

LOCATION PLAN

SCALE: 1" = 250'

SNOW CLEARANCE NOTES

1. SNOW IS TO BE STORED WITHIN THE SNOW STORAGE AREAS.
2. SNOW MAY BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECESSARY.
3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 513 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 OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

PARKING REQUIREMENTS 31 UNITS

REQUIRED:	
FIRST 3 UNITS:	0
REMAINING 34 UNITS:	34
SHARED CAR BONUS:	-8
TOTAL:	26
EXPECTED AFFORDABLE HOUSING NEEDS:	
10% OF OCCUPANTS:	26
NEED SPACES:	26
SHARED CAR BONUS:	-8
TOTAL:	18
PROVIDED:	
9'x18' STANDARD SPACES:	21
8'x18' COMPACT SPACES:	3
8'x18' HANDICAP ACCESSIBLE SPACES:	7
TOTAL:	31

① AVESTA IS COMMITTED TO PROVIDING ONE SHARE CAR FOR USE BY THE RESIDENTS OF THIS PROJECT.

ZONE INFORMATION

ZONE: R-6, RESIDENTIAL PERMITTED USE: MULTI-FAMILY DWELLING	
SPACE STANDARDS	REQUIRED PROVIDED
MINIMUM LOT SIZE	2,000 SQ. FT. 25,248 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	125 SQ. FT. 685 SQ. FT.①
MINIMUM STREET FRONTAGE	20 FEET 141.43 FEET
MINIMUM FRONT YARD	5 FEET 5 FEET
MINIMUM REAR YARD	10 FEET 6.5 FEET
MINIMUM SIDE YARD	10 FEET 10.5 FEET
MAXIMUM LOT COVERAGE	60% 28%
MINIMUM LOT WIDTH	20 FEET 141 FEET
MAXIMUM BUILDING HEIGHT	45 FEET 41 FEET
OPEN SPACE RATIO	20% 25%
OFF STREET PARKING	SEE PARKING REQUIREMENTS
EXISTING IMPERVIOUS	-- 19,245 SQ. FT.
PROPOSED IMPERVIOUS	-- 19,210 SQ. FT.
① DENSITY BONUS OF 25% FOR AFFORDABLE UNITS, SECTION 14-488. TOTAL UNITS ALLOWED: 42, UNITS PROVIDED: 31	

GENERAL NOTES

1. OWNER: AVESTA BUTLER PAYSON PL, 307 CUMBERLAND AVENUE, PORTLAND MAINE 04101. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32169, PG. 143, DATE MARCH 31, 2015.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
3. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE 04101.
4. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. REFERENCE IS MADE TO "TOPOGRAPHIC SURVEY AT CARLETON STREET MADE FOR AVESTA HOUSING, 307 CUMBERLAND AVENUE, PORTLAND, MAINE" DATED 4/7/15.
5. UNDERLYING SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HLB) GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A". THE SURFACE OF THE SITE IS CURRENT URBAN LAND.
6. ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
7. TAX MAP REFERENCE: MAP 55 / BLOCK A / LOT 4.
8. TOTAL PARCEL = 0.58 acres
9. UNITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM CARLETON STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
10. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM THE COMMON PASSAGEWAY. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
11. CALL DIG-84FE PRIOR TO COMMENCING WORK, 1-800-DIG-84FE.
12. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
13. PROPOSED PARKING SPACES: 32 SPACES.
14. THE SUBJECT PARCEL SHOWN AS 17 CARLETON STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
15. DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 17 CARLETON STREET SITE PLAN.
16. FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 0013 B, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
17. SNOW CLEARANCE REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER SNOW CLEARANCE NOTES.
18. NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
19. 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.
20. THIS APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DE MINIMIS CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING MAY APPROVE.

SURVEY PLAN REFERENCES

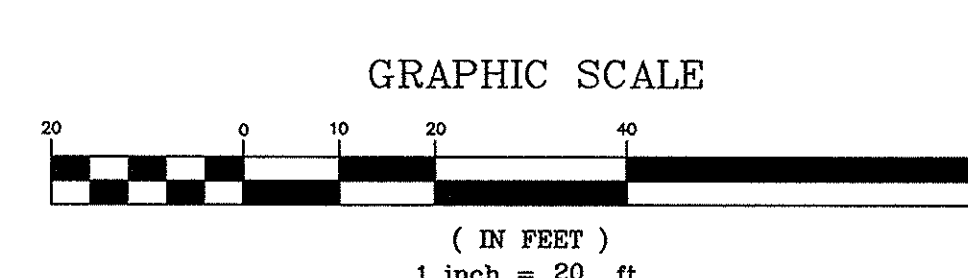
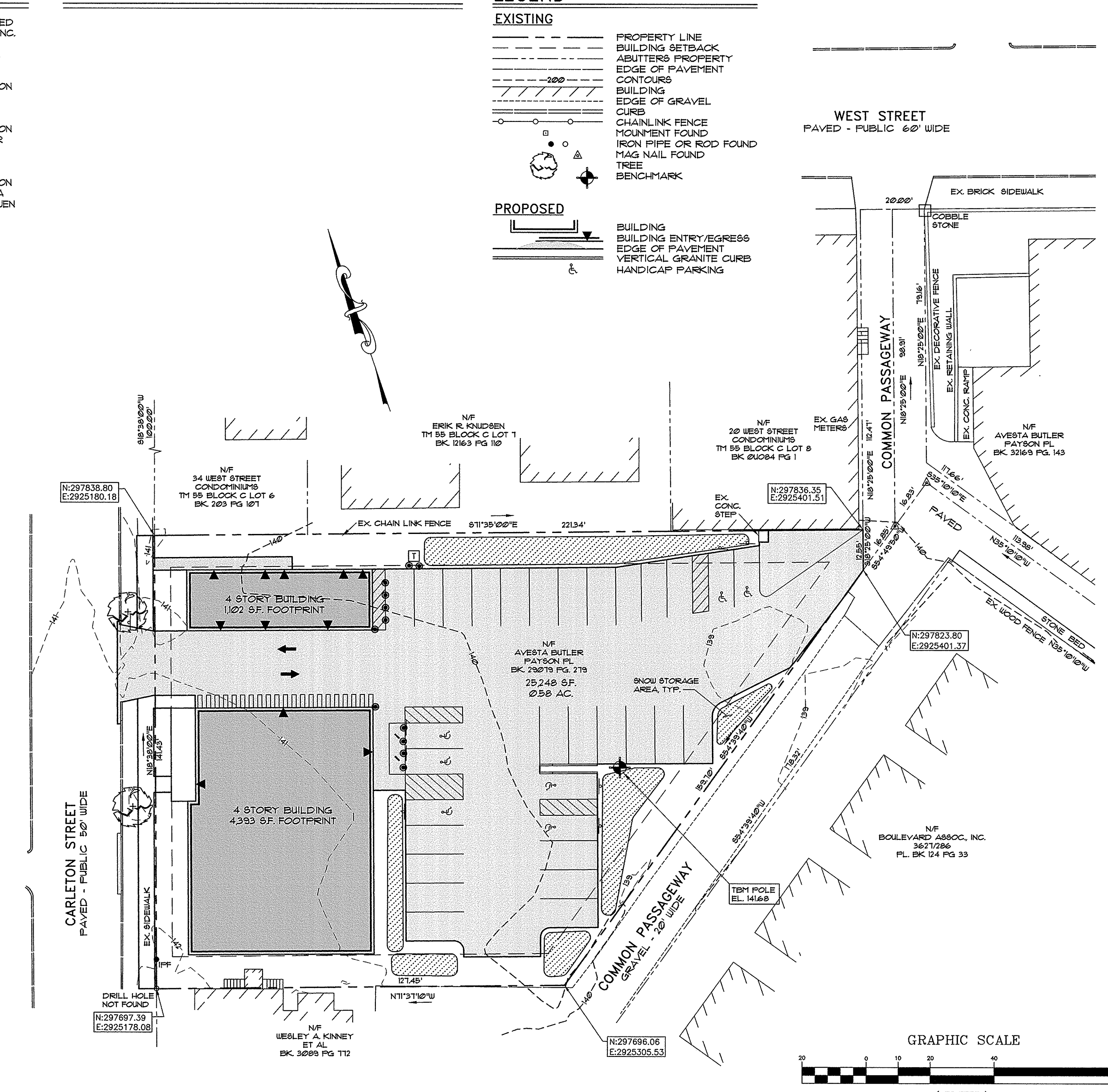
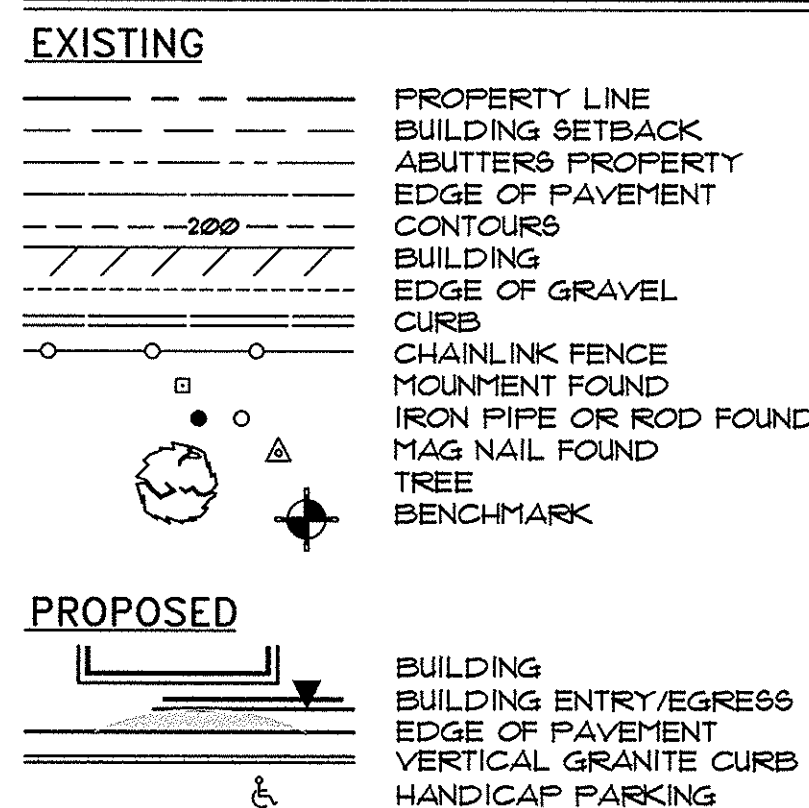
1. PLAN OF LAND IN PORTLAND, MAINE FOR BUTLER-PAYSON CO. DATED NOVEMBER 23, 1916 REVISED THROUGH 3-13-19 BY OWEN HASKELL, INC.
2. PLAN MADE FOR JB BROWN ESTATE DATED FEB 1891 RECORDED IN PLAN BOOK 2 PAGE 13.
3. ALTA/ACSM LAND TITLE SURVEY AT *11 PINE ST, WEST ST. 4 CARLETON ST, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR HALLKEEN MANAGEMENT DATED NOV. 2, 2004 BY OWEN HASKELL, INC.
4. ALTA/ACSM LAND TITLE SURVEY AT *11 PINE ST, WEST ST. 4 CARLETON ST, PORTLAND, CUMBERLAND COUNTY, MAINE UPDATED FOR BUTLER PAYSON COMPANY DATED MAY 26, 2010, REV. I 01-03-II, BY OWEN HASKELL, INC.
5. ALTA/ACSM LAND TITLE SURVEY AT *11 PINE ST, WEST ST. 4 CARLETON ST, PORTLAND, CUMBERLAND COUNTY, MAINE UPDATED FOR AVESTA HOUSING DATED OCTOBER 11, 2011 REVISED OCTOBER 20, 2011 BY OWEN HASKELL, INC.

WAIVERS

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 TIFDOWN 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, 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 ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION REGARDING 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."

LEGEND



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 AS DESCRIBED IN ATTACHMENT ___ OF THIS REPORT, 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 PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE _____

28 VANNAH AVE. PORTLAND, ME 04103
TEL: 207.761.5142 FAX: 207.761.1410

ISSUED FOR SUBDIVISION & SITE PLAN APPROVAL	DATE	DESCRIPTION
1	5/7/15	REV.

SCALE: AS SHOWN
DATE: APRIL 10, 2015
PROJECT: 15108

DRN BY: RUS/JDC
DESG BY: TSG
CHK BY: [Signature]

AVESTA BUTLER PAYSON PL
307 CUMBERLAND AVENUE
PORTLAND, ME. 04101

17 CARLETON STREET
CARLETON STREET, PORTLAND, MAINE

C1.0

SUBDIVISION RECORDING PLAT

MAPLOT 55/A4