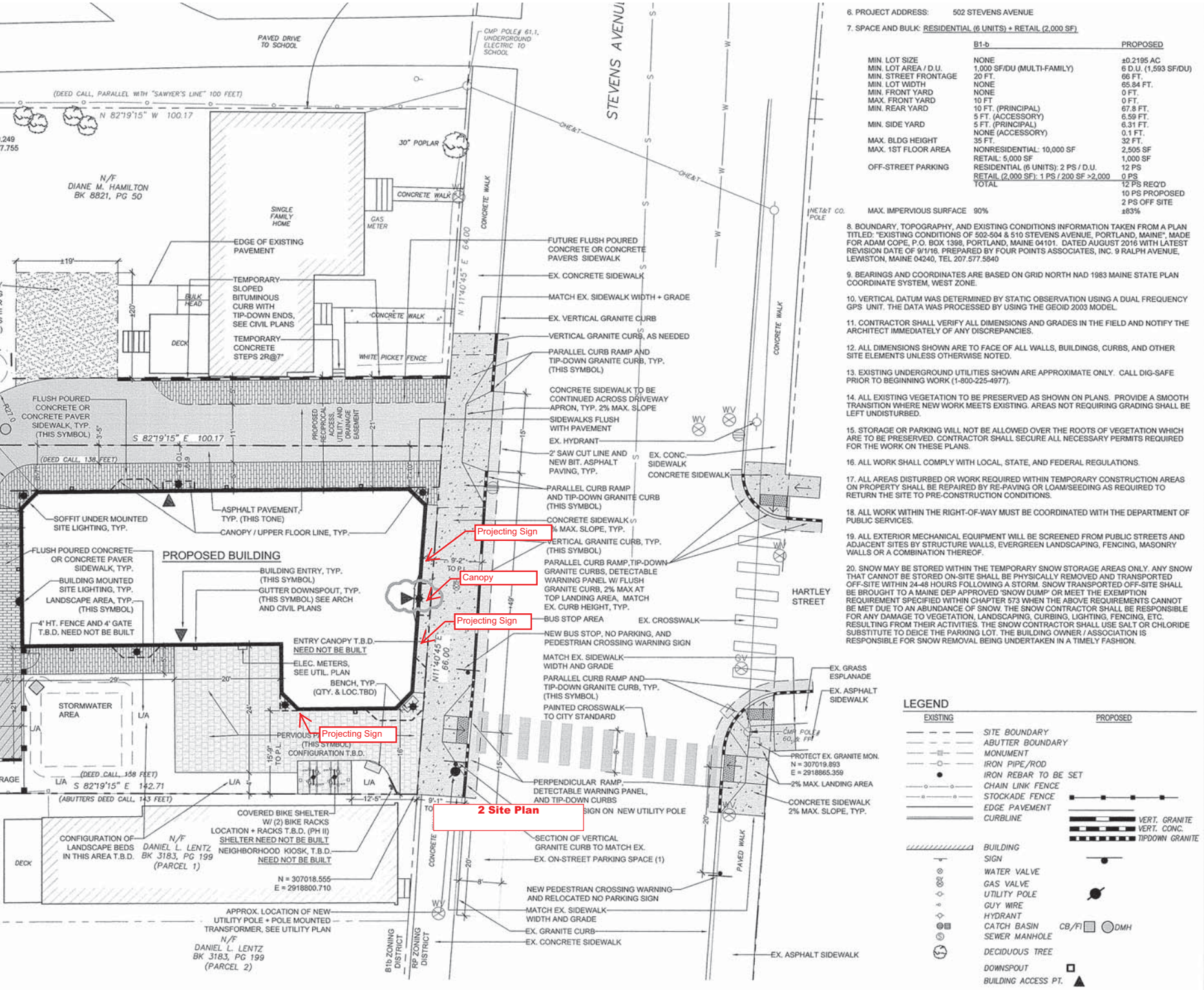

6. PROJECT ADDRESS: 502 STEVENS AVENUE

7. 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
MAX. IMPERVIOUS SURFACE	90%	±83%

8. 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

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

10. VERTICAL DATUM WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT. THE DATA WAS PROCESSED BY USING THE GEOID 2003 MODEL.

11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

12. ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.

13. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK (1-800-225-4977).

14. 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.

15. 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.

16. ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

17. 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.

18. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE COORDINATED WITH THE DEPARTMENT OF PUBLIC SERVICES.

19. 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.

20. 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, CURBING, 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, VERT. CONC., TIPDOWN GRANITE
BUILDING	
SIGN	
WATER VALVE	
GAS VALVE	
UTILITY POLE	
GUY WIRE	
HYDRANT	
CATCH BASIN CB/FI	DMH
SEWER MANHOLE	
DECIDUOUS TREE	
DOWNSPOUT	
BUILDING ACCESS PT.	

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

Drawing Set:
PERMITTING

Drawn: MAP
Checked: MAP
Approved: PC

STATE OF MAINE THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER 5/5/17

Drawing Title:
SITE PLAN

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

Drawing Number:
C-2.0

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