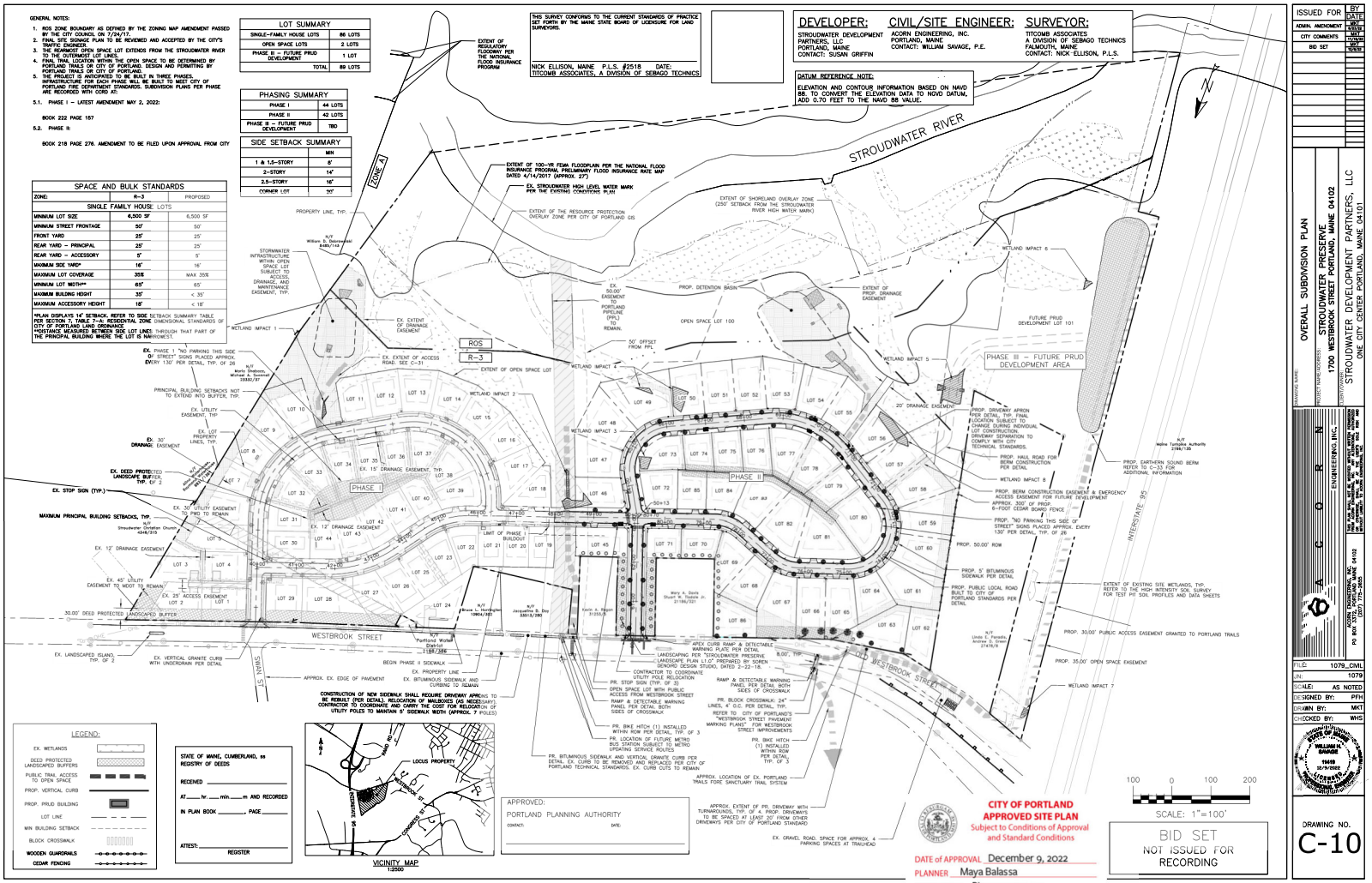

GENERAL NOTES:
1. ROS ZONE BOUNDARY AS DEFINED BY THE ZONING MAP AMENDMENT PASSED BY THE CITY COUNCIL ON 7/24/17.
2. FINAL SITE SIGNAGE PLAN TO BE REVIEWED AND ACCEPTED BY THE CITY'S TRAFFIC ENGINEER.
3. THE 100-FOOT OPEN SPACE LOT EXTENDS FROM THE STROUDWATER RIVER TO THE ROAD RIGHT OF WAYS.
4. FINAL TRAIL LOCATION WITHIN THE OPEN SPACE TO BE DETERMINED BY PORTLAND TRAILS OR CITY OF PORTLAND, DESIGN AND PERMITTING BY PORTLAND TRAILS OR CITY OF PORTLAND.
5. THE PROJECT IS ANTICIPATED TO BE BUILT IN THREE PHASES. INFRASTRUCTURE FOR EACH PHASE WILL BE BUILT TO MEET CITY OF PORTLAND FIRE DEPARTMENT STANDARDS. SUBDIVISION PLANS PER PHASE ARE RECORDED WITH CCRD AS:
5.1. PHASE I – LATEST AMENDMENT MAY 2, 2022:
BOOK 222 PAGE 157
5.2. PHASE II:
BOOK 218 PAGE 276. AMENDMENT TO BE FILED UPON APPROVAL FROM CITY
LOT SUMMARY
SINGLE-FAMILY HOUSE LOTS 86 LOTS
OPEN SPACE LOTS 2 LOTS
PHASE III – FUTURE PRUD DEVELOPMENT 1 LOT
TOTAL 89 LOTS
PHASING SUMMARY
PHASE I 44 LOTS
PHASE II 42 LOTS
PHASE III – FUTURE PRUD DEVELOPMENT TBD
SIDE SETBACK SUMMARY
MIN
1 & 1.5–STORY 8'
2–STORY 14'
2.5–STORY 16'
CORNER LOT 20'
SPACE AND BULK STANDARDS
ZONE: R–3 PROPOSED
SINGLE FAMILY HOUSE LOTS
MINIMUM LOT SIZE 6,500 SF 6,500 SF
MINIMUM STREET FRONTAGE 50' 50'
FRONT YARD 25' 25'
REAR YARD – PRINCIPAL 25' 25'
REAR YARD – ACCESSORY 5' 5'
MAXIMUM SIDE YARD* 18' 18'
MAXIMUM LOT COVERAGE 35% MAX 35%
MINIMUM LOT WIDTH** 65' 65'
MAXIMUM BUILDING HEIGHT 35' < 35'
MAXIMUM ACCESSORY HEIGHT 18' < 18'
*PLAN DISPLAYS 14' SETBACK. REFER TO SIDE SETBACK SUMMARY TABLE PER SECTION 14-137-A: RESIDENTIAL ZONE DIMENSIONAL STANDARDS OF THE PORTLAND LAND USE CODE.
**DISTANCE MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.
THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS.
NICK ELLISON, MAINE P.L.S. #2518 DATE:
TITCOMB ASSOCIATES, A DIVISION OF SEBAGO TECHNICS
DEVELOPER:
STROUDWATER DEVELOPMENT PARTNERS, LLC
PORTLAND, MAINE
CONTACT: SUSAN GRIFFIN
CIVIL/SITE ENGINEER:
ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: WILLIAM SAVAGE, P.E.
SURVEYOR:
TITCOMB ASSOCIATES
A DIVISION OF SEBAGO TECHNICS
FALMOUTH, MAINE
CONTACT: NICK ELLISON, P.L.S.
DATUM REFERENCE NOTE:
ELEVATION AND CONTOUR INFORMATION BASED ON NAVD 88. TO CONVERT THE ELEVATION DATA TO NGVD DATUM, ADD 0.70 FEET TO THE NAVD 88 VALUE.
STROUDWATER RIVER
EXTENT OF REGULATORY FLOODWAY PER THE NATIONAL FLOOD INSURANCE PROGRAM
EXTENT OF 100–YR FEMA FLOODPLAIN PER THE NATIONAL FLOOD INSURANCE PROGRAM PRELIMINARY FLOOD INSURANCE RATE MAP DATED 4/14/2017 (APPROX. 27')
EX. STROUDWATER HIGH LEVEL WATER MARK PER THE EXISTING CONDITIONS PLAN
EXTENT OF SHORELAND OVERLAY ZONE (250' SETBACK FROM THE STROUDWATER RIVER HIGH WATER MARK)
EXTENT OF THE RESOURCE PROTECTION OVERLAY ZONE PER CITY OF PORTLAND GIS
ZONE A
PROPERTY LINE, TYP.
STORMWATER INFRASTRUCTURE WITHIN OPEN SPACE LOT TO INCLUDE ACCESS, DRAINAGE, AND MAINTENANCE EASEMENT, TYP.
EX. 50.00' EASEMENT PORTLAND PIPELINE (PPL) TO REMAIN.
50' OFFSET FROM PPL
PROP. DETENTION BASIN
EXTENT OF PROP. DRAINAGE EASEMENT
WETLAND IMPACT 6
FUTURE PRUD DEVELOPMENT LOT 101
OPEN SPACE LOT 100
WETLAND IMPACT 1
EX. EXTENT OF DRAINAGE EASEMENT
ROS
R–3
EX. EXTENT OF ACCESS ROAD. SEE C–31
EXTENT OF OPEN SPACE LOT
WETLAND IMPACT 4
WETLAND IMPACT 5
PHASE III – FUTURE PRUD DEVELOPMENT AREA
EX. PHASE 1 "NO PARKING THIS SIDE OF STREET" SIGNS PLACED APPROX. EVERY 130' PER DETAIL, TYP. OF 26
PRINCIPAL BUILDING SETBACKS NOT TO EXTEND INTO BUFFER, TYP.
EX. UTILITY EASEMENT, TYP.
EX. LOT PROPERTY LINES, TYP.
EX. 30' DRAINAGE EASEMENT
WETLAND IMPACT 2
WETLAND IMPACT 3
20' DRAINAGE EASEMENT
PROP. DRIVEWAY APRON PER DETAIL, TYP. FINAL LOCATION SUBJECT TO CHANGE DURING INDIVIDUAL LOT CONSTRUCTION. DRIVEWAY SEPARATION TO COMPLY WITH CITY TECHNICAL STANDARDS.
PROP. HAUL ROAD FOR BERM CONSTRUCTION PER DETAIL
WETLAND IMPACT 8
PROP. BERM CONSTRUCTION EASEMENT & EMERGENCY ACCESS EASEMENT FOR FUTURE DEVELOPMENT APPROX. 300' OF PROP. 6–FOOT CEDAR BOARD FENCE
PROP. "NO PARKING THIS SIDE OF STREET" SIGNS PLACED APPROX. EVERY 130' PER DETAIL, TYP. OF 26
PROP. 50.00' ROW
PROP. 5' BITUMINOUS SIDEWALK PER DETAIL
PROP. PUBLIC LOCAL ROAD BUILT TO CITY OF PORTLAND STANDARDS PER DETAIL
PROP. EARTHERN SOUND BERM REFER TO C–33 FOR ADDITIONAL INFORMATION
INTERSTATE 295
EX. DEED PROTECTED LANDSCAPE BUFFER, TYP. OF 2
EX. STOP SIGN (TYP.)
MAXIMUM PRINCIPAL BUILDING SETBACKS, TYP.
EX. 30' UTILITY EASEMENT TO PWD TO REMAIN
EX. 12' DRAINAGE EASEMENT
EX. 45' UTILITY EASEMENT TO MDOT TO REMAIN
EX. 25' ACCESS EASEMENT, LOT 2
30.00' DEED PROTECTED LANDSCAPED BUFFER
PHASE I
PHASE II
PHASE III
LIMIT OF PHASE I BUILDOUT
WESTBROOK STREET
EX. LANDSCAPED ISLAND, TYP. OF 2
EX. VERTICAL GRANITE CURB WITH UNDERDRAIN PER DETAIL
APPROX. EX. EDGE OF PAVEMENT
BEGIN PHASE II SIDEWALK
EX. PROPERTY LINE
EX. BITUMINOUS SIDEWALK AND CURBING TO REMAIN
CONSTRUCTION OF NEW SIDEWALK SHALL REQUIRE DRIVEWAY APRONS TO BE REBUILT (PER DETAIL). RELOCATION OF MAILBOXES (AS NECESSARY). CONTRACTOR TO COORDINATE AND CARRY THE COST FOR RELOCATION OF UTILITY POLES TO MAINTAIN 5' SIDEWALK WIDTH (APPROX. 7 POLES)
APEX CURB RAMP & DETECTABLE WARNING PLATE PER DETAIL
LANDSCAPING PER "STROUDWATER PRESERVE LANDSCAPE PLAN L1.0" PREPARED BY SOREN DENORD DESIGN STUDIO, DATED 2–22–18.
CONTRACTOR TO COORDINATE UTILITY POLE RELOCATION
PR. STOP SIGN (TYP. OF 3)
OPEN SPACE LOT WITH PUBLIC ACCESS FROM WESTBROOK STREET
RAMP & DETECTABLE WARNING PANEL PER DETAIL BOTH SIDES OF CROSSWALK
PR. BIKE HITCH (1) INSTALLED WITHIN ROW PER DETAIL, TYP. OF 3
PR. LOCATION OF FUTURE METRO BUS STATION SUBJECT TO METRO UPDATING SERVICE ROUTES
PR. BITUMINOUS SIDEWALK AND VERTICAL GRANITE CURB PER DETAIL. EX. CURB TO BE REMOVED AND REPLACED PER CITY OF PORTLAND TECHNICAL STANDARDS. EX. CURB CUTS TO REMAIN
RAMP & DETECTABLE WARNING PANEL PER DETAIL BOTH SIDES OF CROSSWALK
PR. BLOCK CROSSWALK: 24' LINES, 4' O.C. PER DETAIL, TYP.
REFER TO CITY OF PORTLAND'S "WESTBROOK STREET PAVEMENT MARKING PLANS", FOR WESTBROOK STREET IMPROVEMENTS
PR. BIKE HITCH (1) INSTALLED WITHIN ROW PER DETAIL, TYP. OF 3
APPROX. LOCATION OF EX. PORTLAND TRAILS FORE SANCTUARY TRAIL SYSTEM
APPROX. EXTENT OF PR. DRIVEWAY WITH TURNAROUNDS, TYP. OF 4. PROP. DRIVEWAYS TO BE SPACED AT LEAST 20' FROM OTHER DRIVEWAYS PER CITY OF PORTLAND STANDARD
EX. GRAVEL ROAD, SPACE FOR APPROX. 4 PARKING SPACES AT TRAILHEAD
PROP. 30.00' PUBLIC ACCESS EASEMENT GRANTED TO PORTLAND TRAILS
PROP. 35.00' OPEN SPACE EASEMENT
WETLAND IMPACT 7
EXTENT OF EXISTING SITE WETLANDS, TYP. REFER TO THE HIGH INTENSITY SOIL SURVEY FOR TEST PIT SOIL PROFILES AND DATA SHEETS
LEGEND:
EX. WETLANDS
DEED PROTECTED LANDSCAPED BUFFERS
PUBLIC TRAIL ACCESS TO OPEN SPACE
PROP. VERTICAL CURB
PROP. PRUD BUILDING
LOT LINE
MIN BUILDING SETBACK
BLOCK CROSSWALK
WOODEN GUARDRAILS
CEDAR FENCING
STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED
AT ____ hr. ____ min. ____ m. AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____
REGISTER
LOCUS PROPERTY
RESERVE ST
CUMBERLAND ST
VICINITY MAP
1:2500
APPROVED:
PORTLAND PLANNING AUTHORITY
CONTACT:
DATE:
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions
DATE of APPROVAL December 9, 2022
PLANNER Maya Balassa
PROJECT NO. PL-002174-2022
100 0 100 200
SCALE: 1"=100'
BID SET
NOT ISSUED FOR RECORDING
ISSUED FOR BY DATE
ADMIN. AMENDMENT MKT 8/5/22
CITY COMMENTS MKT 11/10/22
BID SET MKT 12/9/22
DRAWING NAME: OVERALL SUBDIVISION PLAN
PROJECT NAME/ADDRESS: STROUDWATER PRESERVE 1700 WESTBROOK STREET PORTLAND, MAINE 04102
CLIENT/OWNER: STROUDWATER DEVELOPMENT PARTNERS, LLC ONE CITY CENTER PORTLAND, MAINE 04101
ACORN ENGINEERING, INC. CIVIL ENGINEERING LAND PLANNING SURVEYING 70 MAIN STREET, SUITE 4 KENNEBUNK, MAINE 04043 (207) 985-1815
ACORN ENGINEERING, INC. PO BOX 1237 FALMOUTH, ME 04105 (207) 775-3605
FILE: 1079_CML
JN: 1079
SCALE: AS NOTED
DESIGNED BY: PFH
DRAWN BY: MKT
CHECKED BY: WHS
WILLIAM H. SAVAGE 19449 12/9/2022 REGISTERED PROFESSIONAL ENGINEER
DRAWING NO. C-10

GENERAL NOTES:

1. FOR INFORMATION REGARDING PROPOSED UTILITY CHANGES, REFER TO THE ROAD PROFILE PLANS (4), SHEETS C-20 TO C-23, MOST RECENT VERSION.
2. FOR INFORMATION REGARDING PROPOSED GRADING CHANGES, REFER TO GRADING & DRAINAGE PLANS (3), SHEETS C-31 TO C-33, MOST RECENT VERSION.
3. TOTAL SITE AREA INCLUDES 55.3 ACRES (2,408,860 S.F.). R.O.W. WIDTH FOR WESTBROOK STREET IS 66 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 6/16/17.
4. SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES, A DIVISION OF SEBAGO TECHNICS. MONUMENTS TO LOCATED BY TITCOMB PRIOR TO INSTALLATION BY SITE CONTRACTOR.
5. PER THE PORTLAND GIS WEBSITE AS OF 10/10/17 AND ZONING MAP AMENDMENT PASSED BY CITY COUNCIL ON 7/24/17, THE SITE IS BOUNDED BY:
   5.1. NORTH R-1 RESIDENTIAL, OP OFFICE PARK, & ROS RECREATIONAL OPEN SPACE
   5.2. WEST R-1 RESIDENTIAL & R-2 RESIDENTIAL
   5.3. SOUTH OP OFFICE PARK
   5.4. EAST I-L INDUSTRIAL LAND & MAINE TURNPIKE
6. LOCUS PARCEL IS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S CHART, BLOCK, LOT: 229-A-2, 246-A-3, 247-A-3, 248-A-3, 256-A-3, 246-A-6, 247-A-2, & 245-B-1
7. PROPOSED HOUSE LOTS REMAIN OUTSIDE THE 100-YR FEMA FLOODPLAIN PER THE NATIONAL FLOOD INSURANCE PROGRAM, PRELIMINARY FLOOD INSURANCE RATE MAP DATED 4/14/2017 (APPROX. 27').
8. THIS SHEET IS THE SUBDIVISION PLAT FOR THE CREATION OF UP TO 100 LOTS INCLUDING 86 SINGLE FAMILY HOUSE LOTS, ONE (1) PRUD LOT, AND TWO (2) OPEN SPACE LOTS FOR A TOTAL OF 88 DWELLING UNITS.
9. WETLAND IMPACTS ASSOCIATED WITH THE DEVELOPMENT OF STROUDWATER PRESERVE ARE PERMITTED UNDOR THE TIER I NRPA WETLAND ALTERATION PERMIT (#L-27619-TC-A-N) REVISED 10/17/22 FOR 11,111 SF OF DISTURBANCE. ANY ADDITIONAL IMPACTS WILL REQUIRE ADDITIONAL PERMITTING.
10. THE SINGLE FAMILY HOUSE LOTS ARE TO BE SUBJECT TO HOMEOWNERS ASSOCIATION (HOA) DOCUMENTS. THE HOA DOCUMENTS OUTLINE THE MAINTENANCE AND MANAGEMENT OF STORMWATER BMPS AND INFRASTRUCTURE UNDER THE DESIGNATED OWNERSHIP OF THE HOA; REFER TO THE STORMWATER BMP OWNERSHIP & MAINTENANCE SUMMARY TABLE. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE SEWER FORCEMAIN FROM THE WESTBROOK STREET CONNECTION. HOMEOWNERS WILL BE RESPONSIBLE FOR INDIVIDUAL SERVICE LATERALS AND PUMPS.
11. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE ASSOCIATIONS SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLAN AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES.
12. DRIVEWAY LOCATIONS AS SHOWN ARE SUBJECT TO CHANGE DURING CONSTRUCTION BUT SHALL REMAIN IN COMPLIANCE WITH THE DESIGN AND SEPARATION STANDARDS SET BY THE TECHNICAL MANUAL.
13. THE PROJECT IS ANTICIPATED TO BE BUILT IN THREE PHASES. INFRASTRUCTURE FOR EACH PHASE WILL BE BUILT TO CITY AND FIRE DEPARTMENT STANDARDS. SUBDIVISION PLANS PER PHASE ARE RECORDED WITH CCRD AT:

    13.1. PHASE I, LATEST AMENDMENT, FILED MAY 2, 2022:

    BOOK 222 PAGE 157

14. THE HOMEOWNERS ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:

    14.1. HOMEOWNERS ASSOCIATION DOCUMENTS:
    14.1.1. DECLARATION OF STROUDWATER PRESERVE PHASE I HOMEOWNERS ASSOCIATION BOOK 35717 PAGE 204 AND RE-RECORDED IN BOOK 35718, PAGE 123.

    14.2. HOMEOWNERS ASSOCIATION POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT:
    14.2.1. STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT FOR STROUDWATER PRESERVE OUTLINED IN BOOK 34919, PAGE 148 AS RECORDED AT THE CCRD.
    14.2.2. RECIPROCAL STORMWATER MAINTENANCE AND EASEMENT AGREEMENT GRANTED TO THE CITY OF PORTLAND TO PERFORM THE RESPONSIBILITIES REQUIRED WITHIN THE SMA (STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT FOR THE STROUDWATER PRESERVE) OUTLINED IN BOOK 34943M PAGE 193 AS RECORDED AT THE CCRD.

    14.3. PER CITY REQUIREMENT, THE PROPERTY IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE WORKFORCE OWNERSHIP HOUSING AGREEMENT AS APPROVED BY THE CITY IS RECORDED AT THE CCRD: BOOK 34863 PAGE 304.

CONDITIONAL USE, WAIVERS & CONDITIONS OF APPROVAL:

CONDITIONAL USE

THE PLANNING BOARD VOTED UNANIMOUSLY 6–0 (STANLEY ABSENT) ON 11–28–17 THAT THE PROPOSED CONDITIONAL USE FOR WORKFORCE HOUSING DOES MEET THE STANDARDS OF SECTION 14–484 WITH THE FOLLOWING CONDITIONS:

1. THAT THE APPLICANT AND THE CITY SHALL ENTER INTO AN AGREED UPON AFFORDABLE HOUSING AGREEMENT (AHA) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; AND
2. THAT THE AFFORDABLE HOUSING AGREEMENT SHALL BE FILED AS COVENANT TO THE PROPERTY'S DEED WITH THE CUMBERLAND COUNTY REGISTRY OF DEEDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

WAIVERS

THE PLANNING BOARD VOTED UNANIMOUSLY 6–0 (STANLEY ABSENT) ON 11–28–17 TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE NORTH SIDE OF THE WESTBROOK STREET WITHIN THE NEW SUBDIVISION WITH THE CONDITION THAT FINAL PLAN SHOW THE SIDEWALK RELOCATED TO THE OUTER SIDE OF THE STREET NETWORK.

TRAFFIC MOVEMENT PERMIT

THE PLANNING BOARD VOTED UNANIMOUSLY 6–0 (STANLEY ABSENT) ON 11–28–17 THAT THE PLAN IS IN CONFORMANCE WITH 23 MRSA 704–A AND CHAPTER 305 RULES AND REGULATIONS PERTAINING TO TRAFFIC MOVEMENT PERMITS, WITH THE FOLLOWING CONDITIONS OF APPROVAL:

1. IF IT IS DETERMINED THAT A DEDICATED LEFT–TURN LANE ON WESTBROOK STREET IS WARRANTED, THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COST FOR IMPLEMENTATION AND THE DESIGN SHALL MEET WITH THE APPROVAL OF DPW.
2. IN CONJUNCTION WITH AN APPROVED OUTER CONGRESS TRANSPORTATION AND STREETSCAPE PLAN, THE APPLICANT SHALL MAKE A $12,600 CONTRIBUTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. A VARIABLE SPEED INDICATOR SHALL BE REQUIRED TO BE INSTALLED ON WESTBROOK STREET AT A LOCATION ACCEPTABLE AND THE CITY REQUEST THAT AN ADDITIONAL SPEED STUDY SHALL BE CONDUCTED UPON COMPLETION OF PHASE 1 AND IMPLEMENTATION OF THE ASSOCIATED CROSSWALKS AND SIDEWALK ON WESTBROOK STREET. IF THE SPEED STUDY INDICATES EXCESSIVE VEHICLE SPEEDS, THE APPLICANT SHALL IMPLEMENT TRAFFIC CALMING MITIGATION STRATEGIES ACCEPTABLE TO THE CITY.

SUBDIVISION STANDARDS

SUBDIVISION STANDARDS OF THE LAND USE CODE AND THE SITE LOCATION OF DEVELOPMENT ACT, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL, WHICH MUST BE MET PRIOR TO THE SIGNING OF THE PLAT:

1. THE APPLICANT SHALL SUBMIT HOMEOWNER ASSOCIATION DOCUMENTS FOR REVIEW AND APPROVAL BY CORPORATION COUNSEL THAT ADDRESS:
   1.1. THE STORMWATER MAINTENANCE AGREEMENTS FOR THE DEVELOPMENT:
   1.2. STORMWATER DRAINAGE EASEMENTS; AND
   1.3. EASEMENTS FOR THE OPEN SPACE LOT; AND
   1.4. FINAL CONDITIONS OF APPROVAL.
2. THAT THE SUBDIVISION PLAT SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC WORKS (DPW) AND CORPORATION COUNSEL AND TO INCLUDE REFERENCES TO STORMWATER DRAINAGE, STORMWATER MANAGEMENT, THE OPEN SPACE AND PUBLIC ACCESS AND FINAL CONDITIONS OF APPROVAL; AND
3. THE APPLICANT SHALL SUBMIT A FINAL PLAN AND SPECIFICATIONS, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DPW, THAT ARE IN CONFORMANCE WITH THE PROPOSED LED FIXTURE SPECIFICATIONS FOR THE STREET LIGHTS; AND
4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE RRFB'S FOLLOWING THE FIELD REVIEW. THE CITY IS REQUESTING THAT THE APPLICANT SHALL EVALUATE, AND IF NECESSARY, SHALL INSTALL LIGHTS FOR SAFE ILLUMINATION OF THE CROSSWALK LOCATIONS; AND
5. THE APPLICANT SHALL SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND DPW:
   5.1. A SIMPLE STORMWATER PLAN THAT SHOWS ALL OF THE TREATMENT SYSTEMS AND THEIR TRIBUTARY DRAINAGE AREAS, INCORPORATING THE TREATMENT TABLE PROVIDED BY THE APPLICANT; AND
   5.2. UPDATED DESIGN PLANS REFLECTING CHANGES MADE TO THE HYDRAFLOW MODEL.
6. THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT AND EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. THE OWNER/OPERATOR OF THE APPROVED STORMWATER MANAGEMENT SYSTEM AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST CONSTRUCTION STORMWATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS. THAT THE APPLICANT SHALL PROVIDE A STORMWATER MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM, SHALL BE SUBMITTED, SIGNED, AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT WITH A COPY TO THE DPW; AND
7. CONFIRMATION LETTERS FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) SHALL BE SUBMITTED TO THE PLANNING DIVISION UPON RECEIPT.
8. THE APPLICANT SHALL SUBMIT A REVISED LANDSCAPE PLAN THAT ADDRESSES THE CITY ARBORIST'S COMMENTS (DATED 11.22.2017) FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY.
9. THE PROJECT IS SUBJECT TO MINOR SITE PLAN AMENDMENT FROM THE CITY OF PORTLAND DATED XX–XX–XXXX.

EASEMENTS:

ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES, A DIVISION OF SEBAGO TECHNICS, AND RECORDED IN CCRD. ALL EXISTING EASEMENTS ARE TO REMAIN.

EXISTING EASEMENTS:

1. SUBJECT TO A 30'–WIDE UTILITY EASEMENT FOR A 42" CONCRETE WATER PIPE GRANTED TO PORTLAND WATER DISTRICT FURTHER DESCRIBED IN BOOK 1382, PAGE 144 AND BOOK 1399, PAGE 462.
2. SUBJECT TO A 50'–WIDE UTILITY EASEMENT FOR THREE PIPELINES FURTHER DESCRIBED IN INSTRUMENTS RECORDED IN BOOK 1655, PAGE 294 AND BOOK 2954, PAGE 772.
3. SUBJECT TO AN EASEMENT FOR A SEWER PIPE GRANTED BY RUBY H. YOUNG TO FREDERICK A. BUTTS AND MARIE BUTTS IN A DEED RECORDED IN BOOK 2236, PAGE 405. (LOCATION UNKNOWN).
4. SUBJECT TO AN EASEMENT FOR DRAINAGE GRANTED TO MAINE DEPARTMENT OF TRANSPORTATION AND FURTHER DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 4146, PAGE 333. LOCATION IS APPROXIMATE.
5. SUBJECT TO A SLOPE EASEMENT GRANTED TO MAINE DEPARTMENT OF TRANSPORTATION FURTHER DESCRIBED IN AN INSTRUMENT RECORDED IN BOOK 4146, PAGE 333. LOCATION IS APPROXIMATE.
6. BENEFITTING FROM AN EASEMENT FOR ACCESS RESERVED IN A DEED RECORDED IN BOOK 2195, PAGE 386.
7. OPEN SPACE LOTS 99 & 100: EASEMENT GRANTED TO THE CITY OF PORTLAND FOR A NON–EXCLUSIVE OPEN SPACE EASEMENT TO PROVIDE PUBLIC PEDESTRIAN ACCESS TO MEANINGFUL AREAS OF UNDEVELOPED OPEN SPACE ALONG THE STROUDWATER RIVER CORRIDOR, AS OUTLINED IN BOOK 34919, PAGE 146 RECORDED AT THE CCRD.
8. EASEMENT GRANTED TO PORTLAND TRAILS FOR A NON–EXCLUSIVE PUBLIC ACCESS EASEMENT FOR THE PURPOSE OF PROVIDING PHYSICAL PUBLIC ACCESS VIA A PATHWAY TO THE SHORE OF THE STROUDWATER RIVER FOR PEDESTRIANS WITHIN THE EASEMENT AREA, AS OUTLINED IN BOOK 34919, PAGE 143 RECORDED AT THE CCRD.
9. RECIPROCAL STORMWATER MAINTENANCE AND EASEMENT AGREEMENT BOOK 34943, PAGE 193–196 RECORDED AT THE CCRD.
10. STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT BOOK 36995, PAGE 89–130, RECORDED AT THE CCRD.
11. EASEMENT GRANTED TO PORTLAND WATER DISTRICT FOR THE RIGHT TO INSTALL, MAINTAIN, REPLACE AND REMOVE CONDUITS OR PIPELINES FOR CONVEYING WATER AND WASTEWATER AS OUTLINED IN BOOK 35087, PAGE 75 RECORDED AT THE CCRD.
12. EASEMENT AND MODIFICATION AGREEMENT WITH THE PORTLAND WATER DISTRICT FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF A 42" WATER MAIN AS OUTLINED IN BOOK 35087, PAGE 72 RECORDED AT THE CCRD.
13. EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY FOR THE RIGHT AND EASEMENT TO ERECT, BURY, MAINTAIN, REBUILD, RESPACE, PATROL, OPERATE AND REMOVE ALL OTHER ACTIONS INVOLVING ELECTRICAL EQUIPMENT AND FACILITIES, AS OUTLINED IN BOOK 35310, PAGE 184 RECORDED AT THE CCRD.
14. EASEMENT AGREEMENT WITH MICHAEL A. SCANNELL IN RELATION TO THE COMMON DEEDED BOUNDARY ALONG THE EASTERLY SIDELINE OF THE STROUDWATER PARCEL AND THE WESTERLY SIDELINE OF THE SCANNELL PARCEL RECORDED AT THE CCRD.
15. CERTIFICATE OF WAIVER APPROVAL BY THE CITY OF PORTLAND TO ONEX COMPANY, AS OUTLINED IN BOOK 3646, PAGE 56 AT THE CCRD.

PROPOSED EASEMENTS:

1. OPEN SPACE EASEMENTS BOOK _____ PAGE _____
2. PUBLIC ACCESS EASEMENTS BOOK _____ PAGE _____
3. DRAINAGE EASEMENTS BOOK _____ PAGE _____
4. UTILITY EASEMENTS BOOK _____ PAGE _____

SURVEY NOTES:

1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
3. ELEVATIONS ARE BASED ON NAVD88 DATUM AS DERIVED FROM GPS OBSERVATIONS. REFER TO THE EXISTING CONDITIONS PLAN BY TITCOMB ASSOCIATES DATED 6/16/17 LAST REVISED 2/21/18 FOR BENCHMARK LOCATIONS.
4. UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION CONTAINED ON PLANS AND DRAWINGS PROVIDED BY OTHERS. DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
5. PROPERTY IS WITHIN ZONE X AND ZONE A BASED ON FIRM COMMUNITY #230051 PANEL #0012 C, DATED DECEMBER 8, 1998. ZONE X IS DEFINED AS AN AREA OF 500–YEAR FLOOD; AREA OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD. ZONE A IS AN AREA WITH NO BASE FLOOD ELEVATION DETERMINED.
6. THE LOCATION OF THE HIGHWATER MARK ON NORTHERLY SIDE OF STROUDWATER RIVER WAS DELINEATED BY OTHERS AND LOCATED BY TITCOMB ASSOCIATES. THE LOCATION OF THE SOUTHERLY SIDE OF STROUDWATER RIVER IS APPROXIMATE BASED ON AERIAL IMAGERY.
7. THE UNDERGROUND UTILITY LINES WERE MARKED OUT BY PORTLAND PIPE LINE AND LOCATED BY TITCOMB ASSOCIATES. TITCOMB ASSOCIATES MAKES NO GUARANTEE OR WARRANTY AS TO THE ACCURACY OF THE PIPELINE ELEVATION DATA.

PLAN REFERENCES:

1. PLAN OF A STANDARD BOUNDARY SURVEY MADE FOR ONEX COMPANY BY NADEAU & LODGE, IN., DATED FEBRUARY 21, 2003 AND REVISED THROUGH OCTOBER 9, 2003.
2. SECOND AMENDED SUBDIVISION PLOT FOR PORTLAND TROLLEY PARK MADE FOR CITY OF PORTLAND BY SGC ENGINEERING, LLC, DATED SEPTEMBER 29, 2011, REVISED THROUGH MARCH 5, 2016 AND RECORDED IN PLAN BOOK 216, PAGE 63.
3. PORTLAND WATER DISTRICT 42" CONCRETE PIPE LINE RIGHT OF WAY PLANS PREPARED BY HARRY FULLER, DATED AUGUST 1931 AND RECORDED IN PLAN BOOK 20, PAGE 39. (LOCATION IS APPROXIMATE).
4. PORTLAND PIPE LINE CO. SURVEY OF PROPERTY OF RUBY H. YOUNG, DATED OCTOBER 8, 1941 PREPARED BY FRANCIS H. PERRY AND RECORDED IN PLAN BOOK 27, PAGE 37. (LOCATION IS APPROXIMATE).
5. STROUDWATER WOODS: SURVEY FOR S.A.E. CIMINO BY OWEN HASKELL, INC. DATED OCTOBER 25, 1979 AND RECORDED IN PLAN BOOK 125, PAGE 21.
6. PARTIAL BOUNDARY SURVEY FOR ANDREW D. GREEN BY LEWIS & WASINA, INC. DATED DECEMBER 10, 2003 AND REVISED THROUGH DECEMBER 14, 2004 AND RECORDED IN PLAN BOOK 205, PAGE 299.
7. PLAN OF PROPERTY MADE FOR ADVENT CHRISTIAN CHURCH OF PORTLAND BY H.I. & E.C. JORDAN DATED OCTOBER 18, 1979 AND RECORDED IN PLAN BOOK 125, PAGE 10.
8. PLAN OF PROPERTY MADE FOR THEODORE AND THERESE SORRY BY WAYNE T. WOOD DATED JANUARY 1994 AND REVISED THROUGH JANUARY 27, 1994, UNRECORDED.
9. PLAN OF EXISTING CONDITIONS OF CAMELOT FARM MADE FOR ONEXSACORP LLC BY TITCOMB ASSOCIATES DATED JUNE 16, 2017 AND REVISED THROUGH FEBRUARY 21, 2018.

SPACE AND BULK STANDARDS

ZONE:	R–3	PROPOSED
SINGLE FAMILY HOUSE LOTS		
MINIMUM LOT SIZE	6,500 SF	6,500 SF
MINIMUM STREET FRONTAGE	50'	50'
FRONT YARD	25'	25'
REAR YARD – PRINCIPAL	25'	25'
REAR YARD – ACCESSORY	5'	5'
MAXIMUM SIDE YARD*	16'	16'
MAXIMUM LOT COVERAGE	35%	MAX 35%
MINIMUM LOT WIDTH**	65'	65'
MAXIMUM BUILDING HEIGHT	35'	< 35'
MAXIMUM ACCESSORY HEIGHT	18'	< 18'

*PLAN DISPLAYS 14' SETBACK. REFER TO SIDE SETBACK SUMMARY TABLE PER SECTION 7, TABLE 7–A: RESIDENTIAL ZONE DIMENSIONAL STANDARDS OF CITY OF PORTLAND LAND USE ORDINANCE.
**DISTANCE MEASURED BETWEEN SIDE LOT LINES THROUGH THAT PART OF THE PRINCIPAL BUILDING WHERE THE LOT IS NARROWEST.

SIDE SETBACK SUMMARY

	MIN
1 & 1.5–STORY	8'
2–STORY	14'
2.5–STORY	16'
CORNER LOT	20'

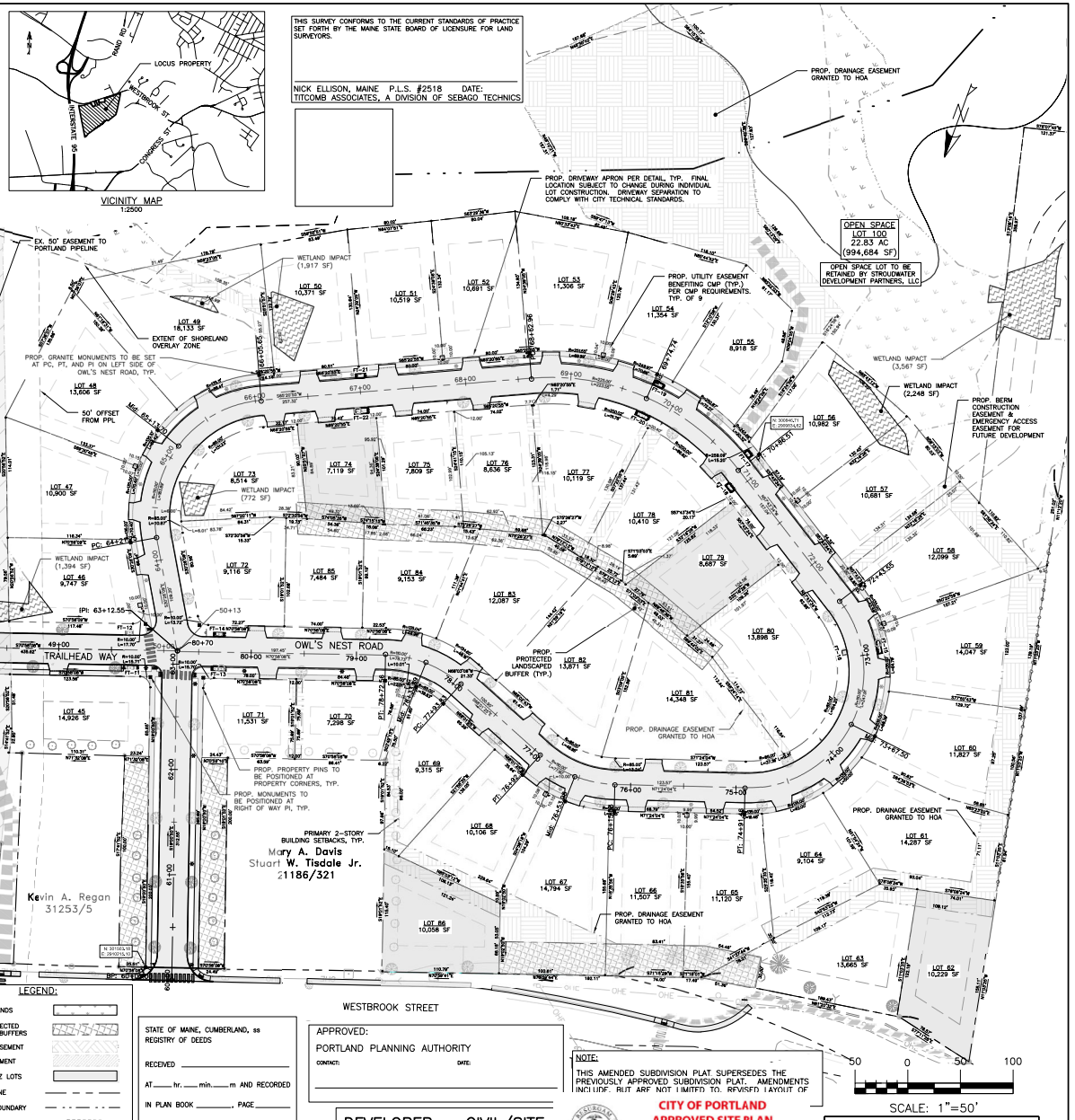
STORMWATER BMP OWNERSHIP & MAINTENANCE SUMMARY

CITY	HOA
FT–11, FT–12, FT–13, FT–15, FT–17, FT–19, FT–21	FT–14, FT–16, FT–18, FT–20, FT–22

*REFER C–32 FOR BMP LOCATIONS

DATUM REFERENCE NOTE:

ELEVATION AND CONTOUR INFORMATION BASED ON NAVD 88. TO CONVERT THE ELEVATION DATA TO NGVD 29, ADD 0.70 FEET TO THE NAVD 88 VALUE.



ISSUED FOR	BY	DATE
ADMIN. AMENDMENT	MKT	4/28/22
CITY COMMENTS	MKT	11/16/22
BID SET	MKT	12/9/22

DRAWING NAME: AMENDED SUBDIVISION PLAT – PHASE II
PROJECT NAME/ADDRESS: STROUDWATER PRESERVE 1700 WESTBROOK STREET PORTLAND, MAINE 04102
CLIENT/OWNER: STROUDWATER DEVELOPMENT PARTNERS, LLC ONE CITY CENTER PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
ENGINEERING
ACORN ENGINEERING, INC. 04102
PO BOX 3372, PORTLAND, MAINE 04102
(207) 775–2855

THE PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ELECTRONIC ARCHIVED INFORMATION SHALL NOT BE CONSIDERED TO BE ACCURATE WITHOUT LIMITATION TO ACORN ENGINEERING, INC.

FILE: 1079_CIVIL
JN: 1079
SCALE: AS NOTED
DESIGNED BY: PFH
DRAWN BY: MKT
CHECKED BY: WHS

STATE OF MAINE — WILLIAM H. SAVAGE — 11418 — 12/9/2022 — LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-12