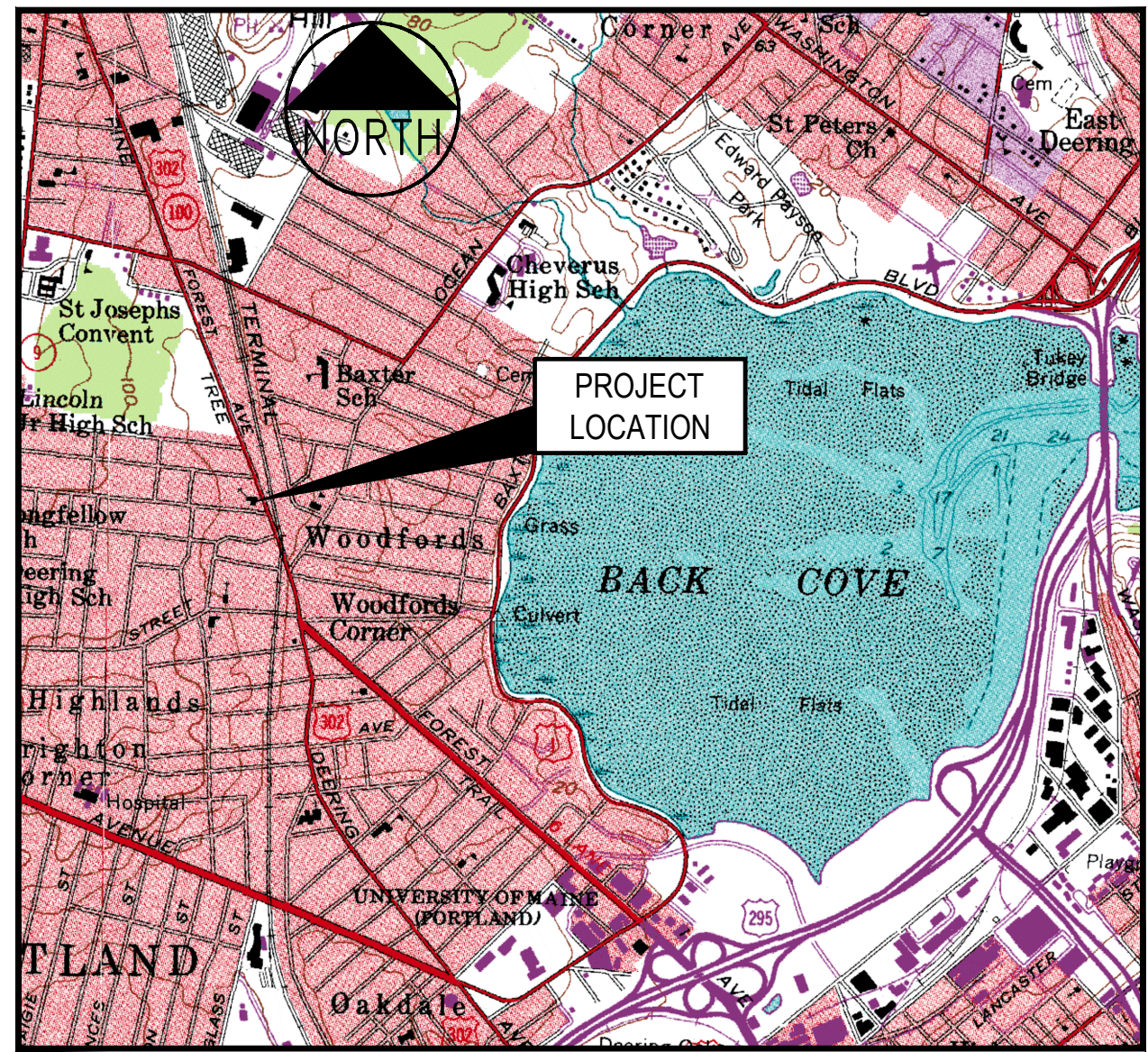


PROJECT PARCEL SITE
CITY OF PORTLAND TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
130	I-012, I-013, & H-013

OWNER/APPLICANT
HARDY POND DEVELOPMENT COMPANY, LLC
7 TEE DRIVE, PORTLAND, ME 04103
PORTLAND, MAINE 04101
207.797.6066
ATTN: ROBERT GAUDREAU

SITE DEVELOPMENT PLANS FOR PLEASANT AVENUE CHURCH RE-DEVELOPMENT PORTLAND, MAINE LEVEL III SITE PLAN SUBMISSION OCTOBER 30, 2015



LOCATION MAP
N.T.S.

INDEX

- C-1.0 COVER SHEET
- C-2.0 ALTA/ACSM LAND TITLE SURVEY BY OWEN HASKELL, INC.
- C-2.1 SUBDIVISION PLAT PLAN
- C-3.0 SITE LAYOUT PLAN
- C-4.0 SITE DETAILS

UTILITIES

- SEWER**
CITY OF PORTLAND
PUBLIC SERVICES ENGINEERING DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04102
207.874.8850
ATTN: DAVID MARGOLIS-PINEO, P.E.
- WATER**
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
P.O. BOX 3533
PORTLAND, MAINE 04104
207.761.8310
ATTN: GLISSEN HAVU
- POWER**
CENTRAL MAINE POWER
162 CANCO ROAD
PORTLAND, MAINE 04103
207.791.1023
ATTN: JAMIE COUGH
- TELEPHONE**
FAIRPOINT COMMUNICATIONS
FIVE DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842
ATTN: SUE SERRETTE
- CABLE**
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
877.546.0962
ATTN: ANDREW TROTTIER
- NATURAL GAS**
UNITIL
1075 FOREST AVENUE
PORTLAND, MAINE 04103
207.797.8002 EXT 6620
ATTN: ALEX SMITH

CALL BEFORE YOU DIG
1.888.DIGSAFE
1.888.344.7233
DIG SAFE MAINE

PERMITS / APPROVALS

LOCAL	GOVERNING BODY	STATUS
SITE PLAN APPROVAL	CITY OF PORTLAND PLANNING DEPARTMENT CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8719 ATTN: BARBARA BARHYDT	PRELIMINARY SUBMISSION 09.28.15 FINAL SUBMISSION 10.30.15
BUILDING PERMIT	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	BY CONTRACTOR - PRIOR TO CONSTRUCTION
STREET OPENING PERMIT	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL 389 CONGRESS STREET PORTLAND, MAINE 04101 207.874.8703	PRIOR TO CONSTRUCTION

PREPARED BY

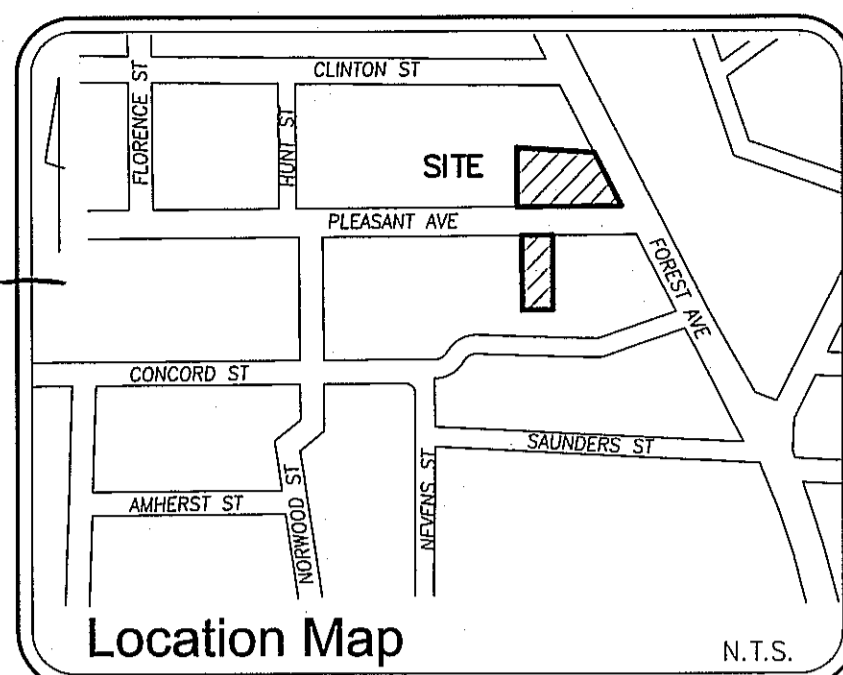
- CIVIL ENGINEER**
FAY, SPOFFORD & THORNDIKE
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
207.775.1121
ATTN: ANDREW JOHNSTON, P.E.
- ARCHITECT**
SHIELDS ARCHITECTURE
CUMBERLAND, MAINE
207.776.8926
ATTN: JOHN SHIELDS
- SURVEYOR**
OWEN HASKELL, INC.
390 U.S. ROUTE 1, SUITE 10
FALMOUTH, MAINE 04105
207.774.0424
- LANDSCAPE ARCHITECT**
LAND DESIGN SOLUTIONS
160 LONGWOODS RD
CUMBERLAND, MAINE 04021
207.939.1717

PRELIMINARY NOT FOR CONSTRUCTION

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

PRELIMINARY - NOT FOR CONSTRUCTION

<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>2</td> <td>10.30.15</td> <td>FINAL CITY SUBMISSION</td> </tr> <tr> <td>1</td> <td>09.28.15</td> <td>PRELIMINARY CITY SUBMISSION</td> </tr> </table>	REV	DATE	DESCRIPTION	2	10.30.15	FINAL CITY SUBMISSION	1	09.28.15	PRELIMINARY CITY SUBMISSION		PROJECT 3 PLEASANT AVENUE CHURCH RE-DEVELOPMENT	FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106
	REV	DATE	DESCRIPTION									
2	10.30.15	FINAL CITY SUBMISSION										
1	09.28.15	PRELIMINARY CITY SUBMISSION										
SHEET TITLE COVER SHEET	CLIENT HARDY POND DEVELOPMENT COMPANY, LLC											
REVISIONS		DRAWN: PBF DESIGNED: _____ CHECKED: _____ FILE NAME: SP-M167 COVER	DATE: _____ SCALE: N.T.S. JOB NO. _____ SHEET C-1.0									



Schedule B Section 2 Exceptions:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 15-1123755W EFFECTIVE DATE: APRIL 8, 2015
1-6. NON SURVEY ITEMS.
7. SUCH STATE OF FACTS AS SHOWN ON A PLAN ENTITLED "PLAN OF CLARK AND LOVELL'S LAND IN WESTBROOK, MAINE" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34 - AS SHOWN ON PLAN.
8. SUBJECT TO AND WITH THE BENEFIT OF THE TERMS AND CONDITIONS OF AN EASEMENT RESERVED IN A DEED FROM CLARK MEMORIAL UNITED METHODIST CHURCH TO ROGER S. ZIMMERMAN AND RONALD L. BREZZALE DATED APRIL 4, 1980 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4588, PAGE 246, AND SUBJECT TO THE EASEMENT RIGHTS CONVEYED IN SAID DEED (PARKING LOT). - AS SHOWN ON SURVEY.
9. NON SURVEY ITEM.

Plan References:

- 1. "PLAN OF CLARK AND LOVELL'S LAND IN WESTBROOK, MAINE" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34
2. CITY OF PORTLAND MAINE BLUE SHEET FOR FOREST AVENUE, PLEASANT AVENUE, CONCORD STREET AND CLINTON STREET.
3. PLANS AND WORKSHEETS ON FILE WITH THE E.C. JORDAN CO. 1881 THROUGH 1944.

Notes:

- 1. OWNER OF RECORD: CLARK MEMORIAL UNITED METHODIST CHURCH, 15 PLEASANT AVENUE, PORTLAND, MAINE, C.R.D. BOOK 364 PAGE 152, BOOK 1158 PAGE 119, BOOK 4013 PAGE 211.
2. PROPERTY IS SHOWN AS TAX MAP 130-1-12, 14 AND TM 130-H-13 ON CITY OF PORTLAND'S ASSESSORS MAP.
3. BEARINGS ARE MAINE STATE PLANE COORDINATE SYSTEM NAD 83 PER CITY POINTS
4. ELEVATIONS ARE NGVD 1929, CITY BENCH MARK, 3' OFFSET MONUMENT NORTHERLY SIDE OF CONCORD STREET AT FIRST ANGLE WESTERLY OF FOREST AVENUE, ELEVATION = 65.89'

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0007C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information:

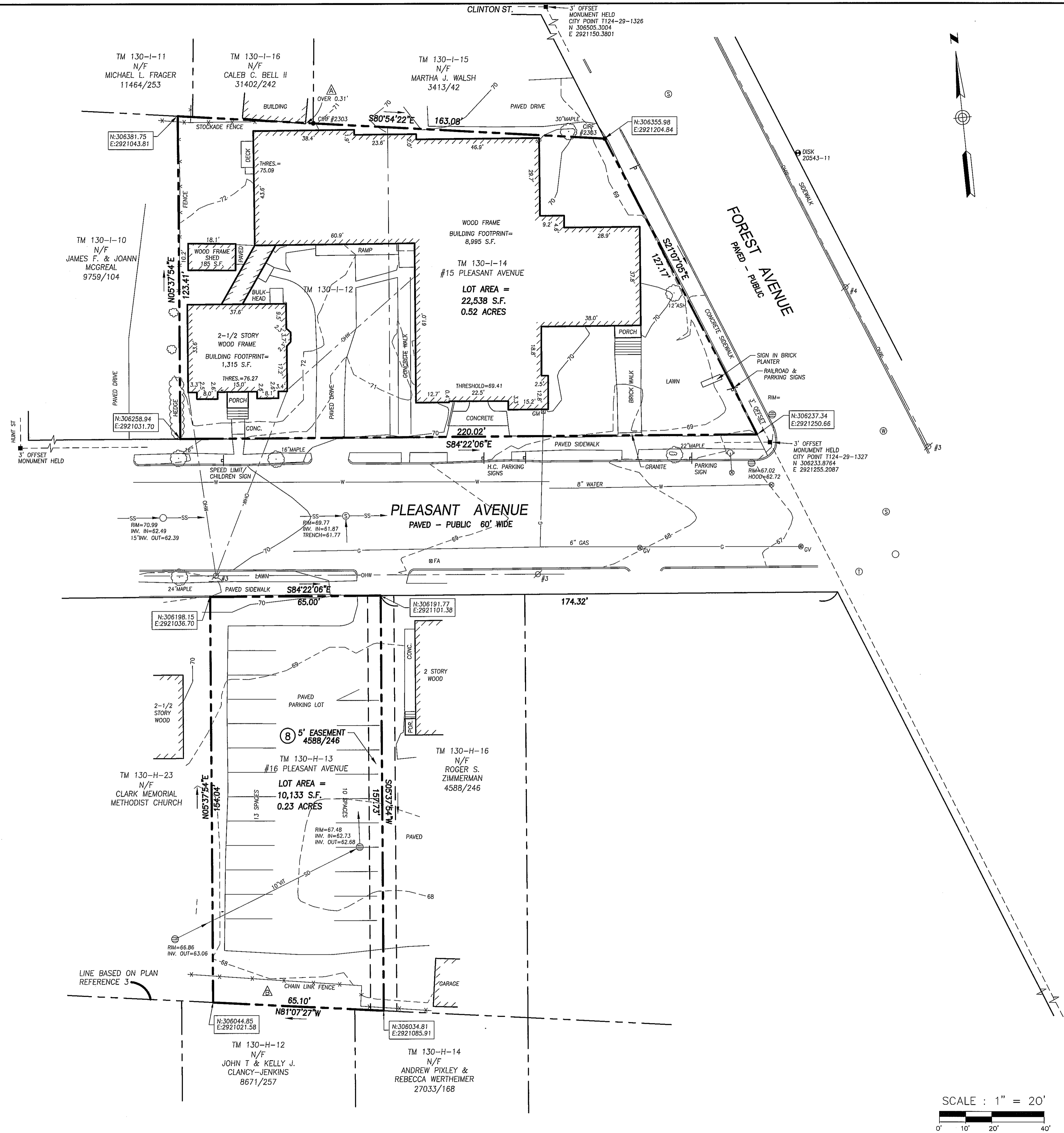
NONE PROVIDED BY TITLE INSURER

Possible Encroachments

- BUILDING ONTO PROPERTY 0.3'
OCCUPIED BY JENKINS

Legend:

- IRON PIPE OR ROD FOUND
GAS VALVE
WATER VALVE
HYDRANT
UTILITY POLE
MANHOLE
CATCH BASIN
SIGN
CM GAS METER
DECIDUOUS TREE
CURB
FENCE
OVERHEAD WIRES
WATER LINE
GAS LINE
SANITARY SEWER
STORM DRAIN
1' CONTOUR
NOW OR FORMERLY
DEED BOOK/PAGE
SCHEDULE B EXCEPTION



Legal Description

15-19 PLEASANT AVENUE: A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF PLEASANT AVENUE AND SOUTHWESTERLY SIDE OF FOREST AVENUE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, FORMERLY WESTBROOK, BEING NUMBERED 1 AND 2 AS SHOWN ON A PLAN OF CLARK AND LOVELL'S LAND, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

ALSO, ANOTHER CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDING THEREON, SITUATED ON THE NORTHERLY SIDE OF PLEASANT AVENUE, IN THE CITY OF PORTLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON SAID AVENUE AT THE SOUTHEASTERLY CORNER OF LAND FORMERLY OF CARLETON KIMBALL, SAID CORNER BEING ONE HUNDRED THIRTY (130) FEET SOUTHEASTERLY FROM THE CENTER OF THE PARTITION WALL BETWEEN A LOCK OF TWO HOUSES STANDING ON SAID AVENUE; THENCE SOUTHEASTERLY ON SAID AVENUE EIGHTY (80) FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY SIDE OF PLEASANT AVENUE AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND TEN (10) FEET DISTANT WESTERLY FROM THE WESTERLY SIDE LINE OF THE BRICK FOUNDATION WALL OF THE CLARK MEMORIAL CHURCH; THENCE FROM SAID POINT RUNNING NORTHERLY ON THE LINE PARALLEL WITH AND TEN (10) FEET DISTANT WESTERLY FROM SAID WALL ONE HUNDRED TWELVE (112) FEET, MORE OR LESS, TO LAND NOW OR FORMERLY OF ONE ROYAL LEIGHTON; THENCE NORTHWESTERLY ON THE LINE OF LINE OF LAND FORMERLY OF ROYAL LEIGHTON EIGHTY (80) FEET; THENCE SOUTHERLY ONE HUNDRED TWELVE (112) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

16 PLEASANT AVENUE: PARKING LOT A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON, LOCATED IN THE CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHERLY SIDE OF PLEASANT AVENUE AND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LAND CONVEYED BY MARION W. LITTLEFIELD TO MILDRED G. BODWELL BY DEED DATED AUGUST 15, 1940 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1614, PAGE 118, BEING THE NORTHEASTERLY CORNER OF LOT 5 AS SHOWN ON PLAN OF LAND OF CLARK AND LOVELL RECORDED IN SAID REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 34; THENCE EASTERLY BY SAID PLEASANT AVENUE ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO LAND FORMERLY OF WILLIAM MITCHELL; THENCE WESTERLY BY SAID MITCHELL LAND ONE HUNDRED TWENTY (120) FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LOT 5 AS SHOWN ON SAID PLAN OF CLARK AND LOVELL; THENCE NORTHERLY BY THE EASTERLY LINE OF LOT 5, FORMERLY OF MILDRED G. BODWELL, AND PARALLEL TO THE SECOND COURSE, TO THE POINT OF BEGINNING; BEING LOT 4 AND THE MAJOR PORTION OF LOT 3 AS SHOWN ON SAID PLAN OF CLARK AND LOVELL.

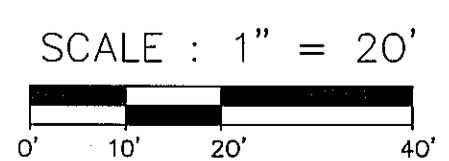
EXCEPTING FROM THE 16 PLEASANT AVENUE PARCEL IS A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDING THEREON, SITUATED IN THE CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHERLY SIDE OF PLEASANT AVENUE AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON SET IN THE GROUND ON THE SOUTHERLY SIDELINE OF SAID PLEASANT AVENUE AT THE NORTHEASTERLY CORNER OF LAND CONVEYED BY CLARENCE A. WESTON TO MARION W. LITTLEFIELD BY DEED DATED JULY 14, 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1143, PAGE 139; THENCE SOUTH 18' 45" WEST, WHICH COURSE WAS ON OCTOBER 1866 SOUTH 18 3/4' WEST, 158.40 FEET BY OTHER LAND OF CLARK MEMORIAL UNITED METHODIST CHURCH AND BY LAND NOW OR FORMERLY OF MCMANN TO AN IRON SET IN THE GROUND AT LAND FORMERLY OF WILLIAM MITCHELL AND NOW OR FORMERLY OF MORES; THENCE NORTH 69' 17" WEST BY SAID LAND OF MORSE AND BY LAND NOW OR FORMERLY OF PINKHAM, 55.03 FEET TO AN IRON; THENCE NORTH 18' 45" EAST BY OTHER LAND OF CLARK MEMORIAL UNITED METHODIST CHURCH, 156.51 FEET TO A P.K. SPIKE SET IN THE GROUND ON THE SOUTHERLY SIDELINE OF SAID PLEASANT AVENUE; THENCE SOUTH 71' 15" EAST BY SAID PLEASANT AVENUE, 55 FEET TO THE POINT OF BEGINNING.

ALTA/ACSM Land Title Survey
15-19 & 16 Pleasant Avenue
Portland, Cumberland County, Maine
made for
Hardypond Development Company, LLC

Surveyor's Certification
TO: HARDYPOND DEVELOPMENT COMPANY, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 7, 2015.
JOHN W. SWAN
PROFESSIONAL LAND SURVEYOR NO. 1038
IN THE STATE OF MAINE
DATE OF PLAN: MAY 13, 2015
REVISION DATE:
OHI JOB NO. 2015-058P

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, MAINE 04105
Tel. (207) 774-0424 www.owenhaskell.com



PORTLAND ZONING

ZONE B2c

- MULTI FAMILY IS PERMITTED USE
- MINIMUM LOT ARE PER DWELLING UNIT -
 - 1,500 SF GENERALLY.
 - 435 SF IN PROJECTS WITH "ACTIVE STREET FRONTS" PER SECTION 14-188.

A BUILDING WILL BE DETERMINED TO HAVE AN ACTIVE STREET FRONTAGE UPON MEETING THE FOLLOWING GUIDELINES TO THE GREATEST EXTENT PRACTICABLE AS DETERMINED BY THE PLANNING BOARD OR PLANNING AUTHORITY:

- THE PRIMARY BUILDING FAÇADE SHALL BE WITHIN TEN FEET OF THE FRONT STREET LINE;
- THERE SHALL BE NO PARKING ON THE LOT WITHIN 35 FEET OF THE FRONT STREET LINE;
- NO MORE THAN 35% OF THE FIRST FLOOR PRIMARY FAÇADE SHALL CONSIST OF ACCESS TO GARAGES, UNUTILIZED SPACE, SERVICE ENTRANCES, STORAGE OR MECHANICALS, AND THE REMAINING 75% SHALL HAVE AN AVERAGE DEPTH OF A MINIMUM OF 20 FEET FOR RESIDENTIAL OR COMMERCIAL USES;
- ALL PRIMARY GROUND FLOOR ENTRIES TO MULTI-FAMILY BUILDINGS MUST ORIENT TO THE STREET, NOT TO INTERIOR BLOCKS OR PARKING LOTS.

B. PARKING - 1 SPACE PER DWELLING UNIT.

ZONE R5

- PERMITTED USE - SINGLE & TWO FAMILY DWELLINGS.
- DIMENSIONAL REQUIREMENTS
 - MIN. LOT AREA - 6,000SF GENERALLY
 - MIN. STREET FRONTAGE - 50'
 - FRONT YARD - 20'
 - REAR YARD - 20'
 - SIDE YARD - 8' - 14' DEPENDING ON HEIGHT
 - MIN. LOT WIDTH - 60'
- PARKING - 2 SPACES PER DWELLING UNIT.

DENSITY CALCULATION

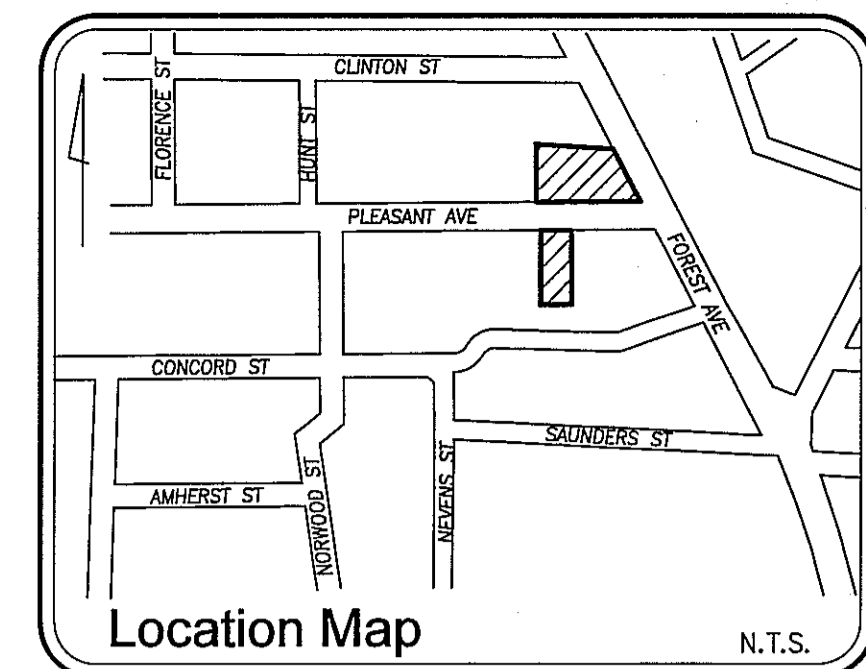
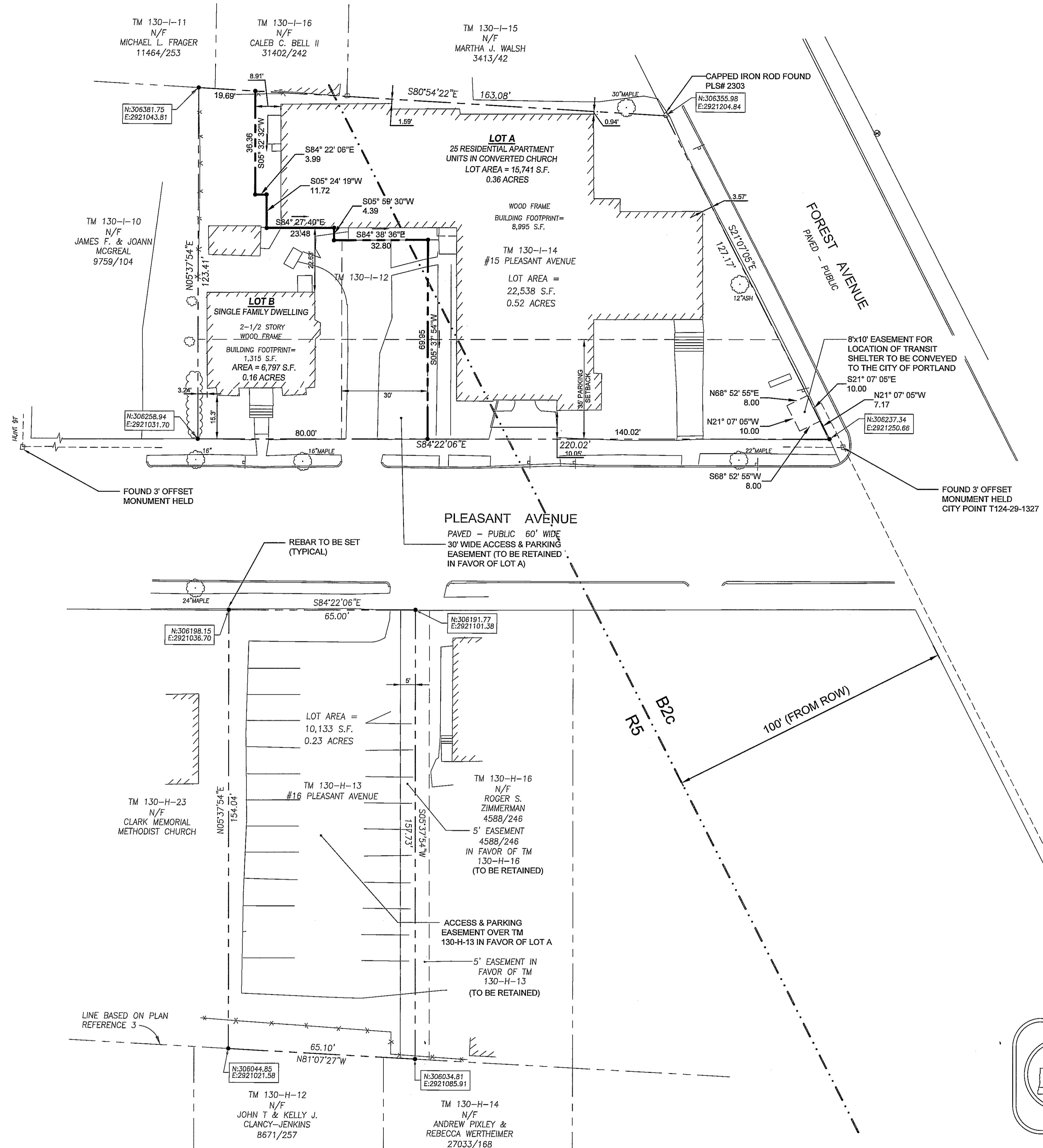
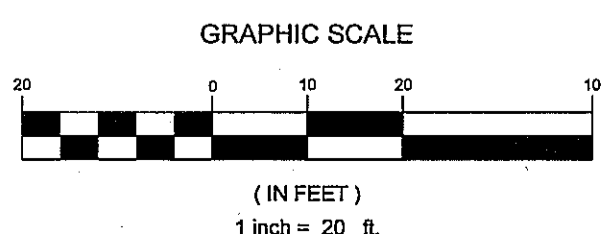
AREA OF LOT A IN B2c ZONE = 13,094 SF
 AREA OF LOT B IN R5 ZONE = 2,858 SF
 B2c REQUIRES 435 SF/DWELLING UNIT
 # UNITS ALLOWED = 13,094 / 4 = 30

REFERENCES

- ALTA/ASCM LAND TITLE SURVEY 15-19 AND 16 PLEASANT AVE. PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR "HARDY POND DEVELOPMENT COMPANY, LLC" BY OWEN HASKELL, INC. DATED MAY 13, 2015.

LEGEND

- IRON PIPE OR ROD FOUND
- IRON ROD SET
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ UTILITY POLE
- ⊙ MANHOLE
- ⊙ CATCH BASIN
- ⊙ SIGN
- ⊙ GM GAS METER
- ⊙ DECIDUOUS TREE
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- 70 1' CONTOUR
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK/PAGE
- ① SCHEDULE B EXCEPTION



OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, UNIT 10
 FALMOUTH, MAINE 04105
 Tel. (207) 774-0424 www.owenhaskell.com

		PROJECT 3 PLEASANT AVENUE CHURCH RE-DEVELOPMENT SHEET TITLE SUBDIVISION PLAT PLAN		FAY, SPOFFORD & THORNDIKE ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04105
DRAWN: PBF DESIGNED: ADJ CHECKED: JWS FILE NAME: SP-M167-SP SHEET	DATE: 06.09.2015 SCALE: 1"=20' JOB NO. SP-M167 C-2.1	OWNER HARDY POND DEVELOPMENT COMPANY, LLC 55 HARDY POND ROAD, FALMOUTH, MAINE 04105		
2 10.30.15 FINAL CITY SUBMISSION REV DATE DESCRIPTION REVISIONS	P.L.S. JOHN W. SWAN LIC. # 1038			

PORTLAND ZONING

ZONE B2c

- MULTI FAMILY IS PERMITTED USE
- MINIMUM LOT ARE PER DWELLING UNIT -
 - 1,500 SF GENERALLY.
 - 435 SF IN PROJECTS WITH "ACTIVE STREET FRONTAGES" PER SECTION 14-188.

A BUILDING WILL BE DETERMINED TO HAVE AN ACTIVE STREET FRONTAGE UPON MEETING THE FOLLOWING GUIDELINES TO THE GREATEST EXTENT PRACTICABLE AS DETERMINED BY THE PLANNING BOARD OR PLANNING AUTHORITY:

 - THE PRIMARY BUILDING FAÇADE SHALL BE WITHIN TEN FEET OF THE FRONT STREET LINE.
 - THERE SHALL BE NO PARKING ON THE LOT WITHIN 35 FEET OF THE FRONT STREET LINE.
 - NO MORE THAN 35% OF THE FIRST FLOOR PRIMARY FAÇADE SHALL CONSIST OF ACCESS TO GARAGES, UNUTILIZED SPACE, SERVICE ENTRANCES, STORAGE OR MECHANICALS, AND THE REMAINING 75% SHALL HAVE AN AVERAGE DEPTH OF A MINIMUM OF 20 FEET FOR RESIDENTIAL OR COMMERCIAL USES.
 - ALL PRIMARY GROUND FLOOR ENTRIES TO MULTI-FAMILY BUILDINGS MUST ORIENT TO THE STREET, NOT TO INTERIOR BLOCKS OR PARKING LOTS.
- PARKING - 1 SPACE PER DWELLING UNIT.

ZONE R5

- PERMITTED USE - SINGLE & TWO FAMILY DWELLINGS.
- DIMENSIONAL REQUIREMENTS
 - MIN. LOT AREA - 6,000SF GENERALLY
 - MIN. STREET FRONTAGE - 50'
 - FRONT YARD - 20'
 - REAR YARD - 20'
 - SIDE YARD - 8' - 14' DEPENDING ON HEIGHT
 - MIN. LOT WIDTH - 60'
- PARKING - 2 SPACES PER DWELLING UNIT.

DENSITY CALCULATION

AREA OF LOT A IN Bc ZONE = 13,094 SF
 AREA OF LOT B IN R5 ZONE = 2,858 SF
 B2c REQUIRES 435 SF/DWELLING UNIT
 # UNITS ALLOWED = 13,094 / 4 = 30

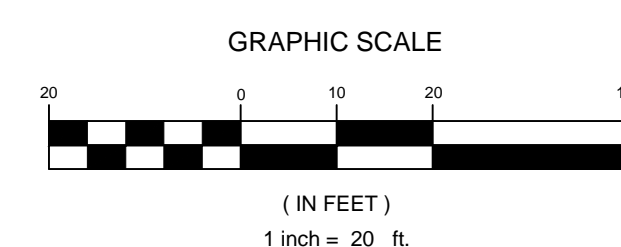
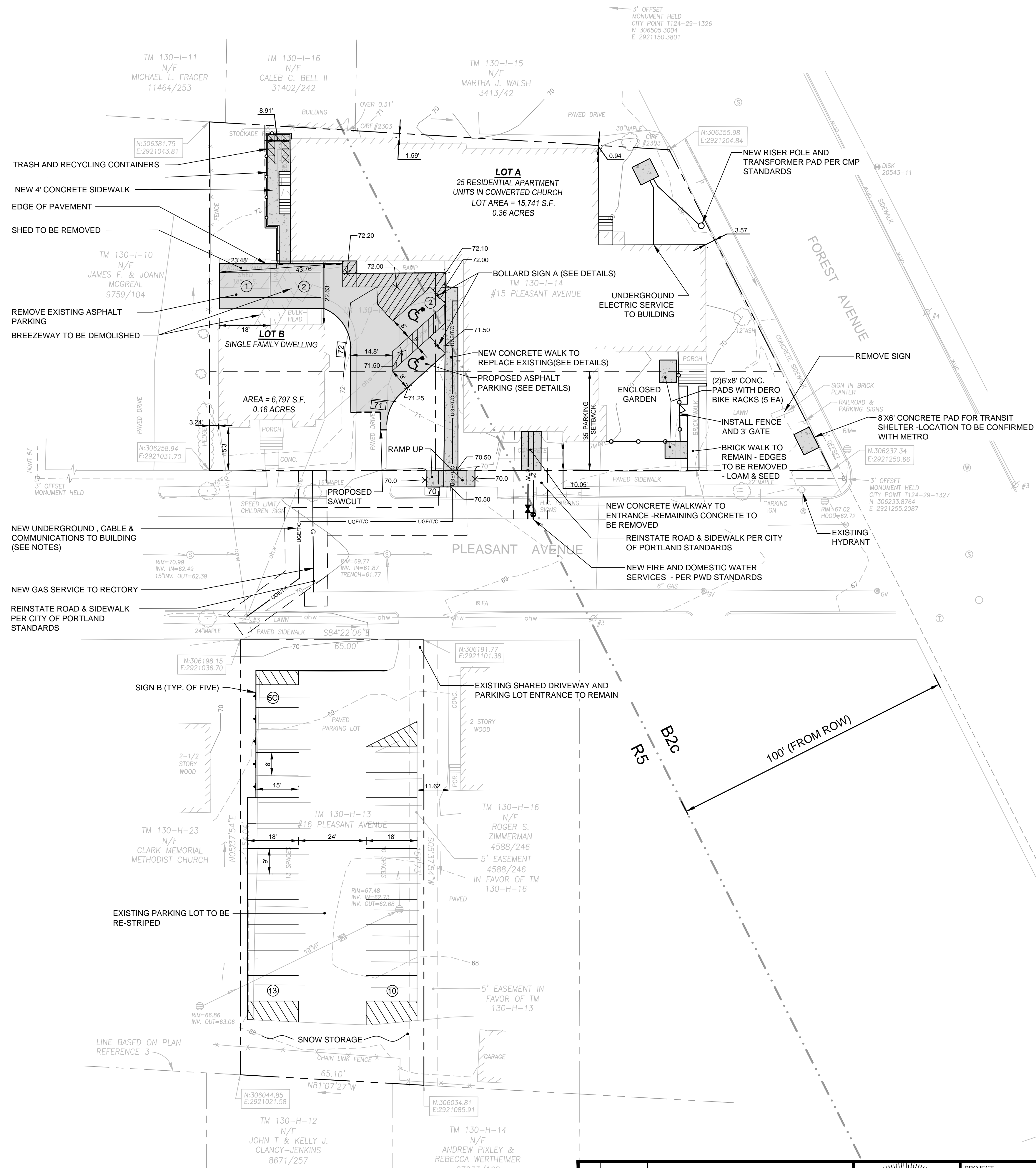
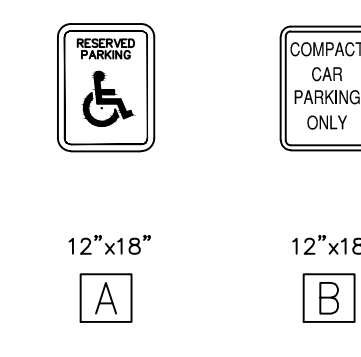
UTILITY NOTE

LOCATION & CONFIGURATION OF NEW ELECTRIC, CABLE AND PHONE SERVICES SUBJECT TO CONFIRMATION BY GOVERNING UTILITIES.

STORMWATER/EROSION CONTROL NOTES

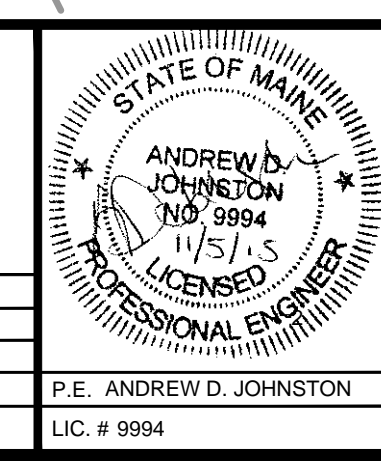
- ROOF DRAINS WILL BE DISCONNECTED FROM THE SEWER AND RE-DIRECTED TO DISCHARGE GRADE.
- CATCH BASIN INLET PROTECTION TO BE PROVIDED AT ALL IMPACTED STRUCTURES DURING CONSTRUCTION.
- STREET SWEEPING IS REQUIRED DURING CONSTRUCTION TO KEEP ALL ADJACENT STREETS CLEAR OF MUD, SOIL, OR DEBRIS.

SIGN LEGEND



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
3	11.05.15	PER FINAL COMMENTS
2	10.30.15	FINAL CITY SUBMISSION
1	09.28.15	PRELIMINARY CITY SUBMISSION



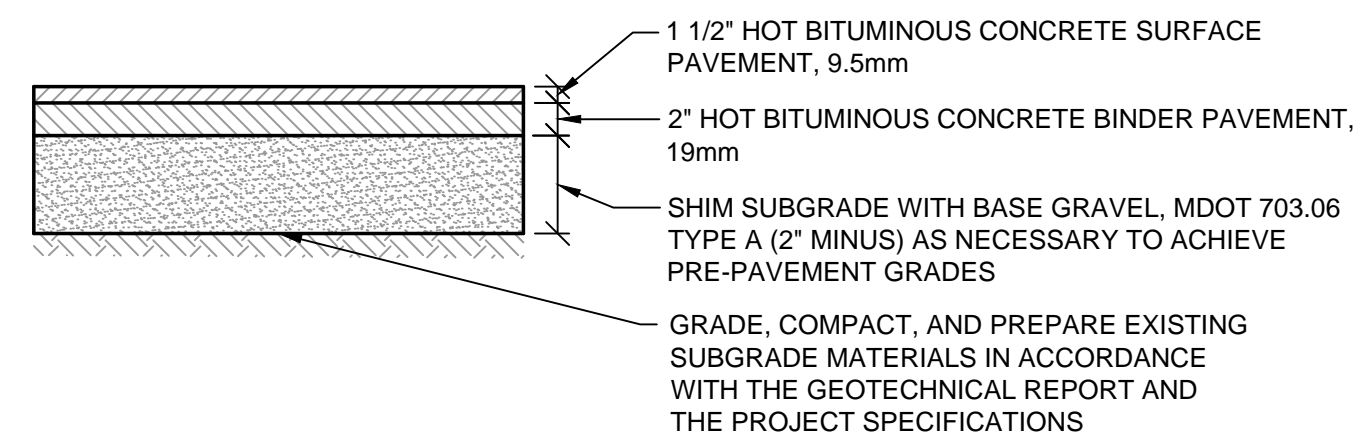
PROJECT
3 PLEASANT AVENUE CHURCH RE-DEVELOPMENT

SHEET TITLE
SITE LAYOUT PLAN

CLIENT
HARDY POND DEVELOPMENT COMPANY, LLC

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: PBF DATE: 06.09.2015
DESIGNED: ADJ SCALE: 1"=20'
CHECKED: ADJ JOB NO. SP-M167
FILE NAME: SP-M167-SP
SHEET **C-3.0**

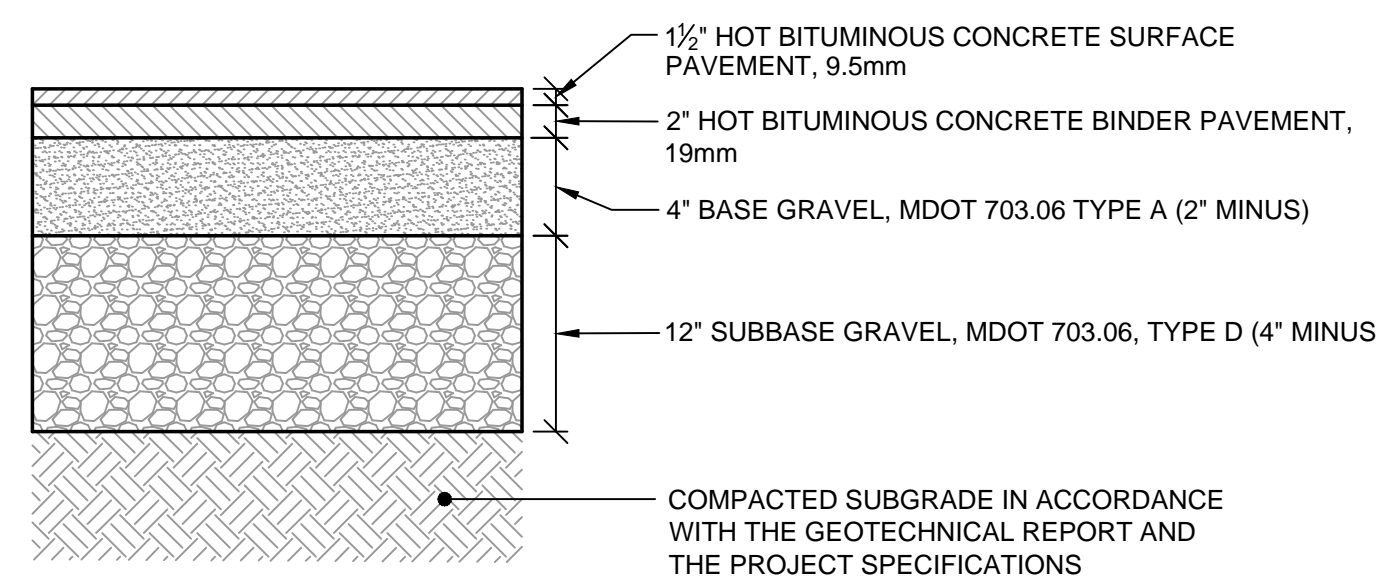


NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.

BITUMINOUS CONCRETE PAVEMENT SECTION OVER EXISTING BASE MATERIAL

(A) N.T.S.

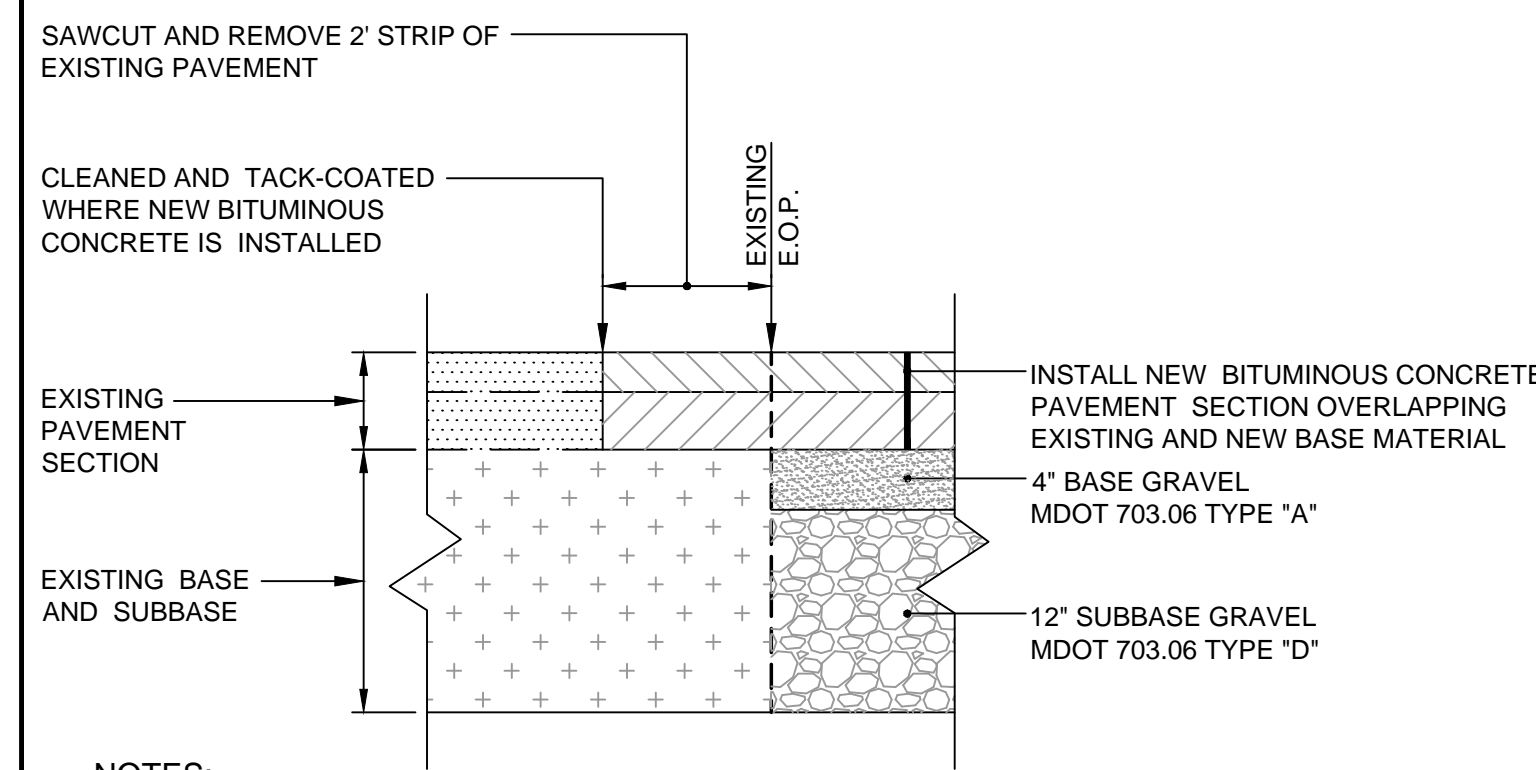


NOTES:

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STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT SECTION

(D) N.T.S.

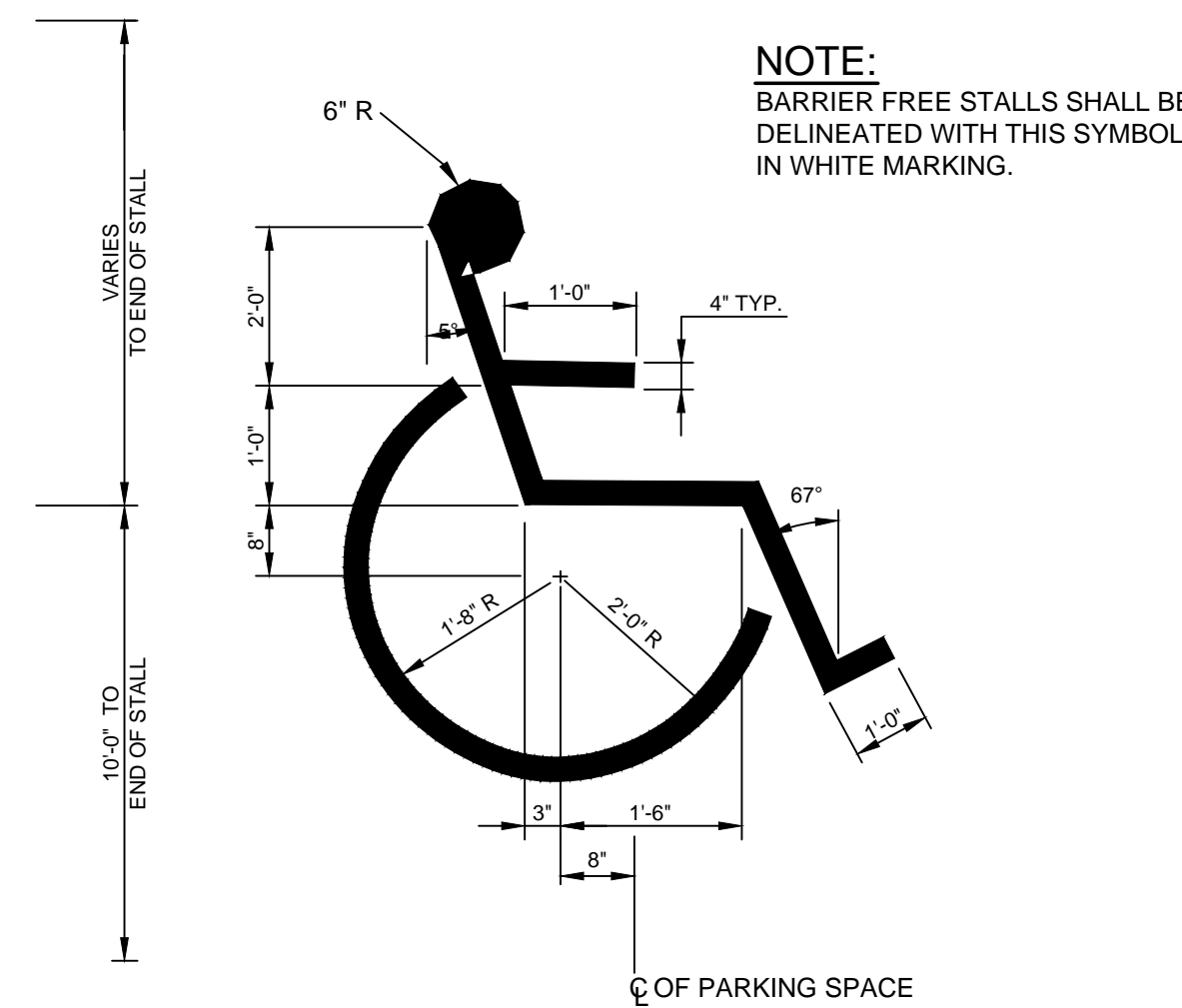


NOTES:

1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORTS PREPARED BY THE GEOTECHNICAL ENGINEER.

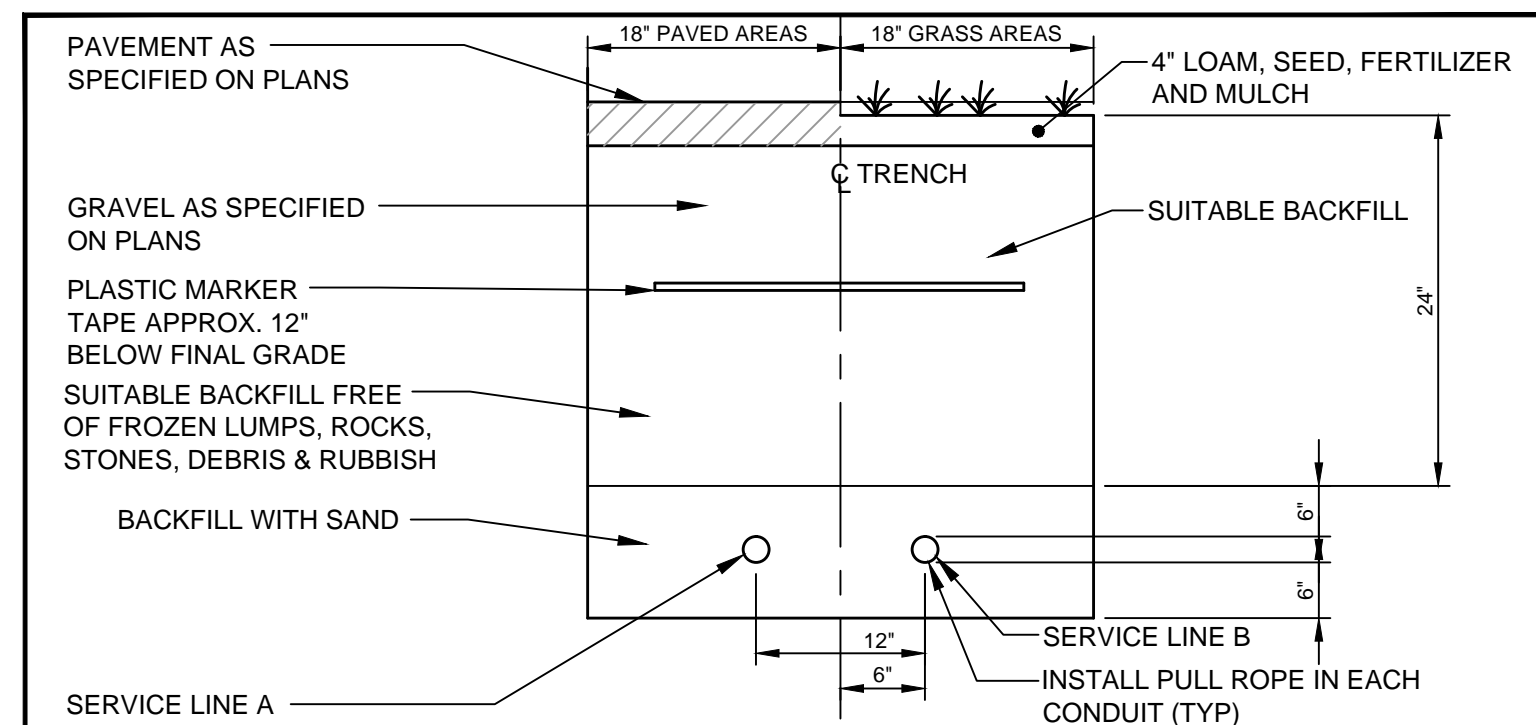
TYPICAL PAVEMENT SECTION NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT

(B) N.T.S.



INTERNATIONAL BARRIER FREE SYMBOL

(E) N.T.S.



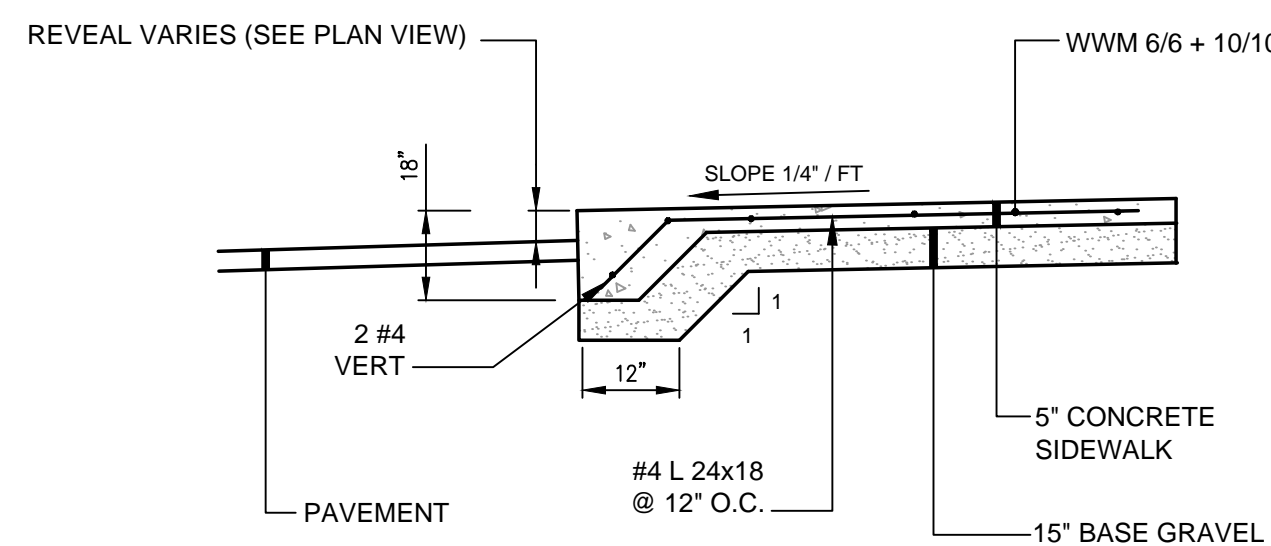
CONDUIT TYPE

SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE
B	2-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	SEE NOTE

NOTE: ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS

UTILITY TRENCH TELEPHONE & COMMUNICATIONS

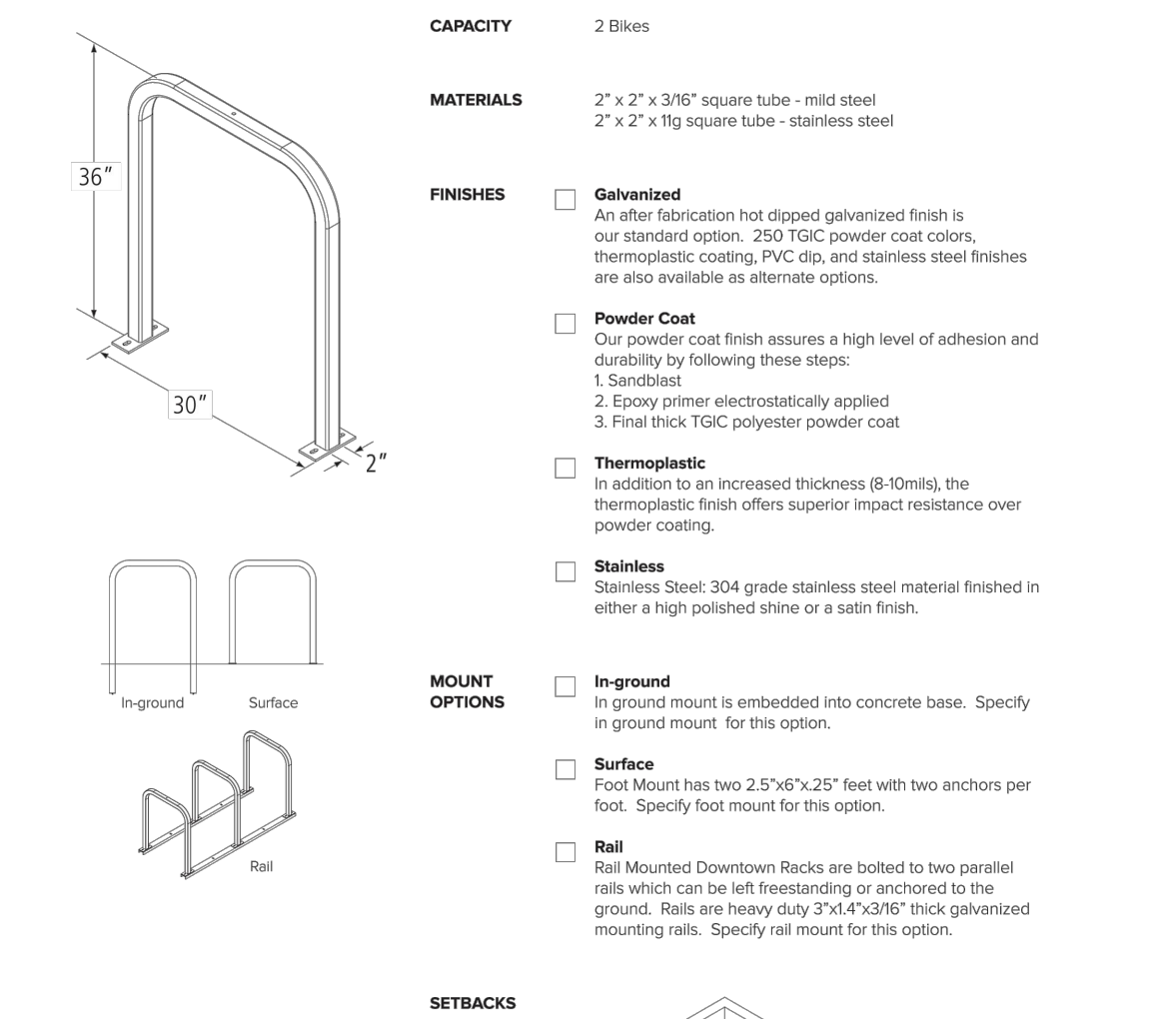
(C) N.T.S.



MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL

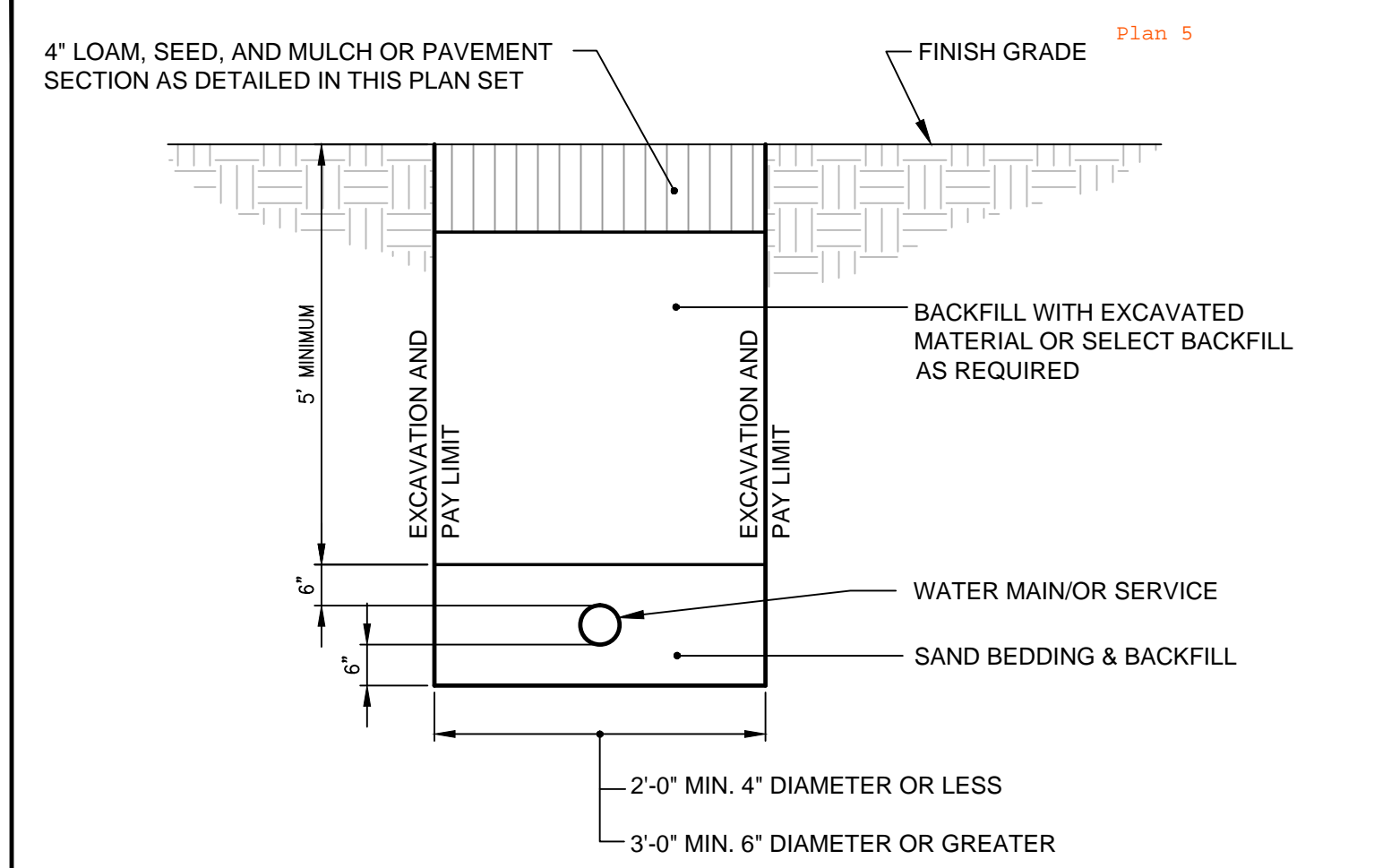
(F) N.T.S.

DOWNTOWN RACK Submittal Sheet



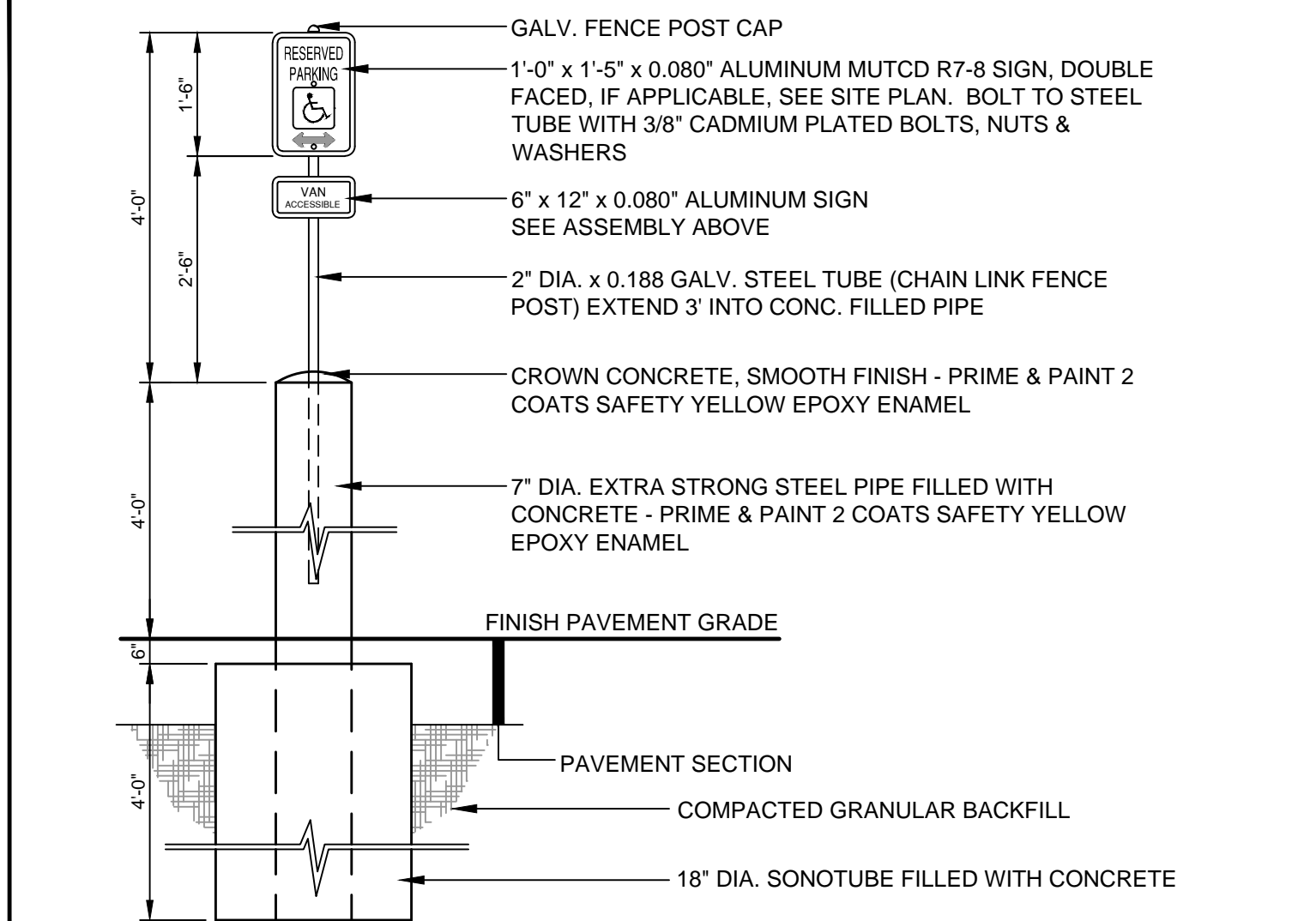
DOWNTOWN RACK - SPECIFICATIONS AND SPACE USE

(G) N.T.S.



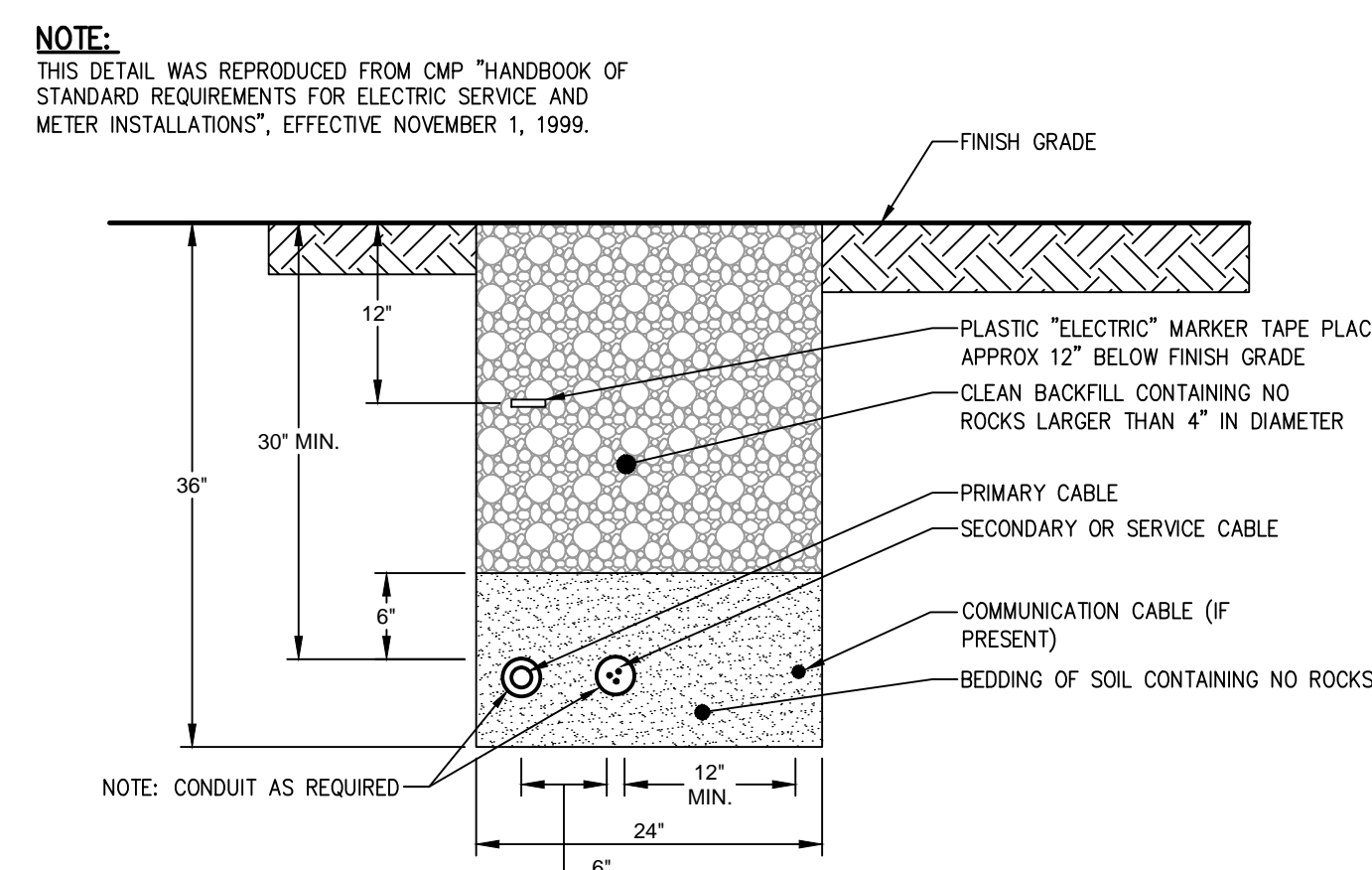
WATER SERVICE TRENCH SECTION

(I) N.T.S.



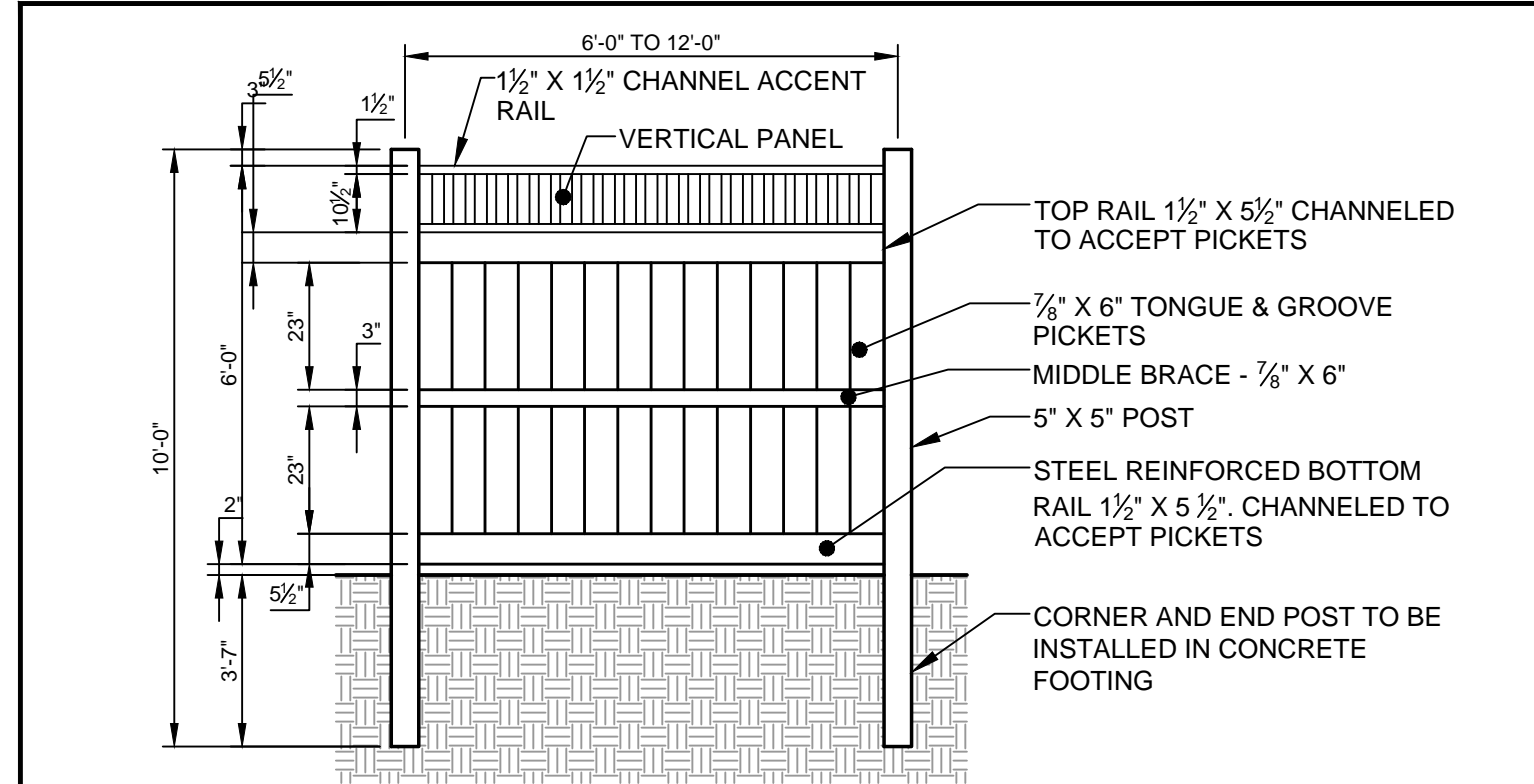
BARRIER FREE PARKING SIGN (WITH SONOTUBE BASE)

(J) N.T.S.



JOINTLY USED TRENCH FOR UNDERGROUND CABLES HORIZONTAL SEPARATION DETAIL

(H) N.T.S.



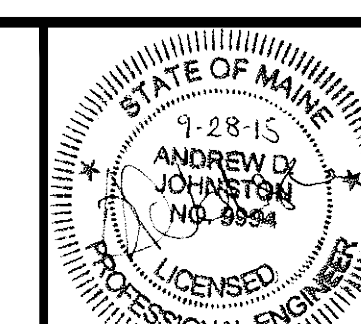
- NOTES:**
1. REFER TO PLAN SHEETS FOR LOCATION(S) OF FENCES TO BE INSTALLED.
 2. WHITE CEDAR FENCE WITH NATURAL STAIN FINISH.
 3. OWNER RESERVES THE RIGHT TO ALTER THE DIMENSIONS TO MEET VENDOR SUPPLIED DIMENSIONS.
 4. CORNER & END POSTS AND GATE POSTS ARE TO BE SET IN REINFORCED CONCRETE. REFER TO THE CONTRACT SPECIFICATIONS.
 5. STEEL REINFORCED SWING GATES SHALL HAVE IRON PINS TO SECURE SWING.

PRIVACY STYLE FENCE WITH VERTICAL TOP SECTION

(K) N.T.S.

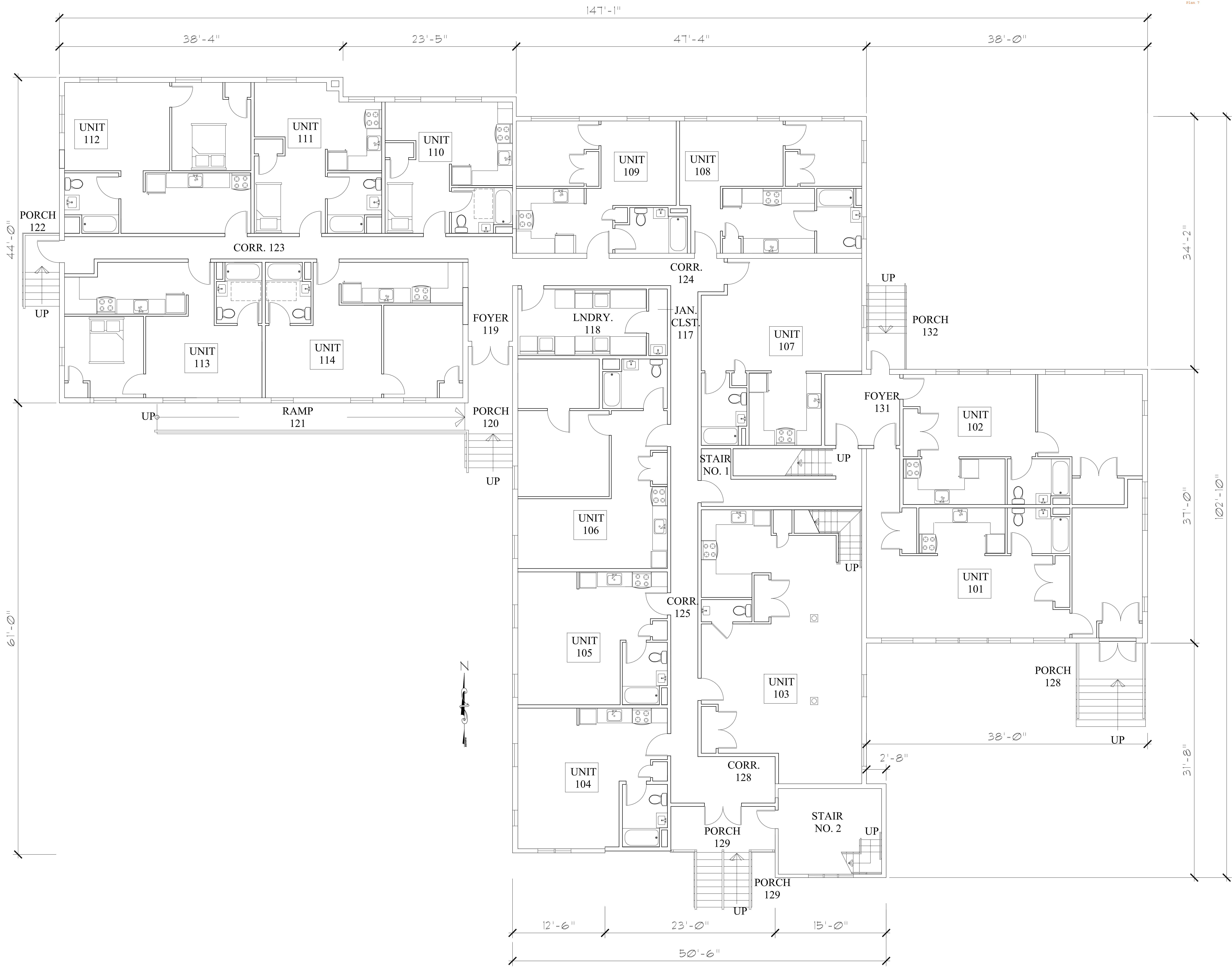
PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
1	09.28.15	PRELIMINARY CITY SUBMISSION	



PROJECT	3 PLEASANT AVENUE CHURCH RE-DEVELOPMENT
SHEET TITLE	SITE DETAILS
CLIENT	HARDY POND DEVELOPMENT COMPANY, LLC

FST 100 YEARS FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106			
DRAWN:	PBF	DATE:	
DESIGNED:		SCALE:	NTS
CHECKED:		JOB NO.:	
FILE NAME:	SP-M167 DETAILS		
SHEET	C-4.0		



Plan 7

Drawing

FIRST FLOOR PLAN

Date: 9/28/15

Project: PLEASANT AVENUE
PORTLAND, MAINE

Scale: 1/4" = 1'-0"

Architect

SHIELDS ARCHITECTURE
CUMBERLAND, MAINE
(207) 776-8926

Owner

HARDYOND DEVELOPMENT, LLC
7 TEE DRIVE
Portland, Maine 04103



Drawing

SECOND FLOOR PLAN

Date: 9/28/15

Project:

Scale: 1/4" = 1'-0"

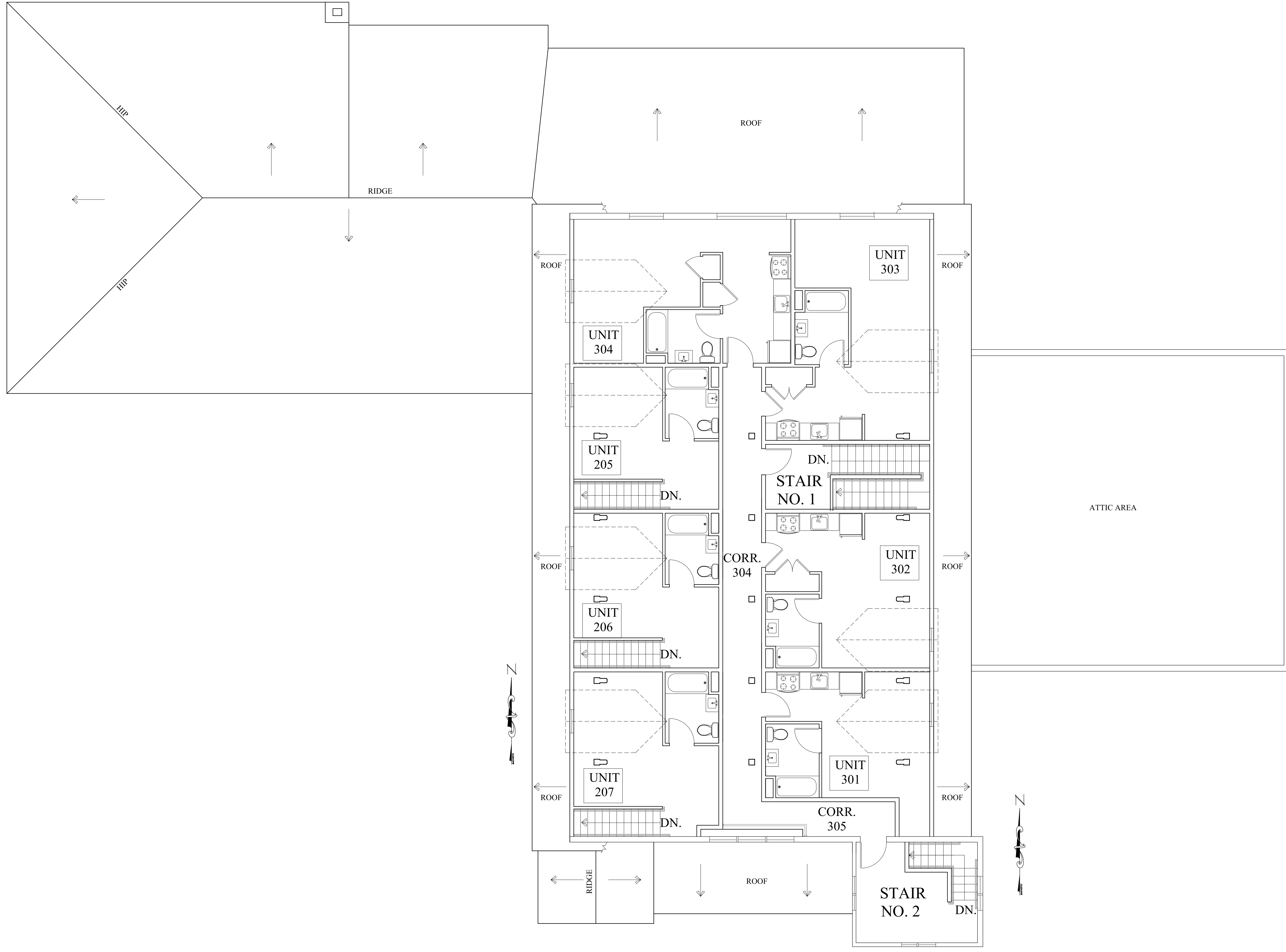
PLEASANT AVENUE
PORTLAND, MAINE

Architect

SHIELDS ARCHITECTURE
CUMBERLAND, MAINE
(207) 776-8926

Owner

HARDY POND DEVELOPMENT, LLC
7 TEE DRIVE
Portland, Maine 04103



Plan 9

Drawing

THIRD FLOOR PLAN

Date: 9/28/15

Project:

PLEASANT AVENUE
PORTLAND, MAINE

Scale: 1/4" = 1'-0"

Architect

SHIELDS ARCHITECTURE
CUMBERLAND, MAINE
(207) 776-8926

Owner

HARDYOND DEVELOPMENT, LLC
7 TEE DRIVE
Portland, Maine 04103



SOUTH (PLEASANT AVENUE) ELEVATION

GENERAL NOTE

ASPHALT SHINGLE ROOFING, VINYL SIDING AND BRICK FOUNDATIONS ARE TYPICAL.

KEYED NOTES

- ① NEW BRICK FOUNDATION TO MATCH EXISTING.
- ② NEW WOOD STEPS.
- ③ NEW DOOR.
- ④ NEW SIDING TO MATCH EXISTING.
- ⑤ NEW WINDOW.
- ⑥ NEW DORMER (TYP.)



EAST (FOREST AVENUE) ELEVATION

Drawing

SOUTH & EAST ELEVATIONS

Date: 9/28/15

Project:

Scale: 1/4" = 1'-0"

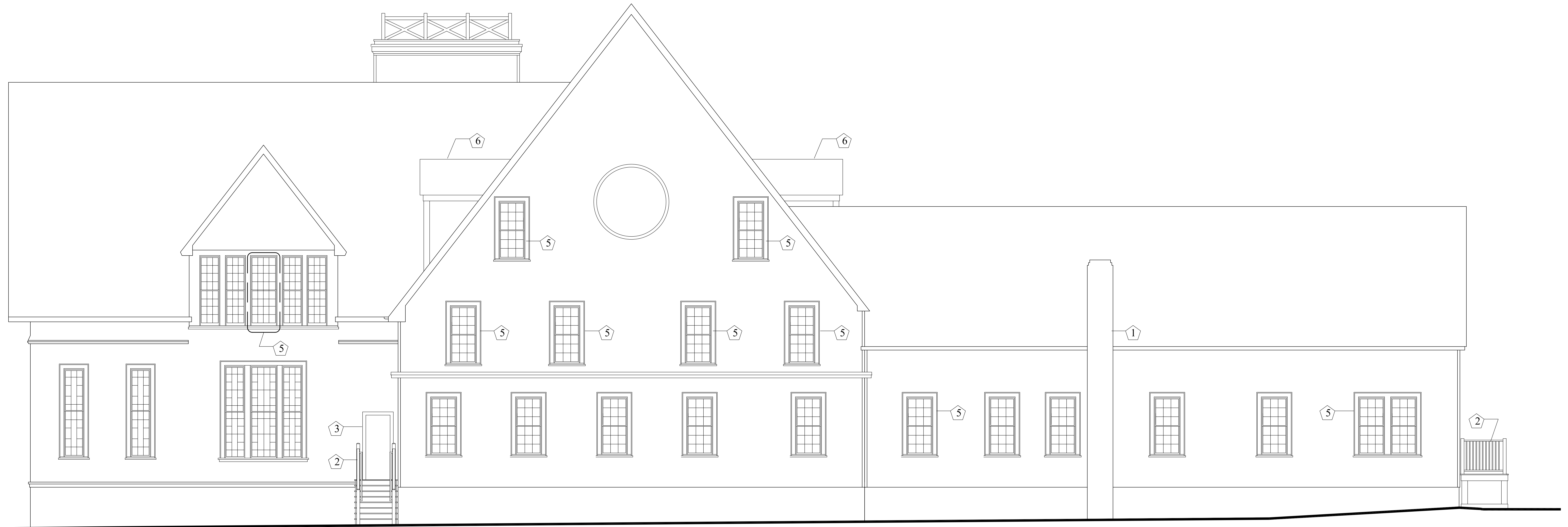
PLEASANT AVENUE
PORTLAND, MAINE

Architect

SHIELDS ARCHITECTURE
CUMBERLAND, MAINE
(207) 776-8926

Owner

HARDYOND DEVELOPMENT, LLC
7 TEE DRIVE
Portland, Maine 04103



NORTH ELEVATION

GENERAL NOTE

ASPHALT SHINGLE ROOFING, VINYL SIDING AND BRICK FOUNDATIONS ARE TYPICAL.

KEYED NOTES

- ① EXISTING CHIMNEY.
- ② NEW WOOD STEPS.
- ③ NEW DOOR.
- ④ NOT USED.
- ⑤ NEW WINDOW.
- ⑥ NEW DORMER (TYP.)



WEST ELEVATION

FIRST FLOOR ELEV. 75.09'

THIRD FLOOR ELEV. 95.16'

SECOND FLOOR ELEV. 83.41'

FIRST FLOOR ELEV. 74.51'

GRADE 69.41'

Owner
HARDYOND DEVELOPMENT, LLC
 7 TEE DRIVE
 Portland, Maine 04103

Architect
SHIELDS ARCHITECTURE
 CUMBERLAND, MAINE
 (207) 776-8926

Date: 9/28/15
 Project:
 Scale: 1/4" = 1'-0"
 PLEASANT AVENUE
 PORTLAND, MAINE

Drawing
NORTH & WEST ELEVATIONS