

PORTLAND ZONING

ZONE B2c

- 1. MULTI FAMILY IS PERMITTED USE
- 2. MINIMUM LOT ARE PER DWELLING UNIT -
 - A. 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:

- a. THE PRIMARY BUILDING FAÇADE SHALL BE WITHIN TEN FEET OF THE FRONT STREET LINE;
- b. THERE SHALL BE NO PARKING ON THE LOT WITHIN 35 FEET OF THE FRONT STREET LINE;
- c. 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;
- d. 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

- 1. PERMITTED USE - SINGLE & TWO FAMILY DWELLINGS.
- 2. DIMENSIONAL REQUIREMENTS
 - A. MIN. LOT AREA - 6,000SF GENERALLY
 - B. MIN. STREET FRONTAGE - 50'
 - C. FRONT YARD - 20'
 - D. REAR YARD - 20'
 - E. SIDE YARD - 8' - 14' DEPENDING ON HEIGHT
 - F. MIN. LOT WIDTH - 60'

CONDITIONS OF SUBDIVISION APPROVAL

- 1. THE APPLICANT SHALL FINALIZE THE SUBDIVISION PLAT TO MEET THE REQUIREMENTS OF SECTION 14-496 FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL, THE DEPARTMENT OF PUBLIC SERVICES, AND THE PLANNING AUTHORITY; AND
- 2. THE APPLICANT SHALL PROVIDE EVIDENCE OF PARKING AND ACCESS EASEMENTS BY AND BETWEEN 15 PLEASANT AVENUE, 16 PLEASANT AVENUE AND 3 PLEASANT AVENUE FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY; AND
- 3. THE APPLICANT SHALL PROVIDE A PUBLIC ACCESS EASEMENT ON 3 PLEASANT AVENUE FOR PURPOSES OF THE TRANSIT SHELTER FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY.

WAIVERS

THE PLANNING BOARD WAIVED THE SITE PLAN STANDARD (SECTION 14-526(b)(iii))REQUIRING STREET ONE STREET TREE PER UNIT FOR MULTI-FAMILY DEVELOPMENT AND CONCLUDED THAT THE APPLICANT SHALL CONTRIBUTE \$ 3,400 FOR 17 STREET TREES TO PORTLAND'S TREE FUND.

DENSITY CALCULATION

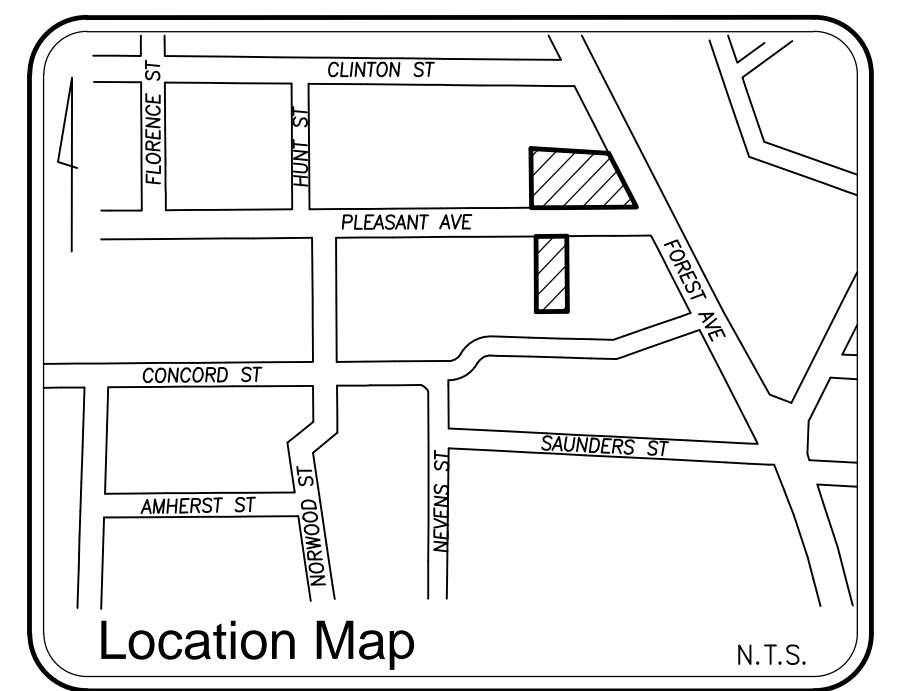
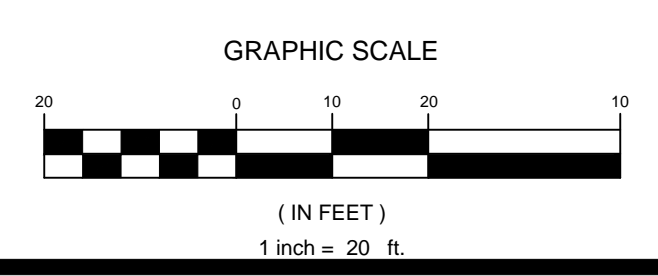
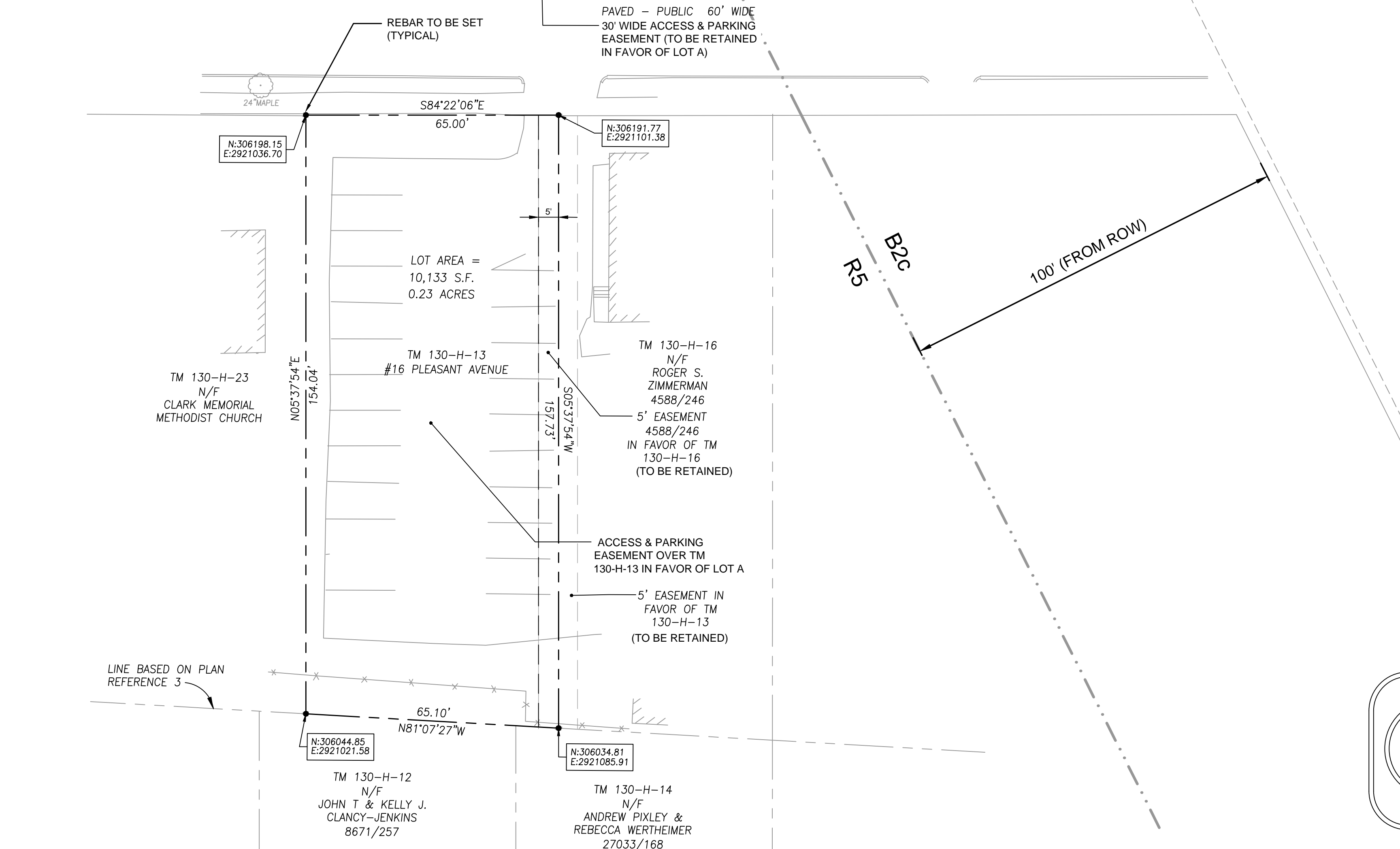
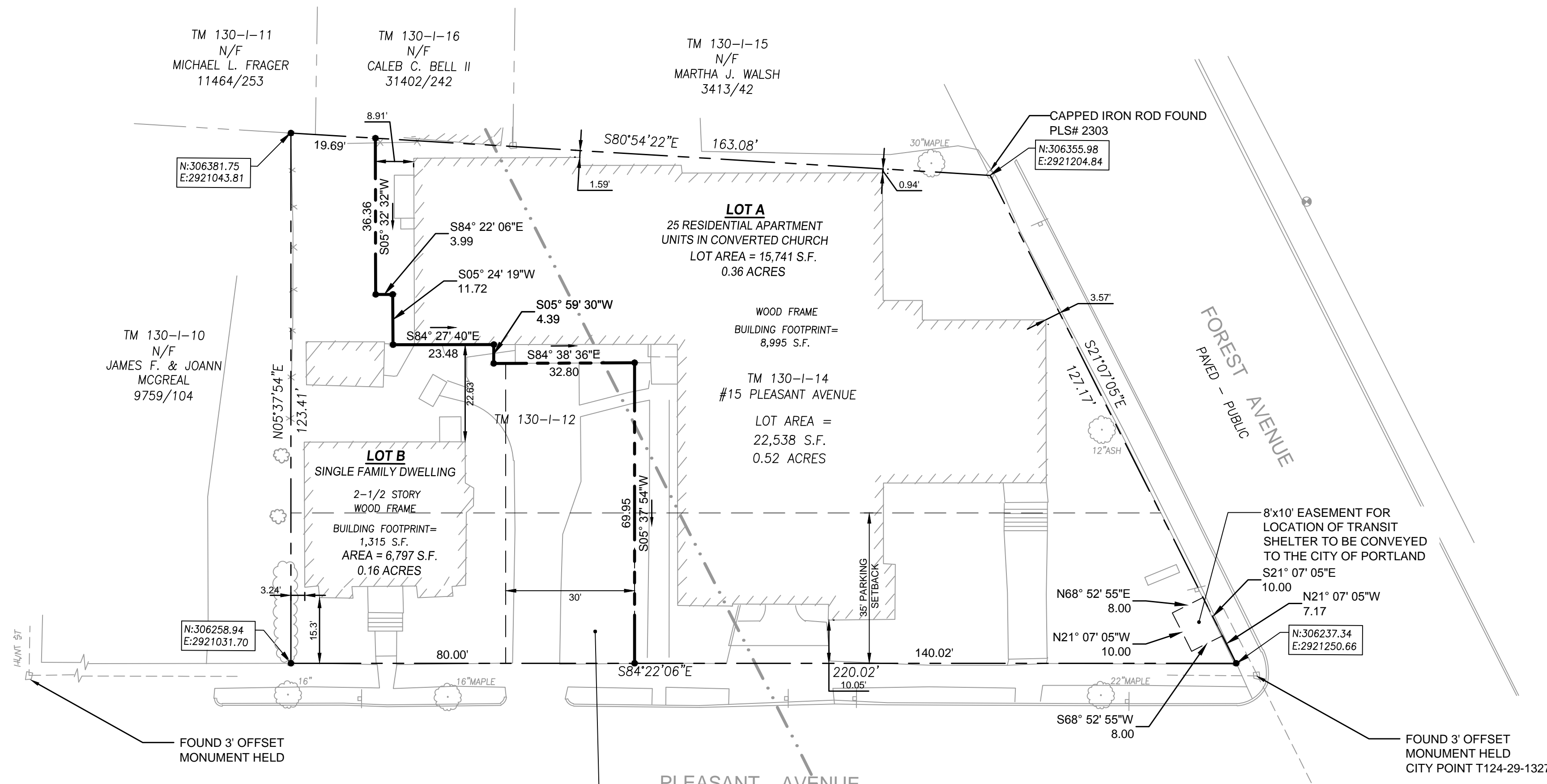
AREA OF LOT A IN B2c ZONE = 13,094 SF
 AREA OF LOT B IN R5 ZONE = 2,858 SF
 B2c REQUIRES 435 SF/DWELLING UNIT
 # UNITS ALLOWED = 13,094 / 4 = 30

REFERENCES

- 1. ALTA/ASCM LAND TITLE SURVEY 15-19 AND 16 PLEASANT AVE. PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR " HARDYPOND 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
- ⊙ GAS METER
- ⊙ DECIDUOUS TREE
- 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		DRAWN: PBF		DATE: 06.09.2015	
SHEET TITLE SUBDIVISION PLAT PLAN		DESIGNED: ADJ		SCALE: 1"=20'	
OWNER HARDYPOND DEVELOPMENT COMPANY, LLC 55 HARDYPOND ROAD, FALMOUTH, MAINE 04105		CHECKED: JWS		JOB NO. SP-M167	
REV		DATE		DESCRIPTION	
2		10.30.15		FINAL CITY SUBMISSION	
P.L.S. JOHN W. SWAN		LIC. # 1038		SHEET C-2.1	