## CITY OF PORTLAND SITE PLAN AND 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.
- 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, MARCH 2003,
- 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- T. 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.
- ID. 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**

# **EXISTING**

----- PROPERTY LINE — — — BUILDING SETBACK EDGE OF PAVEMENT ---- CONTOURS 7//// BUILDING ----- EDGE OF GRAVEL ====== CURB ---G- GAS LINE ---- S- -- SANITARY SEWER -----SD----SD-- STORMDRAIN ----- OHU --- OVERHEAD UTILITY

> GATE VALVE GAS VALVE LIGHT POLE

BENCHMARK

BUILDING

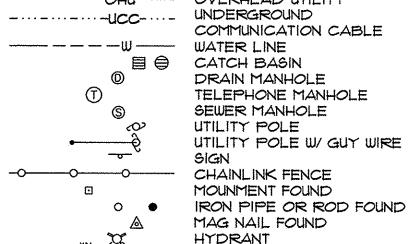
CATCH BASIN DRAIN MANHOLE SANITARY MANHOLE WATER SHUT OFF LIGHT POLE

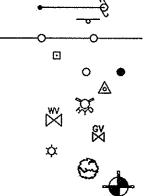
EDGE OF PAVEMENT

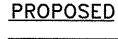
VERTICAL GRANITE CURB

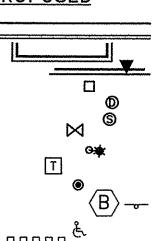
BUILDING ENTRY/EGRESS

TREE









TRANSFORMER BOLLARD HANDICAP PARKING PAINTED CROSSWALK BITUMINOUS PAYEMENT SHIM GRAVEL & PAVE BRICK PAVERS BUILDING HATCH BUILDING PORCH

LOCATION PLAN

PINE ST

# SCALE: ["=250'±

WEST ST

SITE

#### PROJECT DRAWINGS

CLØ SUBDIVISION RECORDING PLAT CI.I SITE PLAN Cl.2 EXISTING CONDITIONS AND DEMOLITION PLAN C1.3 GRADING AND UTILITIES PLAN Cl.4 EROSION CONTROL AND LANDSCAPE PLAN

C2.1 C2.2 DETAILS DETAILS C2.3 DETAILS C2.4 DETAILS

BUILDING RENDERINGS A12 BUILDING FLOOR PLANS A2.1 BUILDING ELEVATIONS

ALTA/ACSM LAND TITLE SURVEY

#### 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. F
MINIMUM AREA PER DWELLING UNIT	725 SQ. FT.	685 SQ. F1
MINIMUM STREET FRONTAGE	2Ø FEET	141.43 FEE1
MINIMUM FRONT YARD	5 FEET	5 FEET
MINIMUM REAR YARD	IØ FEET	65 FEET
MINIMUM SIDE YARD	IØ 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	<del>**</del> ***	19,245 SQ. F
PROPOSED IMPERVIOUS		19,210 SQ. F

① DENSITY BONUS OF 25% FOR AFFORDABLE UNITS, SECTION 14-488. TOTAL UNITS ALLOWED: 42, UNITS PROVIDED: 31

TELEPHONE

1 MANHOLE

( IN FEET ) 1 inch = 20 ft.

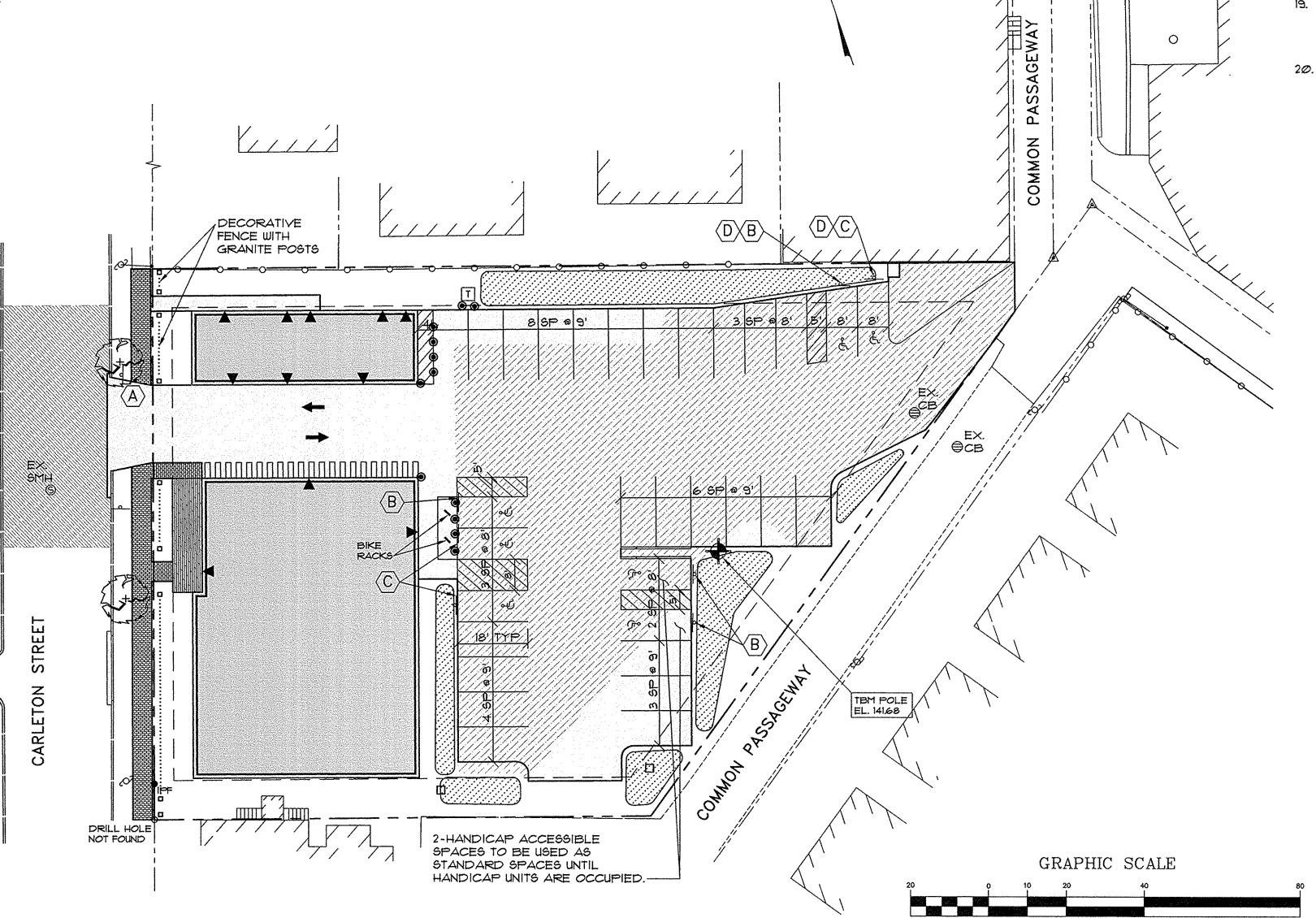
### GENERAL NOTES

- OWNER: AVESTA BUTLER PAYSON PL, 307 CUMBERLAND AVENUE, PORTLAND MAINE Ø41Ø1. 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, Ø4103.
- 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
- 1. 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 C1.3, GRADING AND
- 10. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM THE COMMON PASSAGE WAY. THESE SERVICES ARE SHOWN ON SHEET CI.3, GRADING AND UTILITIES PLAN.
- 11. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- 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 IT CARLETON STREET IS SUBJECT TO A CITY OF PORTLAND LEVEL III SITE PLAN AND SUBDIVISION PERMIT.
- DETAILS OF STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 17 CARLETON STREET SITE PLAN.
- 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.
- 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

WEST STREET

EX.

CB



SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD CARLI

FFRS

MAP/LOT 55/A/4

DATE