

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 PLAN (3), SHEETS R-31 TO C-33, MOST RECENT VERSION.
3. TOTAL SITE AREA INCLUDES 55.3 ACRES (2,408,880 SF). 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 LINES TO BE SET BY TITCOMB ASSOCIATES. MONUMENTS TO BE 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, OFFICE PARK, & ROS RECREATIONAL OPEN SPACE
5.2. WEST R-1 RESIDENTIAL & R-2 RESIDENTIAL
5.3. SOUTH OFFICE PARK
5.4. EAST I-1 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-A-3
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. ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATIONS UNLESS OTHERWISE NOTED.
9. THIS SHEET IS THE SUBDIVISION PLAN FOR THE CREATION OF UP TO 100 LOTS INCLUDING 95 SINGLE FAMILY HOUSE LOTS, TWO (2) TWO-FAMILY LOTS, ONE (1) PRUD LOT, AND TWO (2) OPEN SPACE LOTS FOR A TOTAL OF 124 DWELLING UNITS.
10. WETLAND IMPACTS ASSOCIATED WITH THE DEVELOPMENT OF STROUDWATER PRESERVE ARE PERMITTED UNDER THE TIER 1 NRPA WETLAND ALTERATION PERMIT (#L-27619-TC-A-N) DATED 11/20/17 FOR 14,980 SF OF DISTURBANCE. ANY ADDITIONAL IMPACTS WILL REQUIRE ADDITIONAL PERMITTING.
11. THE SINGLE FAMILY AND TWO-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.
12. 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.
13. 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 WORKFORCE.
14. 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 COORD AT:
14.1. PHASE II:
BOOK _____ PAGE _____
14.2. PHASE III:
BOOK _____ PAGE _____
15. THE HOMEOWNERS ASSOCIATION MUST COMPLY TO THE FOLLOWING AS APPROVED BY THE CITY:
15.1. HOMEOWNERS ASSOCIATION DOCUMENTS:
BOOK _____ PAGE _____
15.2. HOMEOWNERS ASSOCIATION POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT:
BOOK _____ PAGE _____
15.3. 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:
BOOK _____ PAGE _____

CONDITIONAL USE, WAIVERS & CONDITIONS OF APPROVAL:

- CONDITIONAL USE
THE PLANNING BOARD VOTED UNANIMOUSLY 6-0 (STANLEY ABSENT) 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) TO WAIVE THE REQUIREMENT FOR A SIDEWALK ALONG THE NORTH SIDE OF THE NEW 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) 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 IN CONJUNCTION WITH AN APPROVED OUTER CONCOURSE TRANSPORTATION AND STREETScape PLAN. THE APPLICANT SHALL MAKE A \$12,600 CONTRIBUTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A VARIABLE SPEED INDICATOR SHALL 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 I AND IMPLEMENTATION OF THE ASSOCIATED CROSSWALKS AND SIDEWALK ON WESTBROOK STREET. 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, AND 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 LID FIXTURE SPECIFICATIONS FOR THE STREET LIGHTS; AND
4. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE RRB'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 PROPOSED CROSSWALKS; 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 HYDRAULIC 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 AND AS-BUILT SYSTEM AND THE APPLICANT 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 LANDSCAPED PLAN THAT ADDRESSES THE CITY ARBORIST'S COMMENTS (DATED 11.22.2017) FOR REVIEW AND APPROVAL BY THE CITY ARBORIST AND PLANNING AUTHORITY.
EASEMENTS:
ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES AND RECORDED IN COORD. 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 1389, PAGE 482.
2. SUBJECT TO A 50'-WIDE UTILITY EASEMENT FOR THREE PIPELINES FURTHER DESCRIBED IN INSTRUMENTS RECORDED IN BOOK 1955, 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 2198, PAGE 386.
PROPOSED EASEMENTS:
1. OPEN SPACE EASEMENTS BOOK _____ PAGE _____
2. PUBLIC ACCESS EASEMENTS BOOK _____ PAGE _____
3. DRAINAGE EASEMENTS BOOK _____ PAGE _____
4. UTILITY EASEMENTS BOOK _____ PAGE _____

STORMWATER BMP OWNERSHIP & MAINTENANCE SUMMARY
CITY HOA
FP-1, FP-4, FP-5, FP-7, FP-9 FP-2, FP-3, FP-6, FP-8, FP-10
*REFER C-31 FOR BMP LOCATIONS

- DAIUM 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.
1. BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE OF 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 LOCATIONS 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 6, 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 TWO CRUDE OIL 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 NADAEU & LODGE, MAPS, WEST ZONE, DATED THROUGH OCTOBER 9, 2003 AND REVISED THROUGH OCTOBER 21, 2003 AND REVISED THROUGH OCTOBER 9, 2011.
2. SECOND AMENDED SUBDIVISION PLAT OF PORTLAND TECHNOLOGY PARK MADE FOR CITY OF PORTLAND BY SGC ENGINEERING, LLC, DATED SEPTEMBER 29, 2011, REVISED THROUGH MARCH 8, 2016 AND RECORDED IN PLAN BOOK 218, 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 A. GRIFFIN AND RECORDED IN PLAN BOOK 27, PAGE 37. (LOCATION IS APPROXIMATE).
5. STROUDWATER WOODS MADE FOR S.&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 & WASSINA, INC. DATED DECEMBER 10, 2004 AND REVISED THROUGH DECEMBER 14, 2004 AND RECORDED IN PLAN BOOK 205, PAGE 289.
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 BARRIS BY WAYNE T. WOOD DATED JANUARY 1994 AND REVISED THROUGH JANUARY 27, 1994, UNRECORDED.
9. PLAN OF EXISTING CONDITIONS OF CAMELOT FARM MADE FOR DIVERSACORP LLC BY TITCOMB ASSOCIATES DATED JUNE 16, 2017 AND REVISED THROUGH FEBRUARY 21, 2018.

LEGEND:
EX. WETLANDS
DEED PROTECTED OPEN SPACE
POTENTIAL IZ LOTS
LOT LINE
EASEMENT BOUNDARY
BLOCK CROSSWALK
WOODEN GUARDRAILS
PROP. REBAR PROPERTY PINS
PROP. GRANITE MONUMENTS

DEVELOPER:
STROUDWATER DEVELOPMENT PARTNERS, LLC
KENNEBUNK, MAINE
CONTACT: MICHAEL BARTON
CIVIL/SITE ENGINEER:
ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: WILLIAM SAVAGE, P.E.
SURVEYOR:
TITCOMB ASSOCIATES
FALMOUTH, MAINE
CONTACT: REX CROTEAU, P.L.S.

SPACE AND BULK STANDARDS
ZONE: R-3 PROPOSED
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'
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'

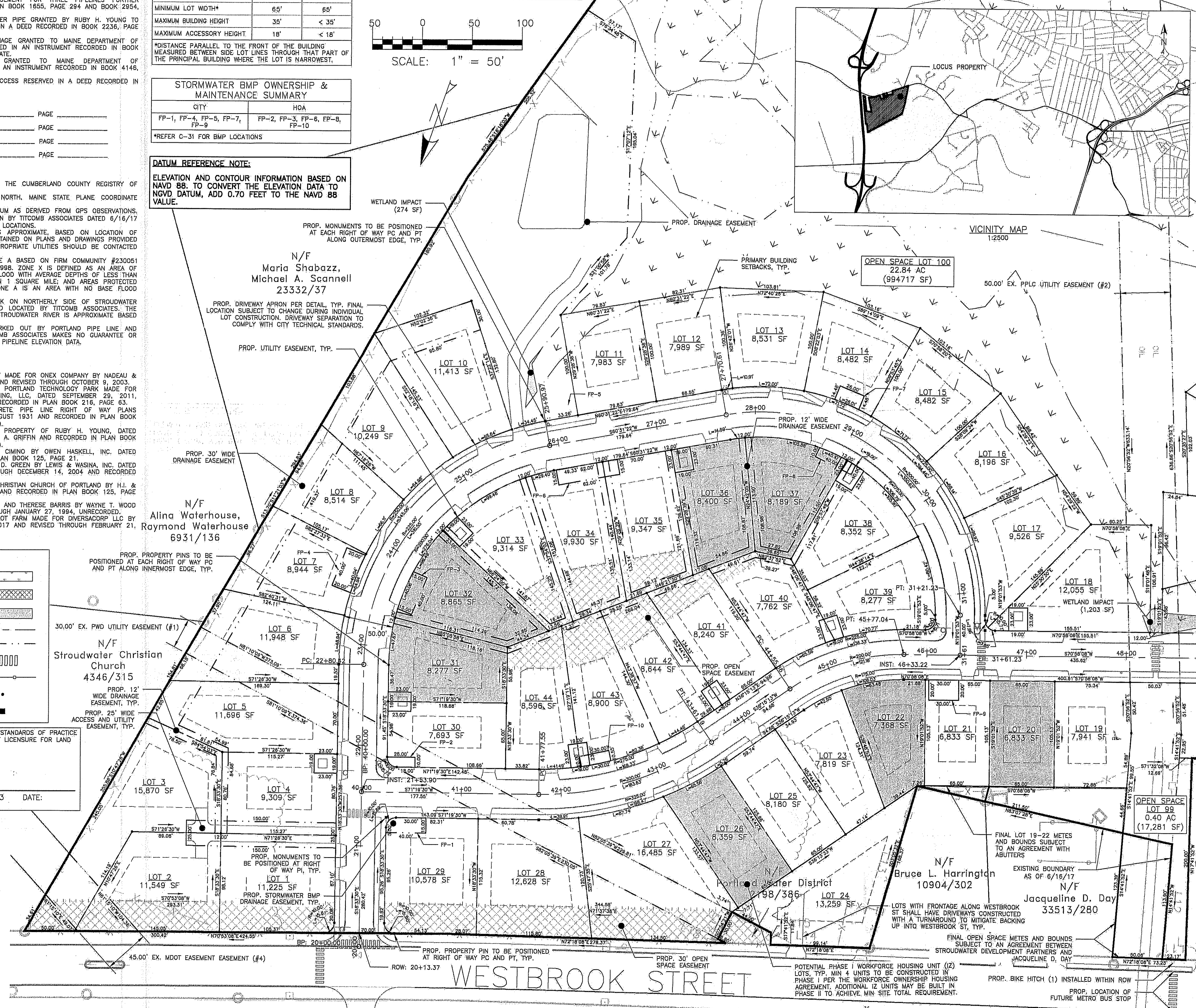
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CITY HOA
FP-1, FP-4, FP-5, FP-7, FP-9 FP-2, FP-3, FP-6, FP-8, FP-10
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APPROVED: PORTLAND PLANNING BOARD
CHAIRPERSON: Planning Director, City of Portland
DATE: 7/31/18
REGISTER: Stuart G. O'Brien

RECORDING INFORMATION
STATE OF MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED: August 1, 2018 1:52 pm
RECORDED IN: BK: 218 PG: 399
ATTEST: REGISTRAR

STATE OF MAINE
REX CROTEAU
PROFESSIONAL LAND SURVEYOR
6/19/18
FINAL APP
NOT ISSUED FOR CONSTRUCTION



ISSUED FOR: FINAL APP
BY DATE: 10/26/17
DPW REVIEW: 11/29/17
CITY COMMENTS: 11/29/17
PLAN REVIEW: 2/19/18
PLAT AMENDMENT: 2/19/18
PLAT SIGNATURES: 2/27/18
PLAT AMENDED: 3/27/18
SUBDIVISION PLAT - PHASE I
STROUDWATER PRESERVE
1700 WESTBROOK ST, PORTLAND ME 04103
STROUDWATER DEVELOPMENT PARTNERS, LLC
62 PORTLAND RD #25 KENNEBUNK, MAINE 04043
ACORN ENGINEERING, INC.
158 DANFORTH ST, PORTLAND MAINE 04102
(207) 775-2655
FILE: 1079_CIVIL
JN: 1079
SCALE: 1"=50'
DESIGNED BY: OJD
DRAWN BY: OJD
CHECKED BY: WHS
DRAWING NO. C-11