUIREMENTS ARE AS NOTED IN SNOW CLEARANCE NOTES ON SHEET C11.
- 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.
- IMPERVIOUS AREA EXISTING 3,445 SQ. FT. PROPOSED 4,318 SQ. FT.
- THE BUILDING OCCUPANTS ARE REQUIRED TO HIRE A PRIVATE HAULER FOR TRASH PICK UP. CURBSIDE COLLECTION BY THE CITY IS NOT ALLOWED.
- SEE CONDOMINIUM DOCUMENTS FOR ALL RESTRICTIONS AND REQUIREMENTS OF OWNERS.
- PARKING SPACE 1 IS A DEDICATED SPACE TO UNIT 1. IT IS ADA COMPLIANT. THE SIGN TO SAY "UNIT 1 PARKING ONLY"



PROJECT DRAWINGS

- C11 SUBDIVISION RECORDING PLAT
- C12 SITE PLAN
- C13 EXISTING CONDITIONS & DEMOLITION PLAN, GRADING & UTILITIES PLAN
- C14 EROSION CONTROL & LANDSCAPE PLAN
- C21 DETAILS
- C22 DETAILS
- C23 DETAILS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS
- ALTA/ACSM LAND TITLE SURVEY



ZONE INFORMATION

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SQ. FT.	6,176 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	125 SQ. FT.	172 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	107.26 FEET
MINIMUM FRONT YARD SETBACK	2.5 FEET	5.08 FEET
MINIMUM REAR YARD SETBACK	10 FEET	10.34 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	5.61 & 42.69 FEET
MAXIMUM LOT COVERAGE	60%	38%
MINIMUM LOT WIDTH	20 FEET	107 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	32.9 FEET
LANDSCAPED OPEN SPACE	20%	29%
OFF STREET PARKING	5	8
BIKE RACKS	-	INDOOR RACK FOR 3 OUTDOOR RACK FOR 2

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

PINKHAM & GREER CIVIL ENGINEERS
 28 VANNAH AVE. PORTLAND, ME. 04103
 TEL: 207.761.5642 FAX: 207.761.4245

REV.	DATE	DESCRIPTION
1	11/09/15	REV'D PER STAFF COMMENTS
2	12/29/15	REV'D PER CITY CONDITIONS OF APPROVAL
3	2/11/16	FINAL STAFF REVIEW, ADDED PATIO, CORRECT ADDRESS
4	3/27/16	COORDINATED FINAL BUILDING FOOTPRINT W/ ARCHITECT
5	3/27/16	REV'D BUILDING SETBACKS PER PLANNING REVIEW

DEVELOPER: TATE STREET PARTNERSHIP, LLC
 3 CANAL PLAZA #501, PORTLAND

SCALE: AS SHOWN
 DATE: OCTOBER 9, 2015
 PROJECT: 15133

DRN BY: JDC/JUS
 DESG BY: TSG
 CHK BY: TSG

WEST PORT LOFTS CONDOMINIUM
 22-28 TATE STREET
 PORTLAND, MAINE

SITE PLAN

C1.2