

CONDITIONS OF APPROVAL

IMPERVIOUS AREAS

Table with 5 columns: SURFACE, CHILDREN'S ODYSSEY PROJECT LAWN, BUILDING, PAVEMENT, APARTMENT PAVEMENT. Rows include EXISTING, PROPOSED, CHANGE, and NET IMPERVIOUS.

PARKING LAYOUT

Table with 2 columns: ACCESSIBLE SPACES, 8'x10', 3 SPACES; COMPACT SPACES, 8'x15', 12 SPACES; STANDARD SPACES, 9'x18', 59 SPACE.

TOTAL: 74 SPACES
16 SPACES AVAILABLE TO 8-RESIDENTIAL UNITS. REMAINDER TO BE USED BY CHILDREN'S ODYSSEY.

UNIT ANALYSIS

Table with 2 columns: MARKET RATE RESIDENTIAL: 8-1 BEDROOM UNITS; TOTAL: 8 UNITS.

CITY OF PORTLAND SUBDIVISION NOTES

- 1. LANDSCAPING SHALL MEET THE 'ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES' OF THE CITY OF PORTLAND... 2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN... 3. ALL POWERLINE UTILITIES ARE EXISTING AND OVERHEAD... 4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS... 5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs... 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING... 7. 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 WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK... 9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE... 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...'

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 NECESSARY.
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) UNDERGROUND 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

- 1) PLAN OF LAND FOR ALBERT ASALI 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 PLAN #628/5.
4) PLAN OF HOMESTEAD VILLAGE DATED OCTOBER 1936 PREPARED BY H.I. JORDAN RECORDED IN CORD P.B. 23, PG 37.
5) CITY OF PORTLAND ADDITION TO THOMAS REED SCHOOL HOUSE LOT DATED JUNE 2, 1931. PORTLAND PLAN #462/11.
6) CITY OF PORTLAND HOMESTEAD AVE. SCHOOL HOUSE LOT DATED APRIL 30, 1925. PORTLAND PLAN #406/69.
7) 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 & CHURCHILL RECORDED IN CORD PB 9, PG 129.
9) PLOT PLAN & DETAILS ADDITION TO THOMAS REED SCHOOL BY WADSWORTH & BOSTON ARCHITECTS.
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 JULY 28, 1931. PORTLAND PLAN #224/15.

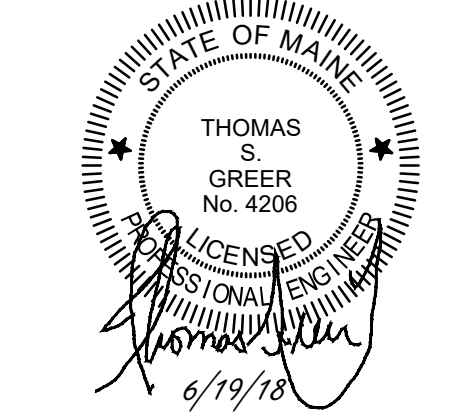
ZONE INFORMATION

Table with 2 columns: SPACE STANDARDS, R-3. Rows include LOT AREA PER UNIT, MINIMUM LOT SIZE, MINIMUM STREET FRONTAGE, MINIMUM FRONT YARD, MINIMUM REAR YARD, MINIMUM SIDE YARD, 2 1/2 STORY STRUCTURE, SIDE YARD ON A SIDE STREET, MAXIMUM LOT COVERAGE, MINIMUM LOT WIDTH, MAXIMUM BUILDING HEIGHT.

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19 LIBBY STREET
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PORTLAND, MAINE

SUBDIVISION PLAN, REED SCHOOL APARTMENTS, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD
DATE

Table with 5 columns: Rev, Date, Description, Drawn, Check. Contains one row with empty cells.

Sheet Title: SUBDIVISION RECORDING PLAT SHEET 2 of 2

Job No.: 478 Sheet No.:
Date: JUNE 19, 2018
Scale: AS SHOWN
Drawn: JDC
Checked: TSG
C1.2