

## LEGEND

UTILITY POLE IRON ROD PK NAIL OR SPIKE FACE OF WALL

BITUMINOUS OVERLAY

BUILDING HATCH

BRICK PAVERS

#### 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
BITUMINOUS PAVEMENT



IN WALL

EX. PATIO

77777

EX. I' WIDE BLOCK WALL-

FIELD INLET #1-

CHAMBER

54 L.F.± OF

SLOPED

REINSTALL EX. VERT.

GRAN. CURB, 19 LF.± -

TRENCH REPAIR -

BITUMINOUS

CRUSHED STONE

RESIDENCE

111/11/1

PORCH

0.44

- I. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE <u>CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.</u>
- 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

REMOVE & REPLACE EX. SIDEWALK AND VERT. GRANITE CURB, 113.5 L.F.+. REUSE GRANITE CURB

RESIDENCE

11/1/1/

EX. STOCKADE

BUILDING COLUMN

(TYP. 3 PLCS)

PARKING

ONLY SIGN

RESIDENCE

PL CORNER UNDER FENCE

SECOND FLOOR

BALCONY (TYP.

SECOND FLOOR

BRICK SIDEWALKS &

RAMPS TO DRIVEWAY -

2 PLCS)~

PAVED

DRIVEWAY

TATE STREET

OWNER: 22 28 TATE STREET, LLC, 3 CARROLL STREET, PORTLAND, MAINE, Ø41Ø2. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32116, PG. 278 & 28Ø, DATED MARCH 5, 2Ø15.

HYDRANT ON

DANFORTH STREET,

RESIDENCE

8 UNIT

CONDOMINIUM

BUILDING

/CANOPY

PERIMETER

PAVEMENT OVERLAY

FULL WIDTH OF STREET

IST FLR 1606 SF

21 LF.± OF SLOPED

BIT. CURB

/EX. CHAINLINK

~12" HIGH STONE

EX. TREE

SPIKE SET

WALL TO PROTECT

~6' HIGH VINYL

FENC, 196 L.F.

MATCH WIDTH

AND GRADE OF EX. SIDEWALK

-REINSTALL EX. VERT

GRAN. CURB, 69 LF.±

FENCE

- 2. DEVELOPER: TATE STREET PARTNERSHIP, LLC, 3 CHESTNUT STREET, PORTLAND, MAINE Ø41Ø1.
- 3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, Ø4103.
- 4. ARCHITECT: ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE Ø41Ø1.
- 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".
- 1. 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 C13, GRADING AND UTILITIES PLAN.
- 11. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM TATE STREET. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- 12. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C12, GRADING AND UTILITIES PLAN.
- ON SHEET CIZ, 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.
- IT. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0013 B, EFFECTIVE DATE JULY IT, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- 18. SNOW REMOVAL REQUIREMENTS ARE AS NOTED ON SHEET CI.I UNDER 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. PARKING SPACE I IS A DEDICATED SPACE TO UNIT 1. IT IS ADA COMPLIANT, THE SIGN TO SAY "UNIT I PARKING ONLY"

# ZONE INFORMATION

#### ZONE: R-6, RESIDENTIAL PERMITTED USE: MULTI-FAMILY DIJELLING

I EN III ED COE: I CETT-CATTET DWEEL	.11403	
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	2Ø FEET	107.26 FEET
MINIMUM FRONT YARD SETBACK	2.5 FEET	5.0 FEET
MINIMUM REAR YARD SETBACK	IØ FEET	103 FEET
MINIMUM SIDE YARD SETBACK	5 FEET	56 \$ 636 FEET
MAXIMUM LOT COVERAGE	60%	38%
MINIMUM LOT WIDTH	2Ø FEET	IØT FEET
MAXIMUM BUILDING HEIGHT	45 FEET	32.9 FEET
LANDSCAPED OPEN SPACE	20%	29%
OFF STREET PARKING	5	8
INDOOR BIKE RACK	-	RACK FOR 3

SITE PLAN, APPROVED BY THE CITY

OF PORTLAND PLANNING BOARD

PROJECT DRAWINGS

SITE PLAN

DETAILS

DETAILS

GRAPHIC SCALE

( IN FEET )

1 inch = 10 ft.

CI2

C2.1

C2.2

C2.3

SUBDIVISION RECORDING PLAT

GRADING & UTILITIES PLAN

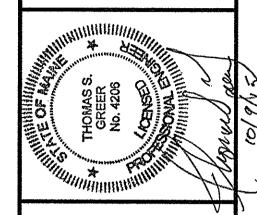
ALTA/ACSM LAND TITLE SURVEY

BUILDING ELEVATIONS BUILDING ELEVATIONS

EXISTING CONDITIONS & DEMOLITION PLAN,

EROSION CONTROL & LANDSCAPE PLAN

	IEERS	04103
GREER	CIVIL ENGINEERS	PORTLAND, ME. 12 FAX: 207.78
PINKHAM & GREER	TIMID	28 VANNAH AVE. PORTLAND, ME. 04103 IEL: 207.781.5242 FAX: 207.781.4245



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				DESCRIPTION
				DATE

UM TATE STREET PARTNERSHIP, LLC 17 CHESTNUT STREET, PORTLAND SCALE: AS SHOWN DRN BY: JDC/RJS DATE: OCTOBER 9, 2015 DESG BY: TSG

VEST PORT LOFTS CONDOMINIUN 2-28 TATE STREET ORTLAND, MAINE

C1.2

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

DATE