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 SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN SEQUENTIALLY. PHASE 1 INCLUDES RENOVATION OF THE FRANCIS HOTEL AND THE EXISTING CARRIAGE HOUSE, TOGETHER WITH THE SITE IMPROVEMENTS. PHASE 2 CONSISTS OF THE 7 TOWNHOUSES TOGETHER WITH REMAINING SITE WORK. 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, MARCH 2003.
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 OF PHASE 1 AND PHASE 2, 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: MARTIN B. DASSA & ALYSSA J. DASSA TRUSTEES, 3 COTTONWOOD LANE, FALMOUTH, MAINE 04105. DEEDS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 28907, PG. 208, DATE 11/15/06.
2. DEVELOPER: DENOVO, LLC, 47 WAITES LANDING ROAD, FALMOUTH, MAINE 04105.
3. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
5. TOPOGRAPHIC AND BOUNDARY: TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE, 04105.
6. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED HINCKLEY (HIB). THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
7. TAX MAP REFERENCE: MAP 47 / BLOCK A / LOT 20, 28, 30, 32.
8. TOTAL PARCEL = 0.71 acres
9. UNITS TO BE SERVICED BY PUBLIC WATER FROM CONGRESS STREET AND PUBLIC SEWER, AND GAS FROM MELLEN STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
10. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM A NEW POLE ON THE SUBJECT PARCEL ADJACENT TO MELLEN STREET. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
11. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
12. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
13. PROPOSED PARKING SPACES: 12-OUTDOOR, 7-INDOOR.
14. THE SUBJECT PARCEL SHOWN AS 749 CONGRESS STREET RECEIVED ITS SITE PLAN AND SUBDIVISION APPROVALS FROM THE CITY OF PORTLAND ON JULY 12, 2016.
15. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
16. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
17. 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, MARCH 2003.

LOCATION PLAN

SCALE: 1"=400'±

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ZONE INFORMATION

B2b - COMMUNITY BUSINESS ZONE
R6 - RESIDENTIAL ZONE

PERMITTED USES: MULTI-FAMILY DWELLING, RESTAURANTS, HOTELS & MOTELS LESS THAN 150 ROOMS

PROJECT DRAWINGS

	COVER SHEET
C1.1	SUBDIVISION RECORDING PLAT
C1.2	SITE PLAN
C1.3	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.4	GRADING AND UTILITIES PLAN
C1.5	EROSION CONTROL PLAN, NOTES AND DETAILS
C1.6	LANDSCAPE PLAN, NOTES AND DETAILS
C2.1	SITE DETAILS
C2.2	SITE DETAILS
	PLAN OF EXISTING CONDITIONS SURVEY

749
CONGRESS
UNITS
A-1

ADDRESS SIGN DETAIL

PARKING INFORMATION

15 HOTEL ROOMS	4 SPACES
35 SEAT RESTAURANT	5 SPACES
9 RESIDENTIAL UNITS	9 SPACES
TOTAL REQUIRED	18 SPACES
PROVIDED	19 SPACES

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- BUILDING
- CURB
- CATCH BASIN
- SEWER MANHOLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- POLE MOUNTED TRANSFORMER
- UTILITY POLE W/ GUY WIRE
- LIGHT POLE
- AREA LIGHT ON POLE
- SIGN
- FENCE
- BENCHMARK

PROPOSED

- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- BUILDING
- BUILDING ENTRY/EGRESS
- BUILDING OVERHEAD DOOR
- CATCH BASIN
- UTILITY POLE
- STOCKADE FENCE
- BOLLARD
- FULL DEPTH BITUMINOUS PVMT
- BRICK PAVERS
- CONCRETE COBBLESTONE PAVERS
- SIGN
- GREASE TRAP
- PAINTED TRAFFIC DIRECTION ARROW
- SNOW STORAGE AREA
- PHASE LINE

REV.	DATE	DESCRIPTION
13	6/20/17	REVISED TOWNHOUSE OVERALL FOOTPRINT
12	5/12/17	RESTORED SPRINKLER ROOM TO BUILDING
11	5/10/17	REVISED FOOTPRINT, REMOVE SPRINKLER ROOM
10	3/3/17	ADDED PHASE LINES
9	1/9/17	REVISED HANDICAP PARKING & AREA FOR FIRE LAND
8	12/15/16	CLARIFY RETAINING WALL PLANTERS & CONCRETE PAVERS
7	11/18/16	ADDED SPRINKLER ROOM
6	9/5/16	ADDED TRANSFORMER, REVISED HC PARKING SPACE
5	7/6/16	ADDED CEDAR DIVIDER FENCES
4	6/29/16	ADDED EASEMENTS AND STAFF COMMENTS

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE., PORTLAND, ME. 04103
TEL: 207.797.2892 FAX: 207.797.4245

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER
6/20/17

Reviewed for Code Compliance
Inspection Services
Department of Public Services
Date: 07/05/17

APPLICANT: DENOVO, LLC
47 WAITES LANDING ROAD
FALMOUTH, MAINE

SCALE: AS SHOWN
DATE: FEBRUARY 22, 2016
PROJECT: 15156
DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

749 CONGRESS STREET
749 CONGRESS STREET
PORTLAND, MAINE

PHASE 1 & PHASE 2
SITE PLAN

C1.2

MAP/LOT 47 / A / 20, 30, 28, 32