WAIVERS & CONDITIONS OF APPROVAL:

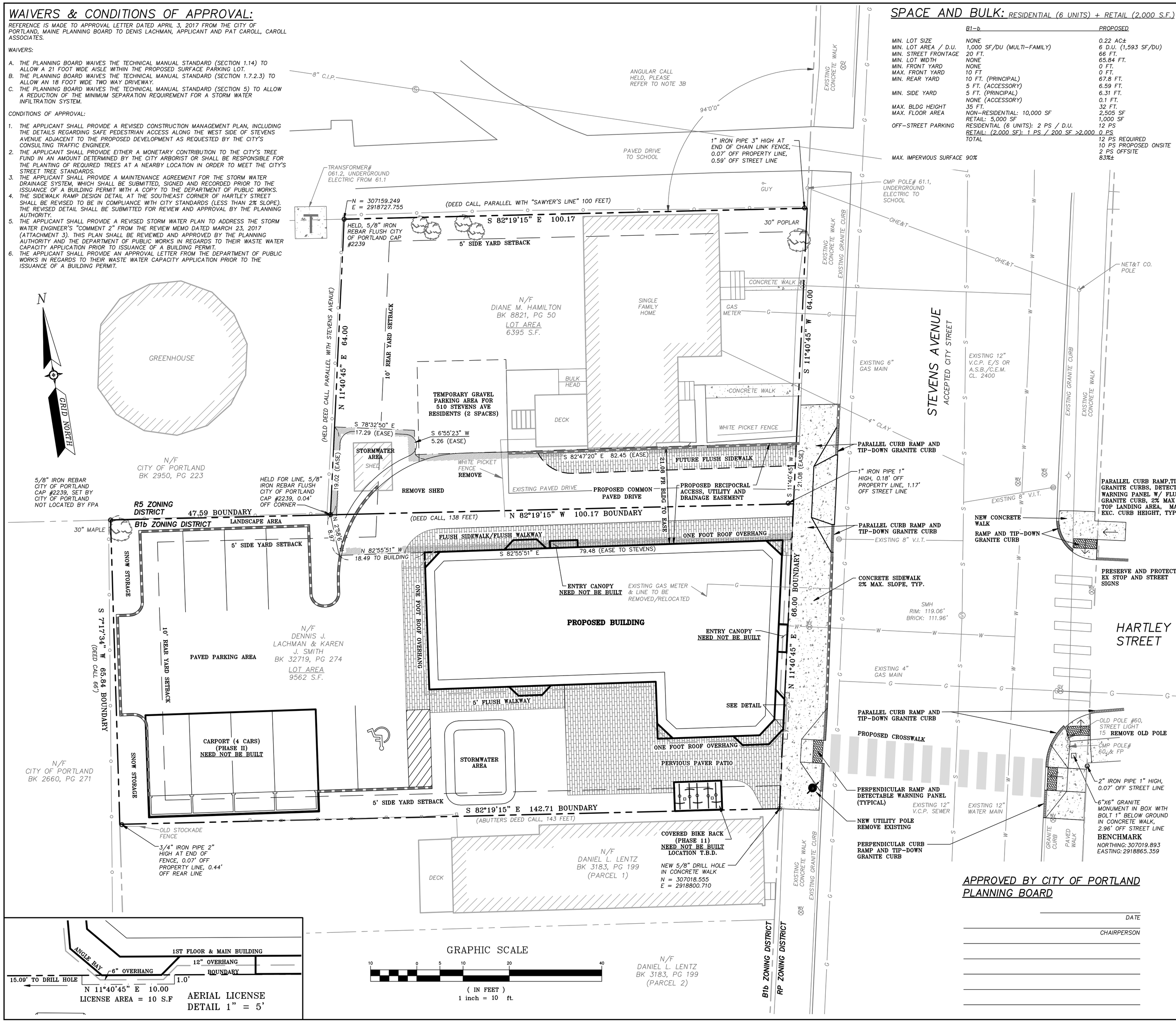
REFERENCE IS MADE TO APPROVAL LETTER DATED APRIL 3, 2017 FROM THE CITY OF PORTLAND, MAINE PLANNING BOARD TO DENIS LACHMAN, APPLICANT AND PAT CAROLL, CAROLL ASSOCIATES.

WAIVERS:

A. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.14) TO ALLOW A 21 FOOT WIDE AISLE WITHIN THE PROPOSED SURFACE PARKING LOT.
B. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 1.7.2.3) TO ALLOW AN 18 FOOT WIDE TWO WAY DRIVEWAY.
C. THE PLANNING BOARD WAIVES THE TECHNICAL MANUAL STANDARD (SECTION 5) TO ALLOW A REDUCTION OF THE 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 ADJACENT TO THE PROPOSED DEVELOPMENT AS REQUESTED BY THE CITY'S CONSULTING TRAFFIC ENGINEER.
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 PLANTING OF REQUIRED TREES AT A NEARBY LOCATION IN ORDER TO MEET THE CITY'S STREET TREE STANDARDS.
3. THE APPLICANT SHALL PROVIDE A MAINTENANCE AGREEMENT FOR THE STORM WATER DRAINAGE SYSTEM, WHICH SHALL BE SUBMITTED, SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DEPARTMENT OF PUBLIC WORKS.
4. THE SIDEWALK RAMP DESIGN DETAIL AT THE SOUTHEAST CORNER OF HARTLEY STREET SHALL BE REVISED TO BE IN COMPLIANCE WITH CITY STANDARDS (LESS THAN 2% SLOPE). THE REVISED DETAIL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY.
5. THE APPLICANT SHALL PROVIDE A REVISED STORM WATER PLAN TO ADDRESS THE STORM WATER ENGINEER'S "COMMENT 2" FROM THE REVIEW MEMO DATED MARCH 23, 2017 (ATTACHMENT 3). THIS PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING AUTHORITY AND THE DEPARTMENT OF PUBLIC WORKS IN REGARDS TO THEIR WASTE WATER CAPACITY APPLICATION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. THE APPLICANT SHALL PROVIDE AN APPROVAL LETTER FROM THE DEPARTMENT OF PUBLIC WORKS IN REGARDS TO THEIR WASTE WATER CAPACITY APPLICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



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

	B1-b	PROPOSED
MIN. LOT SIZE	NONE	0.22 AC±
MIN. LOT AREA / D.U.	1,000 SF/DU (MULTI-FAMILY)	6 D.U. (1,593 SF/DU)
MIN. STREET FRONTAGE	20 FT.	66 FT.
MIN. LOT WIDTH	NONE	65.84 FT.
MIN. FRONT YARD	NONE	0 FT.
MAX. FRONT YARD	10 FT	0 FT.
MIN. REAR YARD	10 FT. (PRINCIPAL)	67.8 FT.
	5 FT. (ACCESSORY)	6.59 FT.
MIN. SIDE YARD	5 FT. (PRINCIPAL)	6.31 FT.
	NONE (ACCESSORY)	0.1 FT.
MAX. BLDG HEIGHT	35 FT.	32 FT.
MAX. FLOOR AREA	NON-RESIDENTIAL: 10,000 SF	2,505 SF
	RETAIL: 5,000 SF	1,000 SF
OFF-STREET PARKING	RESIDENTIAL (6 UNITS): 2 PS / D.U.	12 PS
	RETAIL: (2,000 SF): 1 PS / 200 SF >2,000	0 PS
	TOTAL	12 PS REQUIRED
		10 PS PROPOSED ONSITE
		2 PS OFFSITE
MAX. IMPERVIOUS SURFACE	90%	83%±

GENERAL NOTES:

1. RECORD OWNERS – DENNIS J. LACHMAN & KAREN J. SMITH BY DEED DATED NOVEMBER 05, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32719, PAGE 274.

APPLICANT – 502 DEERING CENTER, LLC
55 HAMBLET AVENUE
PORTLAND, ME 04103

2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND MAINE TAX MAP 16NE, AS BEING LOT 135-E009 AND IS LOCATED IN THE NEIGHBORHOOD BUSINESS ZONE (B1-b).

3. PLAN REFERENCES:

A) STANDARD BOUNDARY SURVEY OF LINCOLN MIDDLE SCHOOL PROPERTY STEVENS AVENUE PORTLAND, MAINE, BY WILLIAM G. SCOTT OF CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION, DATED DECEMBER 1993, AND RECORDED IN THE (CCRD) IN PLAN BOOK 937, PAGE 5.

B) PLAN OF HIGH SCHOOL LOT, BOUGHT OF GEO. MEAD STEVENS, DATED SEPTEMBER 3, 1897, AND RECORDED IN THE (CCRD) IN PLAN BOOK 9, PAGE 7. DEED REFERENCE IS BOOK 657, PAGE 17.

C) LELAND ST. AND VICINITY, BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 15, 1978, AND RECORDED IN THE (CCRD) IN PLAN BOOK 396, PAGE 3.

4. BEARINGS AND COORDINATES ARE BASED ON GRID NORTH NAD 1983 MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.

5. VERTICAL DATUM IS NGVD 1929 AND WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT ON TWO CONTROL POINTS. THE DATA WAS PROCESSED BY USING THE OPUS PROGRAM ON THE NGS WEBSITE. SITE BENCHMARK ELEVATION CONFIRMED WITH CITY OF PORTLAND MONUMENT AT INTERSECTION OF HARTLEY STREET & STEVENS AVE.

6. CATCH BASIN & MANHOLE INVERTS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT AND NEED CONFIRMATION PRIOR TO ANY NEW CONNECTIONS DURING CONSTRUCTION. SEE EXISTING CONDITIONS SURVEY FOR RIM AND INVERT ELEVATIONS.

7. THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, FIELD WORK WAS COMPLETED USING ROBOTICS INSTRUMENTATION OFF A BASELINE AND SPUR STATIONS. POINTS LOCATED WITHIN A POSITIONAL TOLERANCE OF 0.05 FEET, MORE OR LESS.

8. THIS PLAN IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION WHICH MAY NOTE OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENCUMBERING OR BENEFITING THE SITE.

9. 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.

10. PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DEPICTED ON FEMA FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230051 007 C, MAP REVISED DECEMBER 8, 1998.

11. REFERENCE IS MADE TO THE SITE PLAN, SHEET C-2.0 FOR ALL PROPOSED IMPROVEMENTS, UTILITY CONNECTIONS AND NOTES PERTAINING TO CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND

EXISTING CONDITIONS

- SITE BOUNDARY
- ABUTTER BOUNDARY
- SETBACK
- MONUMENT
- IRON PIPE/ROD
- DRILLHOLE
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE PAVEMENT
- CURBLINE
- BUILDING
- SIGN
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- CONTOURS
- 6"G GAS
- 8"W WATER
- 8"S SEWER
- OHE&T OVERHEAD ELEC. & TEL.
- DECIDUOUS TREE

PROPOSED IMPROVEMENTS

- BUILDING
- EDGE PAVEMENT @ CONC
- CURBING
- ZONE BOUNDARY
- EASEMENT

APPROVED BY CITY OF PORTLAND PLANNING BOARD

DATE

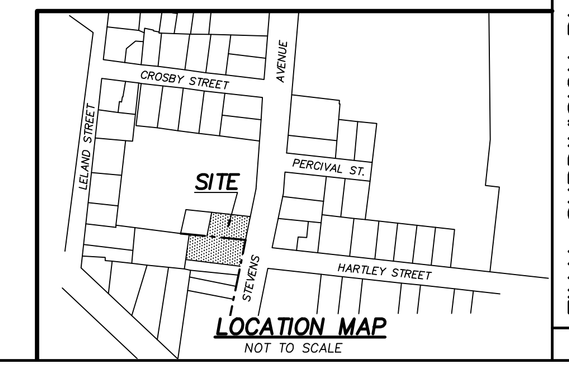
CHAIRPERSON

AERIAL LICENSE
DETAIL 1" = 5'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LOCATION MAP
NOT TO SCALE

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 FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS AUTHORIZED BY WRITTEN PERMISSION SHALL BE MADE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.

REV:	DATE:	
E	05/05/2017	WIDEN WALKWAY, REMOVE PAVER WALK REPLACE WITH ASPHALT
D	04/12/2017	REVISIONS PER CITY REVIEW COMMENTS, ADD DETAIL OF OVERHANG
C	03/14/2017	REVISED CROSSWALK, ADD CURBING, ADD/REV RAMPS, ADD 2 UNITS
B	02/07/2017	PRELIMINARY SUBMISSION TO THE CITY FOR REVIEW
A	12/22/16	SUBMITTED FOR REVIEW
PROJ. NO:	16014	STATUS:
DWG NAME:	16045 SB	SCALE: 1"=10' PLAN BY: DED & SMM

NAME: .
LIC. # .

DONALD E. DOSTIE
PLS #2147

STATE OF MAINE
DONALD E. DOSTIE
2147
PROFESSIONAL
LAND SURVEYOR

FINAL SUBDIVISION PLAN

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

Four Points Associates, Inc.
Consulting Engineers & Surveyors
9 Ralph Avenue, Lewiston, ME 04240 Tel: 207-577-5840

SHEET C 3.0