

CITY OF PORTLAND
CONDITIONS OF APPROVAL

SURVEY GENERAL NOTES

- OWNER OF RECORD: THE OPPORTUNITY ALLIANCE F/K/A PEOPLE'S REGIONAL OPPORTUNITY PROGRAM, 510 CUMBERLAND AVENUE, PORTLAND, MAINE; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 102064, PAGE 213.
- LOCUS IS SHOWN AS LOTS 1, 2, 3, AND 29 IN BLOCK B ON PORTLAND PROPERTY MAP 41.
- BEARINGS ARE CITY COORDINATES PROVIDED ON STREET MONUMENTS ON PLAN REFERENCE 5, WHICH IS GRID NORTH.
- SPACE BETWEEN BUILDING AND FENCE ON LAND OF MCLELLAN APPEARS TO BE USED BY SUBJECT PROPERTY.
- THE 1883 DEED IN BOOK 495, PAGE 84 FOR THE PORTION OF THE PREMISES WEST OF BENN IS FOR A LOT 100 FEET DEEP FROM CUMBERLAND STREET. THE DEEDS FOR MCLELLAN ARE FOR THAT SAME LINE. SUBSEQUENT DEEDS, STARTING IN 1922, HAVE CALLED FOR A DEPTH OF 98.8 FEET, POSSIBLY BASED ON PLAN REFERENCE 2, WHICH SHOWS A BUILDING LINE 98.8 FEET FROM CUMBERLAND AVENUE AND A PROPERTY LINE OF 100 FEET.
- THE 1925 DEED IN BOOK 100, PAGE 239 FOR THE BENN PROPERTY DEFINES THE COMMON LINE AS BEING 300 FEET FROM STATE STREET, BASED ON PLAN REFERENCE 4. THE 1874 DEED IN BOOK 433, PAGE 132 FOR THE LOCUS DEFINES THE EAST LINE AS 275 FEET FROM MELLEN STREET. THE 1883 DEED, MENTIONED ABOVE, CALLS FOR A FRONTAGE OF 45 FEET ON CUMBERLAND AVENUE. PLAN REFERENCE 1 SHOWS THIS COMMON LINE (WITH THE EXCEPTION OF THE LATER 200 BY 0.67 FOOT STRIP) AS BEING 320 FEET FROM MELLEN STREET, WITH A NOTE "298.31 TO STATE ST. BY MEASURE. PLAN CALLS FOR 300." THE EXISTING BUILDING WAS BUILT TO MATCH THE 320 FEET FROM MELLEN AND THE SMALL PARCEL FOR THE PILASTER, CONVEYED BY A BENN PREDECESSOR, MATCHES ALSO.

SURVEY PLAN REFERENCES

- "SURVEYED FOR B.F. HARRIS SURVEYED FEB. 1883" IN FILES OF H.I. & E.C. JORDAN - SURVEYORS AND UNDATED UNTITLED MORE RECENT WORKING PLAN OF SAME.
- "E.C. JORDAN & CO. CIVIL ENGINEERS OCT. 16, 1922" PLAN OF LAND OF HANNAH M. DOOLEY ON DEERING ST. AND ELVIRA LORELLO ON CUMBERLAND ST.
- "BOUNDARY SURVEY AT 51 DEERING STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD BETH & LAUREL MCCLEAD AUGUST 21, 2014 OWEN HASKELL, INC. JOB NO. 2014-071P"
- PLAN OF DIVISION BETWEEN DEERING AND FREBLE ESTATES RECORDED IN PLAN BOOK 3, PAGE 31 (TITLE LARGELY UNREADABLE)
- CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING PLAN PROVIDED OF THIS BLOCK AND SURROUNDING ONES SHOWING EXISTING MONUMENTATION.

SNOW CLEARANCE NOTES

- SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
- SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECESSARY.
- 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.
- THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
- THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
- THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

WAIVERS REQUESTED

- LANDSCAPE OPEN SPACE RATION FOR LOT A. THE TOTAL SUBDIVISION COMPLIES.
- FRONT, REAR AND SIDE SETBACKS OF 5, 10 & 10 FEET FOR THE EXISTING BUILDING. THE EXISTING BUILDING TO BE RENOVATED HAS SETBACKS OF 0 FEET.
- WAIVER FOR REQUIRED PARKING SPACES FROM 71 SPACES TO 64 SPACES.
- REDUCTION OF DRIVE AISLE FROM 24 FEET TO 19.8 FEET.

PARKING INFORMATION 82 UNITS

EXISTING VEHICLE SPACES:	58
CONVENTIONAL VEHICLE SPACES REQUIRED:	
FIRST 3 UNITS:	0
REMAINING UNITS, 1 PER UNIT:	19
SHARED CAR BONUS:	-8.0
TOTAL VEHICLE SPACES REQUIRED:	71
VEHICLE SPACES PROVIDED:	
3'x18' STANDARD SPACES:	39
3'x18' CAR SHARE SPACE:	10
3'x18' COMPACT SPACES:	14
3'x18' HANDICAP ACCESSIBLE SPACES:	10
TOTAL VEHICLE SPACES PROVIDED:	64
① AVESTA IS COMMITTED TO PROVIDING ONE SHARE CAR FOR USE BY THE RESIDENTS OF THIS PROJECT.	
BIKE SPACES REQUIRED:	
2 BIKE SPACES PER	
5 DWELLING UNITS (82/2.5):	33
PROVIDED: 3 RACKS OF 11 BIKES = 33 BIKES	

IMPERVIOUS INFORMATION

	LOT A	LOT B
EXISTING IMPERVIOUS	40,945 SQ. FT.	3,178 SQ. FT.
PROPOSED IMPERVIOUS	41,885 SQ. FT.	3,173 SQ. FT.
NET IMPERVIOUS	+ 940 SQ. FT.	+ 5 SQ. FT.

ZONE INFORMATION

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

SPACE STANDARDS	REQUIRED	EXISTING	LOT A	LOT B	TOTAL SUBDIVISION
MINIMUM LOT SIZE	2,000 SQ. FT.	53,368 SQ. FT.	47,620 SQ. FT.	5,748 SQ. FT.	5,748 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	125 SQ. FT.	3,336 SQ. FT.	581 SQ. FT. ①	1,916 SQ. FT.	581 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	191.8 FEET	115.5 FEET	70.8 FEET	70.8 FEET
MINIMUM FRONT YARD	5 FEET	0 FEET	0 FEET	10.6 FEET	0 FEET
MINIMUM REAR YARD	10 FEET	0.2 FEET	0.2 FEET	10.2 FEET	0.2 FEET
MINIMUM SIDE YARD	10 FEET	0 FEET	0 FEET	5.1 FEET	0 FEET
MAXIMUM LOT COVERAGE (BUILDINGS)	60%	43%	56%	33%	56%
MINIMUM LOT WIDTH	20 FEET	191.8 FEET	115 FEET	70.8 FEET	70.8 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	43 & 36 FEET	35, 43 & 46 FEET	43 FEET	46 FEET
LANDSCAPE OPEN SPACE RATIO	20%	17%	12%	55%	55%

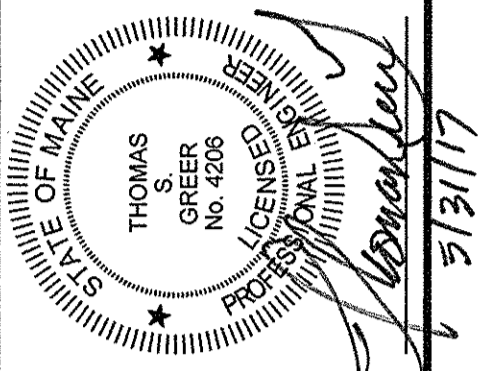
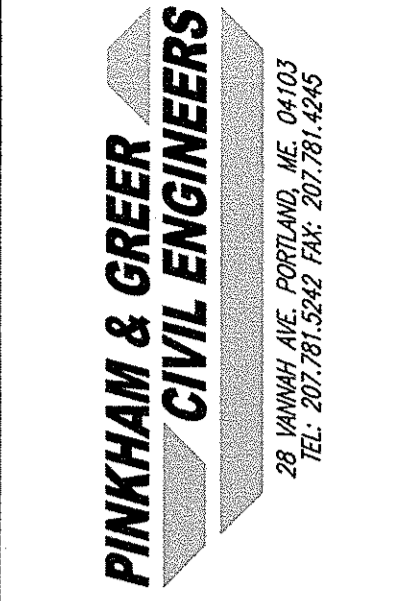
① LOT A AREA: 47,620 SF.
MIN. AREA PER DWELLING UNIT: + 125 SF.
UNITS ALLOWED: 65.7 UNITS
DENSITY BONUS OF 25% x 125 BONUS
(FOR AFFORDABLE UNITS, SECTION 14-488.)
UNITS ALLOWED: 82 UNITS

CITY OF PORTLAND 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 TIFDOWN RAMPS 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 BMP'S PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- 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 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.
- 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."

SUBDIVISION PLAT, APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE



REV.	DATE	DESCRIPTION

AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE
PORTLAND, ME. 04101

SCALE: AS SHOWN
DATE: MAY 31, 2017
PROJECT: 15108

DEERING PLACE
61 DEERING ST. & 570 CUMBERLAND AVE.
PORTLAND, MAINE

SUBDIVISION RECORDING PLAT
SHEET 2 of 2

C1.2