

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
⊙ DECIDUOUS TREE (preserved)	--- SETBACK LINE
⊗ DECIDUOUS TREE (to be removed)	--- LIMIT OF WORK LINE
— CURB	⊕ DECIDUOUS TREE
--- EDGE OF PAVING	⊙ SHRUBS
— BUILDING OUTLINE	▨ PERENNIALS / GROUND COVER
— POLE LIGHT	▨ ASPHALT PAVEMENT
⊙ FIRE HYDRANT	▨ CONCRETE PAVEMENT
⊙ MANHOLE	--- EDGE OF PAVING
EM/GM ⊕ ELEC / GAS METER	— CURB
⊙ UTILITY POLE	▨ CROSSWALK STRIPING
⊙ STREET LIGHT	⊙ LIGHT
— SIGN	— TRAFFIC SIGNAGE
⊙ CATCH BASIN	⊙ CATCH BASIN
⊙ WATER VALVE / SHUTOFF	⊙ SEWER MANHOLE
— CHAIN LINK FENCE	⊕ TRANSFORMER
— OHW	— BOLLARD
— UNDERGROUND POWER	— CONTOUR LINE
— W	⊕ SPOT ELEVATION
— G	⊕ SITE FEATURE (TBD)
— T	▽ BUILDING ENTRY POINTS
— SD	
— SS	
— 15	

GENERAL NOTES:

- TOTAL SITE AREA: ±3.93 ACRES (±171,509 SF)
- ZONING DISTRICT: RESIDENTIAL ZONE (R-5)
- OWNER: PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD.
PORTLAND, ME 04101
(207) 773.4753
- TAX MAP: 166, BLOCK B LOT 1
167, BLOCK E LOT 1
- BOOK AND PAGE: CCRD BOOK 3196, PAGE 834
- PROJECT ADDRESS: FRONT STREET & WEST PRESUMPCOT STREET
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" ON FRONT STREET, ILLSELY STREET & WEST PRESUMPCOT STREET, PORTLAND, MAINE, MADE FOR PORTLAND HOUSING AUTHORITY, 14 BAXTER BLVD., PORTLAND, MAINE 04101. DATED DECEMBER 15, 2015. PREPARED BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, ME 04105, TELEPHONE 207.774.0424
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST NAD 83.
- BENCHMARK: CITY POINT MDOOT-PO-285 ELEVATION 12.00'
- SPACE AND BULK (W/ DIVISION 30 AFFORDABLE HOUSING BONUS APPLIED)

	R-5 (PRUD)	PROPOSED
TOTAL DWELLING UNITS	89 DU	89 DU
% AFFORDABLE	80% (79 DU)	80% (79 DU)
MIN. LOT SIZE	2 AC.	3.93 AC
MIN. STREET FRONTAGE	0 FT.	100'
MIN. FRONT YARD	10 FT.	10'
MIN. REAR / SIDE YARD	10 FT.	12'
MAX. LOT COVERAGE	40%	<100%
MAX. BLDG HT.	35 FT.	35 FT.
OFF-STREET PARKING	1 PS / D.U. (99 REQ'D)	102 PS
RECREATION OPEN SPACE	19,800 SF	21,115 SF

- 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.

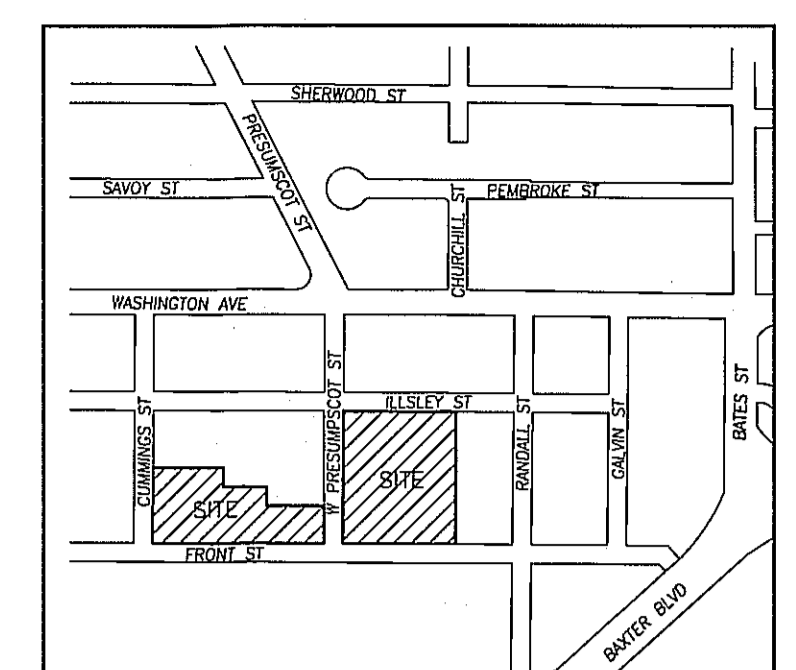
City of Portland Planning Board

Chairman _____

Board Members _____

Date _____

"Approved: City of Portland Planning Board"

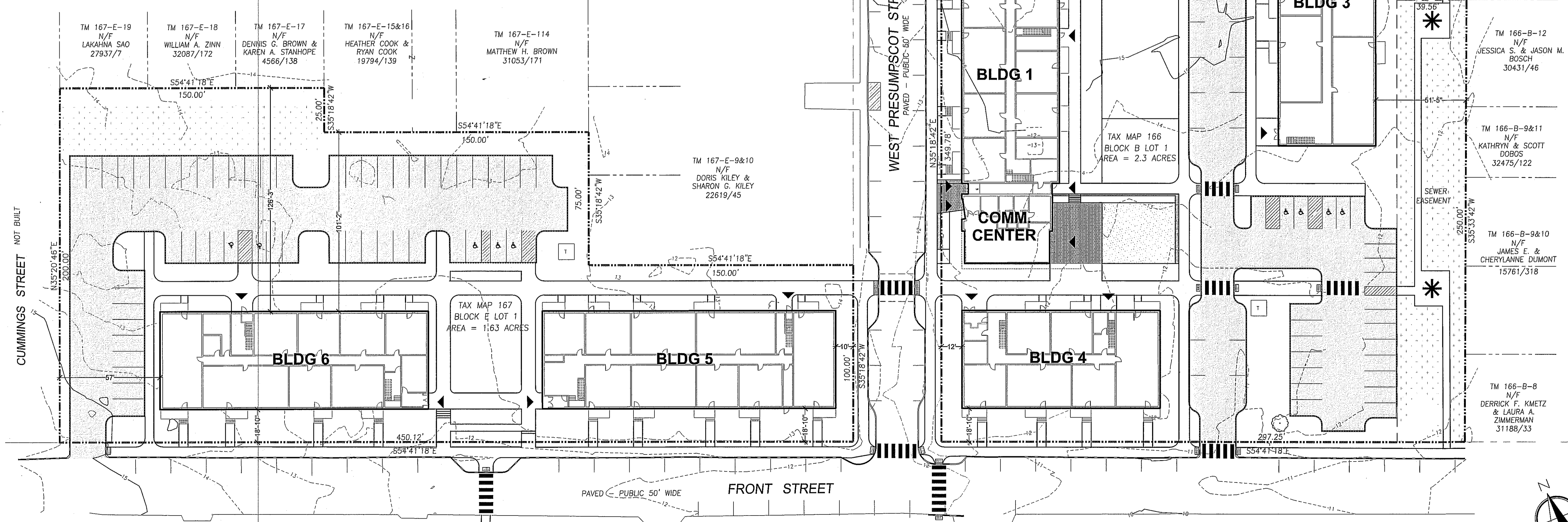


APPLICANT:
FRONT STREET REDEVELOPMENT, LP
14 BAXTER BLVD
PORTLAND, MAINE 04101

OWNER:
PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, MAINE 04101

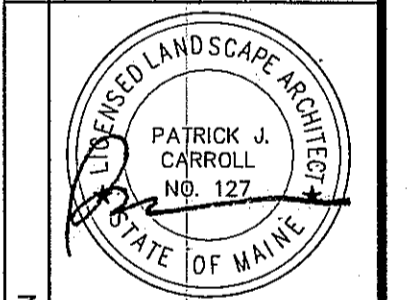
STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ hr. _____ min. AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

11. 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.



FRONT STREET DEVELOPMENT

Project	Description	Date	Revisions
FRONT STREET DEVELOPMENT	CITY OF PORTLAND, LEVEL III SITE PLAN SUBM.	9.15.2017	1



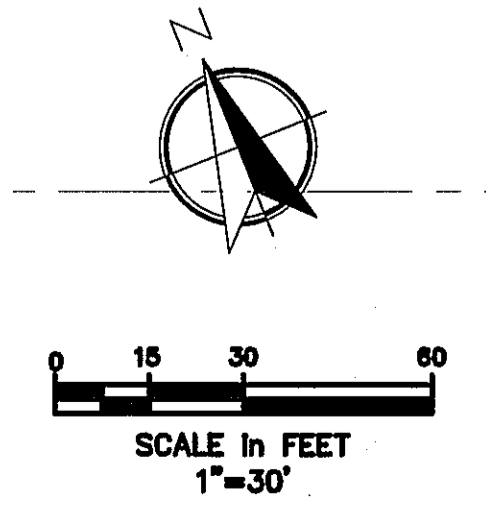
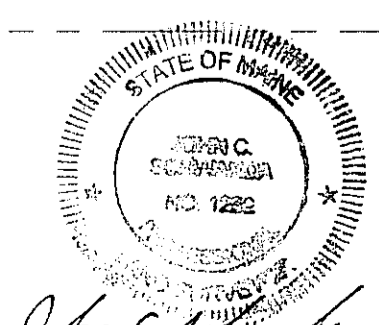
SUBDIVISION PLAN

Phase: PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1692 V. F. 207.772.0712

Date: SEPT 28, 2017

Sheet No: C-3.0



Owen Haskell
For Existing Conditions Only