

GENERAL NOTES

- OWNER: BRIGGS STREET PROPERTY, LLC, PO BOX 1693, FORTLAND MAINE 04102. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK 28950, PG. 151, DATE SEPTEMBER 3, 2011.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: WHIFFLE / CALLENDER ARCHITECTS, 136 PLEASANT AVENUE, PORTLAND, MAINE 04103.
- BOUNDARY INFORMATION PROVIDED BY JAMES D. NADEAU, LLC, 918 BRIGHTON AVENUE, PORTLAND, MAINE. REFERENCE IS MADE TO "BOUNDARY SURVEY MADE FOR NICHOLAS BURNETT, SALEM STREET & BRIGGS STREET FORTLAND, MAINE" DATED 1/2/12.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HLB), GENERALLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- ZONE: R-6, RESIDENTIAL, PROPOSED USE: MULTIFAMILY DWELLING
- TAX MAP REFERENCE: MAP 57 / BLOCK J / LOTS 29 & 31.
- TOTAL PARCEL = 0.10 acres
- UNITS TO BE SERVICED BY PUBLIC WATER, SEWER, AND GAS FROM SALEM STREET. THESE SERVICES, INCLUDING HYDRANTS, ARE AS SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND FROM BRIGGS STREET. THESE SERVICES ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C13, GRADING AND UTILITIES PLAN.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- PROPOSED PARKING SPACES: 2 SPACES.
- THE SUBJECT PARCEL SHOWN AS 5 BRIGGS 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 5 BRIGGS STREET SITE PLAN.
- FLOODPLAIN: THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230251 0213 B, EFFECTIVE DATE JULY 17, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- SNOW REMOVAL REQUIREMENTS ARE AS NOTED ON THIS SHEET UNDER OFFSITE SNOW REMOVAL NOTES.
- NEW PROPERTY PINS TO BE SET AT THE EXPENSE OF THE DEVELOPER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

OFFSIGHT SNOW REMOVAL NOTES:

- SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
- SNOW SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE WITHIN 24 TO 48 HOURS FOLLOWING A SNOW STORM.
- 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.
- 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 CONDOMINIUM ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

LEGEND

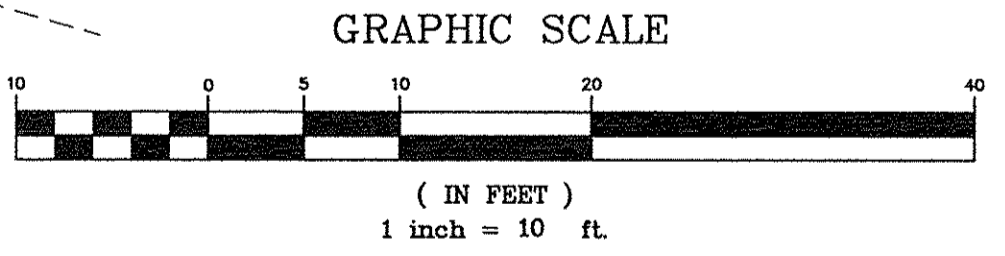
EXISTING	
---	PROPERTY LINE
---	BUILDING SETBACK
---	ABUTTERS PROPERTY
---	EASEMENT
---	EDGE OF PAVEMENT
---	BUILDING
---	CONTOURS
---	EDGE OF GRAVEL
---	CURB
---	GAS LINE
---	SANITARY SEWER
---	STORM DRAIN
---	OVERHEAD UTILITY
---	WATER LINE
---	CATCH BASIN
---	SEWER MANHOLE
---	MANHOLE
---	WATER METER
---	UTILITY POLE
---	TREE
---	STOCKADE FENCE
---	CHAINLINK FENCE
---	BENCHMARK
---	FOUND MONUMENT
---	1/2" SURVEY CAP #124 6ET
---	FIRE HYDRANT
---	WATER SHUTOFF
---	WATER VALVE
---	GAS VALVE
PROPOSED	
---	EDGE OF PAVEMENT
---	BUILDING
---	BUILDING ENTRY/EGRESS
---	BUILDING HATCH

SUBDIVISION CONDITIONS OF APPROVAL

- 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 THE REPORT OF THIS 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.

SURVEY PLAN REFERENCES

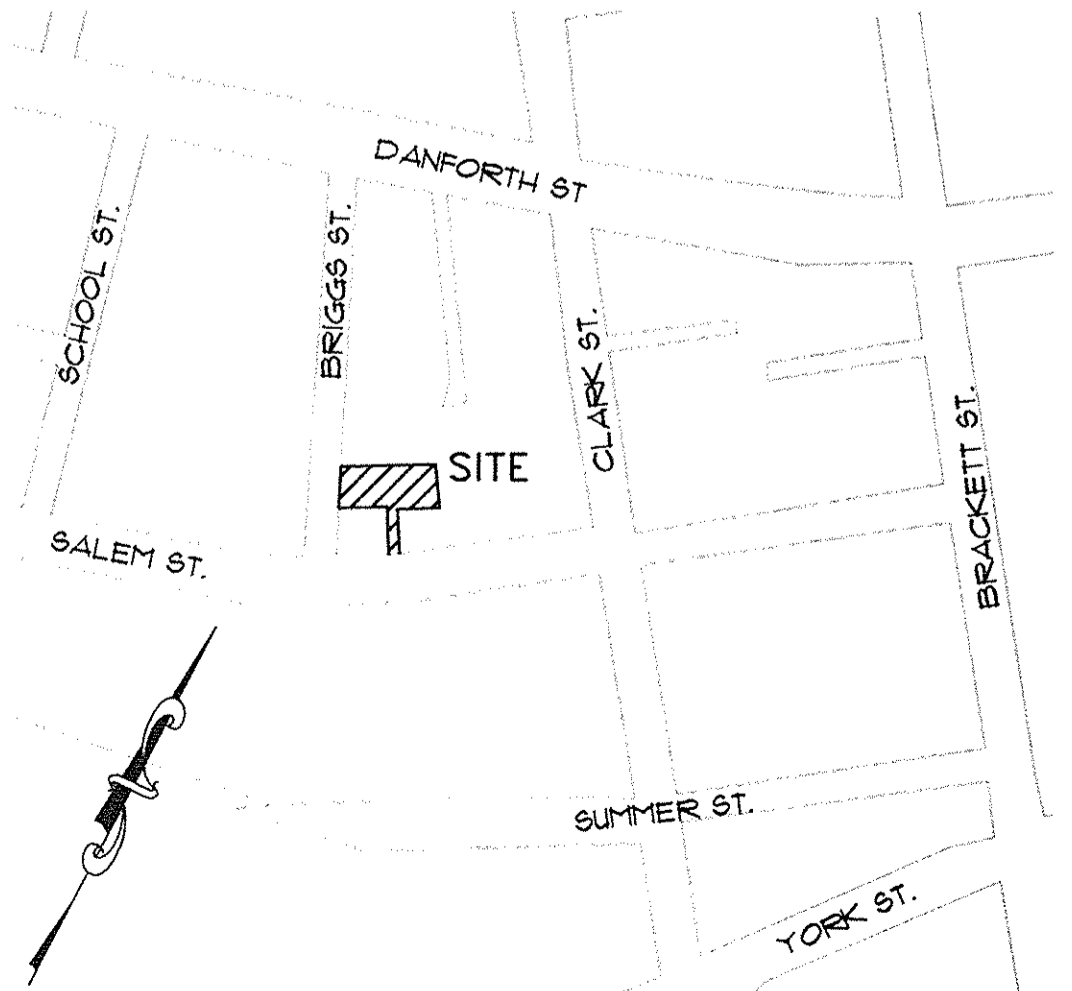
- 2015 SURVEY PLAN REFERENCE:**
- "BOUNDARY SURVEY MADE FOR NICHOLAS BURNETT SALEM STREET & BRIGGS STREET FORTLAND, MAINE", REVISED FEBRUARY 9, 2012, BY JAMES D. NADEAU, LLC, PROFESSIONAL LAND SURVEYORS.
- 2015 SURVEY GENERAL NOTES:**
- REFERENCE IS MADE TO "LETTER OF AGREEMENT" DATED JANUARY 7, 2015 BETWEEN NADEAU LAND SURVEYS AND NICHOLAS BURNETT, WHICH SHALL BE CONSIDERED AN INTEGRAL PART OF THIS SURVEY.
 - CITY OF PORTLAND VERTICAL BENCHMARK: 3' OFFSET MONUMENT AT SOUTHEAST CORNER OF BRIGGS STREET & DANFORTH STREET, CITY DATUM (NGVD29) ELEVATION 122.465'.
 - CITY OF PORTLAND HORIZONTAL DATUM MAINE STATE PLANE COORDINATE, WEST ZONE, NAD83. GPS BASE POINT DPs T124-24-1210, N:296616.159, E:2921055.553, GPs AZIMUTH POINT DPs L141-14-1, N:296871231, E: 2926154.106, AZIMUTH BETWEEN GPs POINT USED FOR BASIS OF BEARING N49°42'23"W, COMPUTED DISTANCE 394.43'.
 - THE ABOVE GROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING DRAWINGS PROVIDED BY OTHERS. THIS OFFICE MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE APPARENT UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. SINCE NO UNDERGROUND UTILITIES WERE EXPOSED, THIS OFFICE HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.
 - CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION.



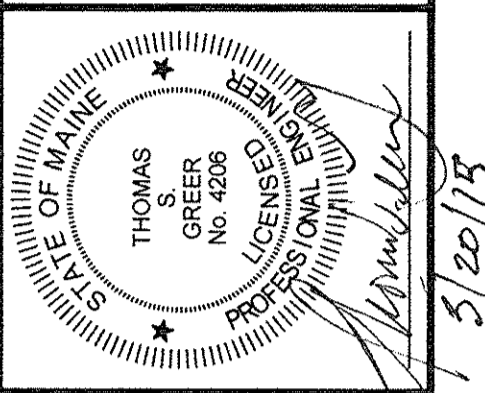
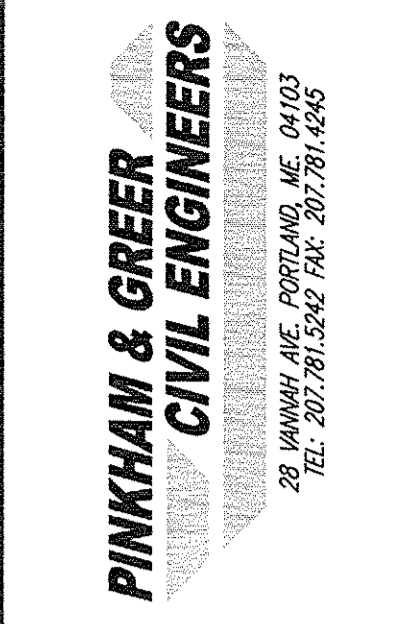
ZONE INFORMATION

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

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	2,000 SQ. FT.	4,366 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	125 SQ. FT.	150 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	41.55 FEET
MINIMUM FRONT YARD	5 FEET	5 FEET
MINIMUM REAR YARD	10 FEET	10 FEET
MINIMUM SIDE YARD	5 FEET	5 FEET
MAXIMUM LOT COVERAGE	60%	37%
MINIMUM LOT WIDTH	20 FEET	41 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	35 FEET
OPEN SPACE RATIO	20%	55%
OFF STREET PARKING	0 SPACE PER UNIT	0.66 PER UNIT



LOCATION PLAN
SCALE: 1"=200'



NO.	DATE	FOR CITY SUBMITTAL	DESCRIPTION
1	5/20/15		
		REV.	

BRIGGS STREET PROPERTY, LLC
55 SALEM ST #B
PORTLAND, ME. 04102

SCALE: AS SHOWN
DATE: MAY 7, 2015
PROJECT: 14184

5 BRIGGS STREET
PORTLAND, MAINE

SUBDIVISION RECORDING PLAT

C1.0
MAP/LOT: 571J29 & 571J31