

WAIVERS & CONDITIONS OF APPROVAL:

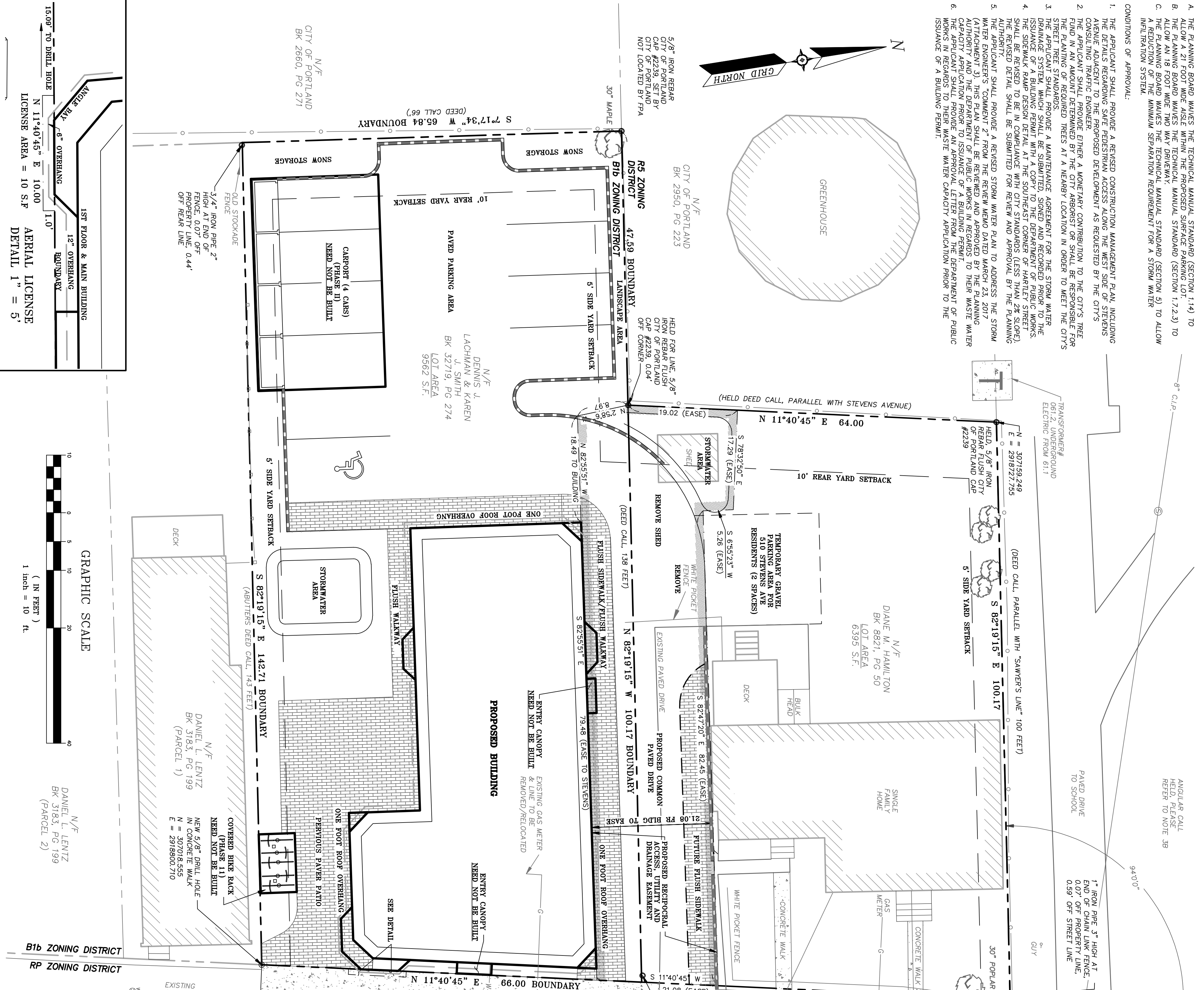
REFERENCE IS MADE TO APPROVAL LETTER DATED APRIL 3, 2017 FROM THE CITY OF PORTLAND, MAINE PLANNING BOARD TO DENIS LACHMAN, APPLICANT AND PAT CAROLL, CAROLL ASSOCIATES.

WAIVERS:

1. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.1.4) TO ALLOW AN 18 FOOT WIDE TWO WAY DRIVEWAY.
2. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.2.2.3) TO ALLOW MINOR MINIMUM SEPARATION REQUIREMENT FOR A STORM WATER INFILTRATION SYSTEM.

CONDITIONS OF APPROVAL:

1. THE APPLICANT SHALL PROVIDE A REVISED CONSTRUCTION MANAGEMENT PLAN, INCLUDING THE DETAILS REGARDING SAFE PEDESTRIAN ACCESS ALONG THE WEST SIDE OF STEVENS AVENUE.
2. THE APPLICANT SHALL PROVIDE EITHER A MONETARY CONTRIBUTION TO THE CITY'S TREE FUND IN AN AMOUNT DETERMINED BY THE CITY ARBORIST OR SHALL BE RESPONSIBLE FOR THE REPLANTING OF REMOVED TREES AT A NEARBY LOCATION IN ORDER TO MEET THE CITY'S DRAINAGE SYSTEM WHICH SHALL BE SUBMITTED, SIGNED AND RECORDED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE APPLICANT SHALL PROVIDE A MAINTENANCE AGREEMENT FOR THE STORM WATER INFILTRATION SYSTEM.
4. THE APPLICANT SHALL PROVIDE A REVERSE STORM WATER PLAN TO ADDRESS THE STORM WATER ENGINEER'S COMMENT 2 FROM THE REVIEW MEMO DATED MARCH 23, 2017.
5. THE APPLICANT SHALL PROVIDE A REVERSE STORM WATER PLAN TO ADDRESS THE STORM WATER ENGINEER'S COMMENT 3 FROM THE REVIEW MEMO DATED MARCH 23, 2017.
6. THE APPLICANT SHALL PROVIDE AN APPROVAL LETTER FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



SPACE AND BULK: RESIDENTIAL (6 UNITS) + RETAIL (2,000 S.F.)

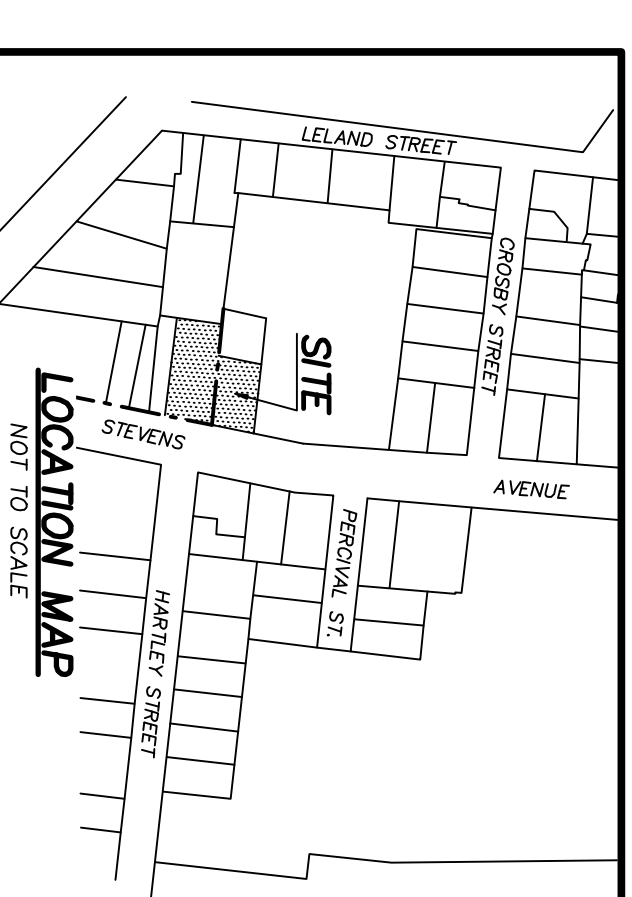
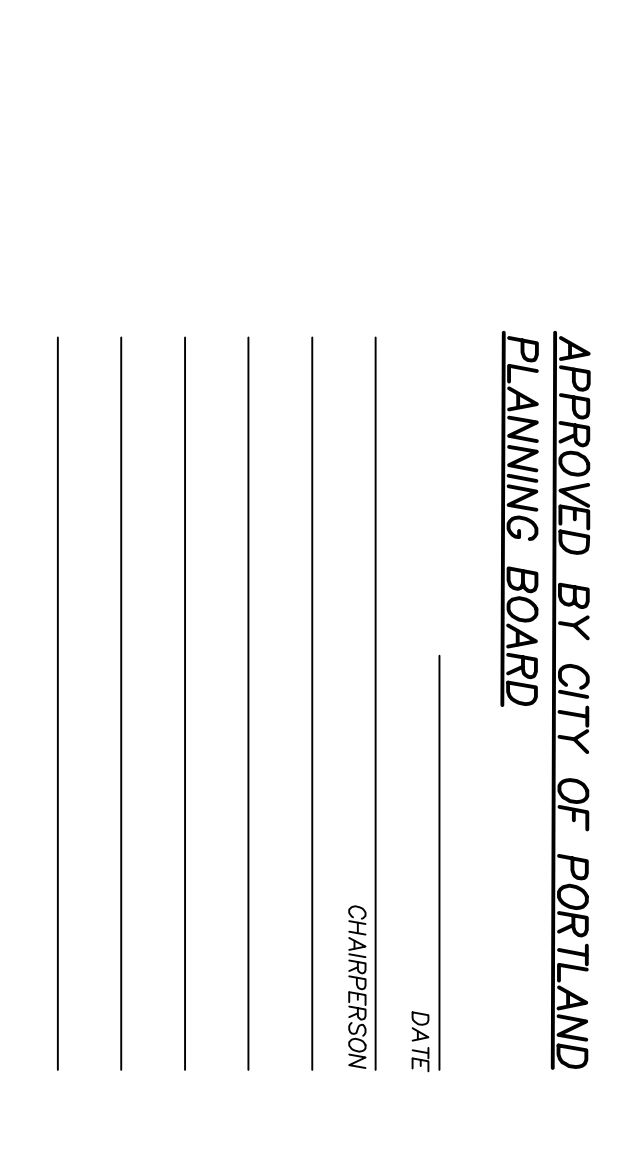
MIN. LOT AREA / D.U.	PROPOSED
1,000 SF/DU (MULTI-FAMILY)	6,222 ACFT
MIN. STREET FRONTAGE	60 FT
MIN. FRONT YARD	66 FT
MIN. REAR YARD	0 FT
MIN. SIDE YARD	0 FT
MIN. FLOOR AREA	10,000 SF
MAX. FLOOR AREA	12,000 SF
MAX. WAREHOUSE SURFACE 90%	12,000 SF
OFF-STREET PARKING	12 PS
TOTAL	12 PS PROPOSED

GENERAL NOTES:

1. RECORD OWNERS - DENIS LACHMAN & KAREN J. SMITH BY DEED DATED NOVEMBER 05, 2015 AND RECORDED IN THE CUMBERLAND COUNTY RECISTRY OF DEEDS IN BOOK 32719, PAGE 274.
2. APPLICANT - 55 HAMBLET AVENUE, PORTLAND, ME 04103
3. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND MAINE TAX MAP (BASE AS BEING LOT 135-009) AND IS LOCATED IN THE NEIGHBORHOOD BUSINESS ZONE (B-1).
4. PLAN REFERENCES:
5. STANDARD PREPARED SURVEY OF LAND BY WILSON & SCOTT OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION, DATED DECEMBER 1993, AND RECORDED IN THE (CORD) IN PLAN BOOK 5747, PAGE 3.
6. PLAY OF HIGH SCHOOL LOT, BOUGHT OF GEO. MEAD STEVENS, DATED SEPTEMBER 3, 1897, AND RECORDED IN THE (CORD) IN PLAN BOOK 9.
7. DEED REFERENCE IS BOOK 6511, PAGE 17.
8. LELAND ST AND VICINITY, BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 15, 1978, AND RECORDED IN THE (CORD) IN PLAN BOOK 598, PAGE 3.
9. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
10. BEARINGS AND COORDINATES ARE BASED ON GRID NORTH AND 1983 OBSERVATION DATUM IS NAD 1983 AND WAS DETERMINED BY STATIC SURVEYING USING A DUAL FREQUENCY GPS UNIT ON TWO CONTROLLING POINTS IN THE VICINITY OF THE SITE.
11. THE USGS WEBSITE, SITE BENCHMARK ELEVATION CORRELATED WITH CITY OF PORTLAND MONUMENT AT INTERSECTION OF HARTLEY STREET & STEVENS AVE.
12. CATCH BASIN & MANHOLE INVERTS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT AND NEED CONSTRUCTION PRIOR TO SURVEY FOR RW AND INVERT ELEVATIONS.
13. THIS PLAN IS BASED ON A SURVEY CONDUCTED BY THE BEST OF MY KNOWLEDGE AND BELIEF. THE STATE OF MAINE BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, FIELD WORK WAS COMPLETED USING ROBOTS STATIONED WITHIN A POSITIONAL TOLERANCE OF 0.05 FEET, MORE OR LESS.
14. THIS PLAN IS SUBJECT TO SEVERAL UNENFORCEABLE RESTRICTIONS, EASEMENTS OR OPINION WHICH MAY AFFECT OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENGINEERING OR BENEFITING THE SITE.
15. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE BASED ON VISIBLE ABOVE GROUND STRUCTURES.
16. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEPICED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230851 007 G, MAP REVISION DECEMBER 6, 1988.
17. REFERENCE IS MADE TO THE SITE PLAN, SHEET C-20 FOR ALL TO CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND

- EXISTING CONDITIONS**
- SITE BOUNDARY
 - ADJUTER BOUNDARY
 - SETBACK
 - MONUMENT
 - IRON PIPE/ROD
 - DRILLHOLE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - EDGE PAVEMENT
 - CURBLINE
 - BUILDING
 - SIGN
 - WATER VALVE
 - GAS VALVE
 - UTILITY POLE
 - CUY WIRE
 - HYDRANT
 - CATCH BASIN
 - SEWER MANHOLE
 - CONDUITS
 - GAS
 - WATER
 - SEWER
 - OVERHEAD
 - ELEC. & TEL.
 - DECIDUOUS TREE
- PROPOSED IMPROVEMENTS**
- BUILDING
 - EDGE PAVEMENT @ CONC
 - CURBING
 - ZONE BOUNDARY
 - BASEMENT



FINAL SUBDIVISION PLAN
OF:
510 STEVENS AVENUE
PORTLAND, MAINE
FOR APPLICANT:
502 DEERING CENTER LLC
RECORD OWNER: DENIS LACHMAN
55 HAMBLET AVE., PORTLAND, MAINE 04104

Four Points Associates, Inc.
Donald E. Dostie P.L.S., Principal
9 Ralph Avenue, Lewiston, ME 04240 Tel. 207-577-5840

DONALD E. DOSTIE PLS #2147

NAME: . . .
LIC. # . . .

STATE OF MAINE
DONALD E. DOSTIE
PROFESSIONAL LAND SURVEYOR

REV.	DATE	STATUS
D	04/12/2017	REVISIONS PER CITY REVIEW COMMENTS, ADD DETAIL OF OVERHANG
C	03/14/2017	REVISED CROSSWALK, ADD CURBING, ADD/REV RAMP, ADD 2 UNITS
B	02/07/2017	PRELIMINARY SUBMISSION TO THE CITY FOR REVIEW
A	12/22/16	SUBMITTED FOR REVIEW

PROJ. NO: 16014 DWG NAME: 16014 SB SCALE: 1"=10' PLAN BY: DED & SMM

STATE OF MAINE
CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 2017
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE APPLICANT OR FOUR POINTS ASSOCIATES, INC. UNLESS OTHERWISE SPECIFIED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.