Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/16

LOCATION PLAN

SCALE: 1"=200'±

PROJECT DRAWINGS

C1.1 SUBDIVISION RECORDING PLAT
C1.2 SITE PLAN
C1.3 EXISTING CONDITIONS & DEMOLITION PLAN, GRADING & UTILITIES PLAN
C1.4 EROSION CONTROL & LANDSCAPE PLAN
C2.1 DETAILS
C2.2 DETAILS
C2.3 DETAILS

A2.01 BUILDING ELEVATIONS
A2.02 BUILDING ELEVATIONS

ALTA/ACSM LAND TITLE SURVEY

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- BUILDING
- CURB
- STOCKADE FENCE
- CHAINLINK FENCE
- CATCH BASIN
- SEWER MANHOLE
- UTILITY POLE
- IRON ROD
- PK NAIL OR SPIKE
- FACE OF WALL

PROPOSED

- EDGE OF PAVEMENT
- SLOPED BITUMINOUS CURB
- VERTICAL GRANITE CURB
- GRADE BREAKS AT SIDEWALK
- CONTOURS
- BUILDING
- BUILDING ENTRY/EGRESS
- CANOPY / 2ND FLOOR OVERHANG
- STOCKADE FENCE
- STONE WALL
- FIELD INLET
- WATER SHUT OFF
- LIGHT POLE
- WALL MOUNTED LIGHT
- SIGN
- BIKE RACK
- BITUMINOUS PAVEMENT
- BITUMINOUS OVERLAY
- BUILDING HATCH
- BRICK PAVERS

SITE PLAN CONDITIONS OF APPROVAL

APPROVED WITH THE GENERAL STANDARD CONDITION AND THE FOLLOWING:

1. THE APPLICANT SHALL SUBMIT A CONSTRUCTION MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, AND
2. FINAL COFIRMATION 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

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. 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.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. 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.
5. 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.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. 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).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S 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.
9. 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.
10. 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

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 ON SHEET C1.1.
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.
24. PARKING SPACE 1 IS A DEDICATED SPACE TO UNIT 1. IT IS ADA COMPLIANT. THE SIGN TO SAY "UNIT 1 PARKING ONLY"

ZONE INFORMATION

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

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SQ. FT.	6,176 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	725 SQ. FT.	772 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	107.26 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	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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE, PORTLAND, ME 04102
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

3/17/16

REV	DATE	DESCRIPTION
6	3/16/16	REV'D BUILDING SETBACKS PER PLANNING REVIEW
5	3/2/16	COORDINATED FINAL BUILDING FOOTPRINT W/ ARCHITECT
4	2/1/16	FINAL STAFF REVIEW, ADDED PATIO, CORRECT ADDRESS
3	12/29/15	REV'D PER CITY CONDITIONS OF APPROVAL
2	11/19/15	REV'D PER STAFF REVIEW
1	11/9/15	REV'D PER STAFF COMMENTS

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

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

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

SITE PLAN

C1.2

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