



GENERAL NOTES:

- TOTAL SITE AREA: ±0.2195 ACRES (49,562 SF)
- ZONING DISTRICT: NEIGHBORHOOD BUSINESS ZONE (B1-b)
- OWNER / APPLICANT: 502 DEERING CENTER, LLC
55 HAMBLET AVENUE
PORTLAND, MAINE 04103
- TAX MAP: MAP 16NE, LOT 135-E009
- BOOK AND PAGE: CCRD BOOK 32719, PAGE 274
- PROJECT ADDRESS: 502 STEVENS AVENUE
- SPACE AND BULK: RESIDENTIAL (6 UNITS) + RETAIL (2,000 SF)

- | B1-b | PROPOSED | |
|----------------------|--|----------------------|
| MIN. LOT SIZE | NONE | ±0.2195 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. 1ST FLOOR AREA | NONRESIDENTIAL: 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 REQ'D |
| | | 10 PS PROPOSED |
| | | 2 PS OFF SITE |
| | | ±83% |
- MAX. IMPERVIOUS SURFACE 90%
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED "EXISTING CONDITIONS OF 502-504 & 510 STEVENS AVENUE, PORTLAND, MAINE", MADE FOR ADAM COPE, P.O. BOX 1398, PORTLAND, MAINE 04101, DATED AUGUST 2016 WITH LATEST REVISION DATE OF 9/1/16. PREPARED BY FOUR POINTS ASSOCIATES, INC. 9 RALPH AVENUE, LEWISTON, MAINE 04240, TEL 207.577.5840
 - BEARINGS AND COORDINATES ARE BASED ON GRID NORTH NAD 1983 MAINE STATE PLAN COORDINATE SYSTEM, WEST ZONE.
 - VERTICAL DATUM WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT. THE DATA WAS PROCESSED BY USING THE GEOID 2003 MODEL.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).
 - ALL EXISTING VEGETATION TO BE PRESERVED AS SHOWN ON PLANS. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED.
 - STORAGE OR PARKING WILL NOT BE ALLOWED OVER THE ROOTS OF VEGETATION WHICH ARE TO BE PRESERVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
 - ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEEDING AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.
 - ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.
 - ALL EXTERIOR MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC STREETS AND ADJACENT SITES BY STRUCTURE WALLS, EVERGREEN LANDSCAPING, FENCING, MASONRY WALLS OR A COMBINATION THEREOF.
 - SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY. ANY SNOW THAT CANNOT BE STORED ON-SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFF-SITE WITHIN 24-48 HOURS FOLLOWING A STORM. SNOW TRANSPORTED OFF-SITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENT SPECIFIED WITHIN CHAPTER 573 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBS, LIGHTING, FENCING, ETC. RESULTING FROM THEIR ACTIVITIES. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT. THE BUILDING OWNER / ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

LEGEND

---	EXISTING	---	PROPOSED
---	SITE BOUNDARY	---	ABUTTER BOUNDARY
---	MONUMENT	---	IRON PIPE/ROD
---	IRON REBAR TO BE SET	---	CHAIN LINK FENCE
---	STOCKADE FENCE	---	EDGE PAVEMENT
---	CURBLINE	---	VERT. GRANITE
---	BUILDING SIGN	---	VERT. CONC.
---	WATER VALVE	---	TIPDOWN GRANITE
---	GAS VALVE	---	
---	UTILITY POLE	---	
---	GUY WIRE	---	
---	HYDRANT	---	
---	CATCH BASIN	---	
---	SEWER MANHOLE	---	
---	DECIDUOUS TREE	---	
---	DOWNSPOUT	---	
---	BUILDING ACCESS PT.	---	

Project Name:
502 Deering Center
Portland, Maine

Owner / Applicant:
502 Deering Center, LLC
55 Hamblet Avenue
Portland, Maine 04103

Consultants:
Architect
Lachman Architects & Planners
58 Fore Street, Bldg 30
Portland, Maine 04101
207.831.8585
Contact: Denis Lachman

Landscape Architects
Carroll Associates
217 Commercial St.
Portland, Maine 04101
207.772.1552
Contact: Patrick Carroll

Civil Engineer
Pinkham & Greer Civil Engineers
28 Vannah Ave.
Portland, ME 04103
207.781.5242
Contact: Thomas Greer

Surveyor
Four Points Associates, Inc.
9 Ralph Avenue
Lewiston, Maine 04240
207.577.5840
Contact: Donald Dostie

Drawing Set:

No.	Date	Revision
1	12-22-16	SITE PLAN REVIEW-FINAL
2	2-7-17	REVS PER CITY COMMENTS
3	3-14-17	REVS PER CITY COMMENTS
4	4-12-17	FINAL CITY PLANS
5	5-5-17	FINAL CITY PLANS

PERMITTING

Drawn: MAP
Checked: MAP
Approved: PC

Drawing Title:
SITE PLAN

Job Number:
File:
Date: 12-22-2016 Scale: AS SHOWN
Drawing Number:
C-2.0
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