Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/16/16

LOCATION PLAN

SCALE: 1"=200'±

UNIT INFORMATION

FLOOR	SQ. FT.	# OF UNITS	# OF BDRMS
1	980	1	2
2	510	2	1
2	571	1	1
2	407	1	STUDIO
3	510	2	1
3	980	1	2

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- 200 CONTOURS
- BUILDING
- CURB
- CATCH BASIN
- SEWER MANHOLE
- UTILITY POLE
- CIRF IRON ROD FOUND
- PK NAIL OR SPIKE
- CIRS CAPPED IRON ROD SET

PROPOSED

- EDGE OF PAVEMENT
- SLOPED BITUMINOUS CURB
- VERTICAL GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- BUILDING
- BUILDING ENTRY/EGRESS
- CANOPY / 2ND FLOOR OVERHANG
- PEDESTRIAN EASEMENT
- FENCES OR SCREENING
- STONE WALL

SUBDIVISION PLAN

SCALE: 1"=10'

PEDESTRIAN ACCESS EASEMENT

LINE	BEARING	DISTANCE
E1	S53°51'24"E	10'1.28'
E2	N36°50'20"E	2.25'
E3	N53°51'24"W	10'1.26'
E4	S37°24'12"W	2.25'

SURVEY PLAN REFERENCES

1. SURVEY FOR ELIAS THOMAS ON APRIL 1913 BY E.C. JORDAN & CO.
2. PLAN OF BRACKETT STREET SHEET NO. 1 OF 3, E.C. JORDAN & CO. FILE # 294.
3. PLAN OF DANFORTH STREET BY E.C. JORDAN & CO.
4. "BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK AND BRACKETT ST. PORTLAND, MAINE MADE FOR DANA FISHER LLC" BY OWEN HASKELL INC. DATED SEPTEMBER 15, 2008.
5. "BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK STREET, PORTLAND, MAINE MADE FOR TOM LANDRY" APRIL 8, 2013 REV. 1 07-01-13 BY OWEN HASKELL, INC.
6. "MINOR SITE PLAN OF 24-28 TATE STREET PARKING LOT FOR B.S. INGRAHAM, INC. JAN. 14, 1993 SEBAGO TECHNICS"
7. PLAN OF LOTS ON DANFORTH, BRACKETT, PINE, DOW, JEFFERSON, STATE, WATER, SPRUCE & GRAY STREETS 1829 RECORDED IN DEED BOOK 126, PAGE 525.
8. "ALTA/ACSM LAND TITLE SURVEY 22-28 TATE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR RENEWAL HOUSING ASSOCIATES, LLC 3 CANAL PLAZA, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATE OF PLAN: SEPT. 16, 2015

SNOW CLEARANCE NOTES

1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STORM.
3. 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 CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

SUBDIVISION CONDITIONS OF APPROVAL

1. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THE DEVELOPER/CONTRACTOR/ SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM SHALL BE APPROVED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES.

SUBDIVISION CONDITIONS OF APPROVAL

APPROVED WITH THE GENERAL STANDARD CONDITION AND THE FOLLOWING:

1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC SERVICES, AND THE PLANNING AUTHORITY;
2. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL FINALIZE CONDOMINIUM DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL; AND
3. THE APPLICANT SHALL PROVIDE A PUBLIC PEDESTRIAN ACCESS EASEMENT FOR AREAS OF SIDEWALK NOT WITHIN THE CITY'S, RIGHT-OF-WAY FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC WORKS, AND THE PLANNING AUTHORITY.

WAIVERS

1. THE PLANNING BOARD FOUND, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14.) WHICH REQUIRES THAT AISLE WIDTH FOR RIGHT-ANGLE PARKING BE 24 FEET PER FIGURE 1-27, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVED THE TECHNICAL MANUAL STANDARD (SECTION 1.14.) TO ALLOW A 22' FOOT WIDE AISLE IN THE PARKING AREA;
2. THE PLANNING BOARD FOUND, BASED UPON THE CONSULTING TRANSPORTATION ENGINEER'S REVIEW, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.14.) WHICH REQUIRES THAT A STANDARD PARKING SPACE BE 9' X 18'. THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVED THE TECHNICAL MANUAL STANDARD (SECTION 1.14.) TO ALLOW FOUR 8'-9 3/4'X18' AND FOUR 8'-6'X18' PARKING SPACES;
3. THE PLANNING BOARD FOUND, BASED ON THE REVIEW OF THE DEPARTMENT OF PUBLIC WORKS, THAT EXTRAORDINARY CONDITIONS EXIST OR UNDUE HARDSHIP MAY RESULT FROM STRICT COMPLIANCE WITH THE TECHNICAL MANUAL STANDARD (SECTION 1.8) REQUIRING THAT SIDEWALKS BE A MINIMUM OF 5' IN WIDTH, THAT SUBSTANTIAL JUSTICE AND THE PUBLIC INTEREST ARE SECURED WITH THE PROPOSED VARIATION IN THIS STANDARD, AND THAT THE VARIATION IS CONSISTENT WITH THE INTENT OF THE ORDINANCE. THE PLANNING BOARD WAIVED THE TECHNICAL MANUAL STANDARD (SECTION 1.8) TO ALLOW A 4' SIDEWALK ALONG THE PROJECT FRONTAGE ON TATE STREET;
4. THE PLANNING BOARD FOUND THAT THE APPLICANT HAS DEMONSTRATED THAT SITE CONSTRAINTS PREVENT THE PLANTING OF ALL REQUIRED STREET TREES IN THE RIGHT-OF-WAY. THE PLANNING BOARD WAIVED THE SITE PLAN STANDARD (SECTION 14-526 (B) (III) REQUIRING ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDES THAT THE APPLICANT SHALL CONTRIBUTE $1,400 FOR SEVEN STREET TREES TO PORTLAND'S TREE FUND.

GENERAL NOTES

1. OWNER: 22 28 TATE STREET, LLC, 3 CARROLL STREET, PORTLAND, MAINE, 04102. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32116, PG. 278 & 280, DATED MARCH 5, 2015.
2. DEVELOPER: TATE STREET PARTNERSHIP, LLC, 3 CANAL PLAZA #501, PORTLAND, MAINE 04101.
3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE, 04105.
6. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
7. ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
8. TAX MAP REFERENCE: MAP 44 / BLOCK E / LOTS 15, 17, & 19.
9. TOTAL PARCEL = 0.142 acres
10. UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER, FROM TATE STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
11. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM TATE STREET. THESE SERVICES ARE SHOWN ON SHEET C1.3, GRADING AND UTILITIES PLAN.
12. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C1.2, GRADING AND UTILITIES PLAN.
13. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
14. PROPOSED PARKING SPACES: 8 SPACES.
15. THE SUBJECT PARCEL SHOWN AS 22-28 TATE STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
16. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 22-28 TATE STREET SITE PLAN.
17. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0013 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
18. SNOW REMOVAL REQUIREMENTS ARE AS NOTED IN SNOW CLEARANCE NOTES.
19. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
20. 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.
21. IMPERVIOUS AREA EXISTING 3,445 SQ. FT. PROPOSED 4,318 SQ. FT.
22. THE BUILDING OCCUPANTS ARE REQUIRED TO HIRE A PRIVATE HAULER FOR TRASH PICK UP. CURBSIDE COLLECTION BY THE CITY IS NOT ALLOWED.
23. SEE CONDOMINIUM DOCUMENTS FOR ALL RESTRICTIONS AND REQUIREMENTS OF OWNERS.

ZONE INFORMATION

ZONE: R-6, RESIDENTIAL
PERMITTED USE: MULTI-FAMILY DWELLING

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SQ. FT.	6,716 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	725 SQ. FT.	772 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	10'1.26 FEET
MINIMUM FRONT YARD SETBACK	25 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	10'1 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

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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_____ DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE., PORTLAND, ME 04103
TEL 207.797.1120 FAX 207.797.1296

STATE OF MAINE THOMAS GREER No. 4208 LICENSED PROFESSIONAL ENGINEER — 3/17/16

STATE OF MAINE JOHN G. SCHMIDT NO. 1382 PROFESSIONAL ARCHITECT — 3-21-2016

REV.	DATE	DESCRIPTION
5	3/16/16	REV'D BUILDING SETBACKS PER PLANNING REVIEW
4	3/2/16	REV PEDESTRIAN EASEMENT, COORD. FINAL BLDG W/ ARCHITECT
3	2/11/16	FINAL STAFF REVIEW, ADDED PATIO, CORRECT ADDRESS
2	12/29/15	REV'D PER CITY CONDITIONS OF APPROVAL
1	11/9/15	REV'D PER STAFF COMMENTS

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

SCALE: AS SHOWN
DATE: OCTOBER 9, 2015
PROJECT: 15133
DRN BY: JDC/RJS
DESG BY: TSG
CHK BY: TSG

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

SUBDIVISION RECORDING PLAT

C1.1

MAP/LOT 44 / E / 15, 17, 19