### CONDITIONS OF APPROVAL

### IMPERVIOUS AREAS

		(LAJ				
F01	r previousl	Y APPROVE	$\sim$ —			
	ECT	APARTMENT				
BURFACE	LAWN	BUILDING	PAVEMENT	PAVEMENT		
EXISTING	58,895 S.F.	24,47Ø S.F.	26,106 S.F.			
PROPOSED	51,466 S.F.	22,Ø36 S.F.	37,285 S.F.			
CHANGE:	- 7,429 S.F.	- 2,434 S.F.	+ 11,179 S.F.   	+ 49 S.F.		
NET IMPERVIC	+ 49 S.F.					

### PARKING LAYOUT

ACCESSIBLE SPACES, 8'X18'	3 6P
COMPACT SPACES, 8'X15'	12 SP
STANDARD SPACES, 9'X18'	59 SI
TOTAL:	74 Sf
16 SPACES AVAILABLE TO 8-RESII REMAINDER TO BE USED BY CHILI	

### UNIT ANALYSIS

TOTAL:

MARKET RATE RESIDENTIAL: 8-1 BEDROOM UNITS

PACES

PACES

PACE

BPACES

FIAL UNITS.

N'S ODYSSEY

8 UNITS

## CITY OF PORTLAND SUBDIVISION NOTES

LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

- 2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN, APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- 3. ALL POWERLINE UTILITIES ARE EXISTING AND OVERHEAD.
- 4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- 5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION.
- 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- 1. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- 8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORK'S REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- 9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE, FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
- 10. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD, THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

## SNOW CLEARANCE NOTES

1. SNOW MAY BE STORED WITHIN THE SNOW STORAGE AREAS.

- 2. ANY SNOW THAT CAN NOT BE STORED ON SITE SHALL BE PHYSICALLY REMOVED AND TRANSPORTED OFFSITE IF NECCESSARY.
- 3. SNOW TRANSPORTED OFFSITE SHALL BE BROUGHT TO A MAINE DEP APPROVED "SNOW DUMP" OR MEET THE EXEMPTION REQUIREMENTS SPECIFIED WITHIN CHAPTER 513 WHEN THE ABOVE REQUIREMENTS CANNOT BE MET DUE TO AN ABUNDANCE OF SNOW.
- 4. THE SNOW CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, LANDSCAPING, CURBING, LIGHTING, FENCING ETC. RESULTING FROM THEIR ACTIVITIES.
- 5. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
- 6. THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

## SURVEY GENERAL NOTES

1) ELEVATIONS ARE ADJUSTED TO CITY OF PORTLAND VERTICAL DATUM. 2) UDERGROUND UTILITIES WERE NOT LOCATED BUT WERE TAKEN FROM PLAN REFERENCES 2, 3, 4 9,

3) DIGSAFE SHOULD BE CONTACTED BEFORE ANY EXCAVATION OR CONSTRUCTION.

4) COORDINATE SYSTEM IS MAINE WEST 1983 DERIVED FROM STATIC GPS OBSERVATION ON SITE,

5) AREA OF PARCEL EQUALS 109,471 SQUARE FEET OR 2.51 ACRES, MORE OR LESS.

6) BUILDING WAS LOCKED. FLOOR ELEVATIONS ARE APPROXIMATE AND TAKEN AT DOOR SILLS.

## SURVEY PLAN REFERENCES

PLAN #628/5. JORDAN RECORDED IN CORD P.B. 23, PG 37. JUNE 2, 1931. PORTLAN PLAN #462/17 1925. PORTLAND PLAN #406/69 CHURCHILL RECORD IN CORD PB 9, PG 129. BOSTON ARCHITECTS. JULY 28, 1931. PORTLAND PLAN #224/15

# ZONE INFORMATION

ZONE: RESIDENTIAL 3 (R-3) PERMITTED USE & PROPOSE MULTI-FAMILY RESIDEN

SPACE STANDARDS LOT AREA PER UNIT MINIMUM LOT SIZE MINIMUM STREET FRONTAGE MINIMUM FRONT YARD MINIMUM REAR YARD MINIMUM SIDE YARD 2 1/2 STORY STRUCTUR SIDE YARD ON A SIDE

MAXIMUM LOT COVERAGE MINIMUM LOT WIDTH MAXIMUM BUILDING HEIGHT

1) PLAN OF LAND FOR ALBERT AGALI DATED APRIL 21, 2005 PREPARED BY ROBERT GREENLAW RECORDED IN CORD PB 205, PG 319.

2) SITE PLAN DRIVEWAY RECONSTRUCTION REED SCHOOL DATED AUGUST 1989 PREPARED BY PINKHAM & GREER ENGINEERS.

3) HOMESTEAD AVENUE SEWER PLAN DATED JULY 29, 1949 CITY OF PORTLAND

4) PLAN OF HOMESTEAD VILLAGE DATED OCTOBER 1936 PREPARED BY H.I.

5) CITY OF PORTLAND ADDITION TO THOMAS REED SCHOOL HOUSE LOT DATED

6) CITY OF PORTLAND HOMESTEAD AVE. SCHOOL HOUSE LOT DATED APRIL 30,

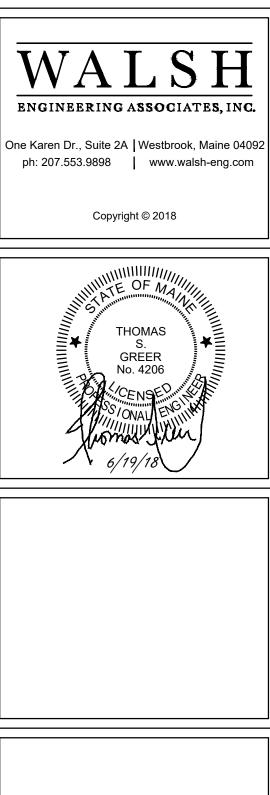
1) PLAN OF LAND MADE FOR BENJAMIN F. LIBBY DATED JUNE 30, 1924 PREPARED BY E.C. JORDAN & CO. RECORDED IN CORD PB 16, PG 9.

8) PLAN OF CENTRAL PARK DATED OCTOBER 1901 PREPARED BY VARNEY 4

9) PLOT PLAN & DETAILS ADDITION TO THOMAS REED SCHOOL BY WADSWORTH &

10) CITY OF PORTLAND DEPT OF PUBLIC WORKS PLAN OF HOMESTEAD AVE. DATED SEPTEMBER 11, 1925. PORTLAND PLAN #247/01

11) CITY OF PORTLAND DEPT OF PUBLIC WORKS PLAN OF LIBBY STREET DATED



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STREET	20 FEET
	35%
	65 FEET
	35 FEET

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