CITY OF PORTLAND CONDITIONS OF APPROVAL

IMPERVIOUS INFORMATION

BUILDINGS	<u>EXISTING</u> 1,552 SQ. FT.	PROPOSEL 3,150 SQ. F1
PAVEMENT & GRAVEL	6,315 SQ. FT.	5,230 SQ. F
•	7,867 SQ. FT.	8,380 SQ. F
NET IMPERVIOUS	+ 513 SQ. FT.	

PARKING & BICYCLES

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PARKING SPACES PROVIDED:	IП
STANDARD SPACES: 9'XIS' COMPACT SPACES:	12
8'x15' ACCESSIBLE SPACES: 8'x18'	4
BICYCLE SPACES PROVIDED:	4 (2 RACKS)
BIKE SPACES REQUIRED: 2 BIKE SPACES PER 5 DWELLING UNITS (8/2.5):	3.2

UNIT ANALYSIS

UNIT COMPOSITION:

COMMERCIAL UNIT:

MARKET RATE RESIDENTIAL: 5-2 BEDROOM UNITS 1- HANDICAP ACCESSIBLE 2-1 BEDROOM UNITS

TOTAL: 8 UNITS

SNOW CLEARANCE NOTES

- 1. SNOW MAY BE STORED WITHIN THE SNOW STORAGE AREAS.
- 2. ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECCESSARY
- 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.

WAIVERS REQUESTED

1. THE PLANNING BOARD <u>WAIVES / DOES NOT WAIVE</u> SECTION 1.14 OF THE CITY OF PORTLAND'S TECHNICAL MANUAL STANDARD THAT PARKING LOTS WITH GREATER THAN 10 SPACES MAY BE COMPRISED OF UP TO 20% COMPACT PARKING SPACES, TO ALLOW 4 COMPACT SPACES WHICH IS 23.5% OF THE TOTAL NUMBER.

ATION SURVEY GENERAL NOTES

- ELEVATIONS ARE ADJUSTED TO NGVD 1929 DATUM FROM USC 4 GS DISK STAMPED C 163 1966 FOUND ON ODD FELLOWS BLOCK BUILDING AT 651 FOREST AVENUE VERTICAL ORDER FIRST CLASS 1.
- 2. UNDERGROUND UTILITY LOCATIONS HAVE NOT BEEN CONFIRMED. ALL UTILITIES SHOWN HERE ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES COMBINED WITH UTILITIES SHOWN ON PLAN REF *1 & 2. DIGSAFE SHOULD BE CONTACTED BEFORE ANY EXCAVATION COMMENCES.
- 3. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER THE FEMA FIRM FLOOD HAZARD MAP 2300510007B EFFECTIVE DATE JULY 17, 1986.

SURVEY PLAN REFERENCES

- 1. STANDARD BOUNDARY SURVEY 29 VANNAH AVENUE FOR DAVID W. AASKOV DATED AUGUST 1992 PREPARED BY ROSS BOUNDARY SURVEY RECORDED IN CORD PB 192, PG 210.
- 2. CITY OF PORTLAND SEWER ASSESSMENT PLAN DATED Ø2-12, 1941 CITY OF PORTLAND FILE *436/13.
- 3. CITY OF PORTLAND BLUE SHEETS VANNAH AVE., FOREST AVE., HERSEY STREET, AND CLIFTON STREET.
- 4. PLAN OF HERSEY SAUNDERS FIELD DATED Ø5-18-1926 RECORDED IN CORD PB 17, PG 4.
- 5. PLAN OF HERSEY SAUNDERS FIELD DATED Ø8-21-1917 RECORDED IN CORD PB 13, PG 93.
- 6. PLAN SHOWING STANDARD BOUNDARY SURVEY FOR SYLVIA AND HAROLD KROOT BY DANIEL DALFONSO DATED 10/04/99.
- 7. FINAL SITE/SUBDIVISION PLAN OF 23 OCEAN AVE BY FOUR POINTS ASSOCIATES, INC.

ZONE INFORMATION

ZONE: NEIGHBORHOOD BUSINESS ZONE (B-1) & RESIDENTIAL 3 (R-3)
PERMITTED USE & PROPOSED USES: BUISNESS OFFICE & MULTI-FAMILY RESIDENTIAL

SPACE STANDARDS	B-1	R-3
MINIMUM LOT SIZE	NONE	6,500 SQ. FT.
MINIMUM LOT AREA PER DWELLING UNIT	1,000 *	6,500 SQ. FT.
MINIMUM STREET FRONTAGE	20 FEET	5Ø FEET
MINIMUM LOT WIDTH	NONE	65 FEET
MINIMUM FRONT YARD	NONE	25 FEEAT
MAXIMUM FRONT YARD	10 FEET OR **	
MINIMUM REAR YARD	IØ FEET	25 FEET
MINIMUM SIDE YARD	5 FEET	
2 1/2 STORY STRUCTURE	**	16 FEET
STRUCTURE STEPBACKS	***	
MAXIMUM STRUCTURE HEIGHT	35 FEET	
MAXIMUM FLOOR AREA	0,000 SQ. FT.	
MAXIMUM IMPERVIOUS AREA	90%	

- * EQUAL TO NEAREST RESIDENTIAL ZONE, EXCEPT FOR 1,000 FOR MULTI-FAMILY
- * MAX. FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF NEAREST DEVELOPED LOTS
- ABOVE 35' SHALL BE NO CLOSER THAN 10 FEET FROM THE *** SIDE LINE AND NO CLOSER THAT 15 FEET FROM THE REAR WHEN PROPERTY ABUTS A RESIDENTIAL ZONE

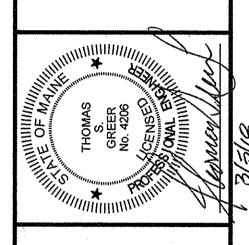
FIRST 25 FEET OF USE FROM FRONT BOUNDARY TO BE COMMERCIAL

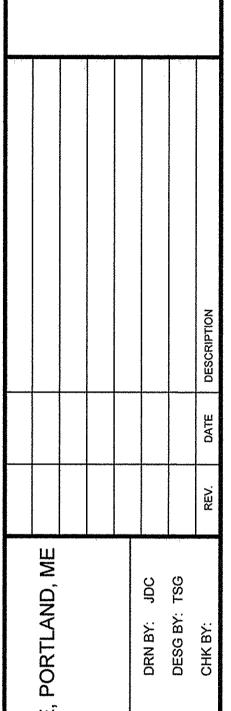
CITY OF PORTLAND SUBDIVISION NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 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 OVERHEAD.
- 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.
- 1. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAYED 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.
- 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."

PINKHAM & GREER

CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME. 04103





JE, PORTLAND, MAINE 28 VA
RECORDING PLAT
DATE:

E 28, a condominium VANNAH AVENUE, PORTLAND, MAI

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

C1.2

MAP/LOT 129 / F / 9 & 11

DATE