

04/04/2001

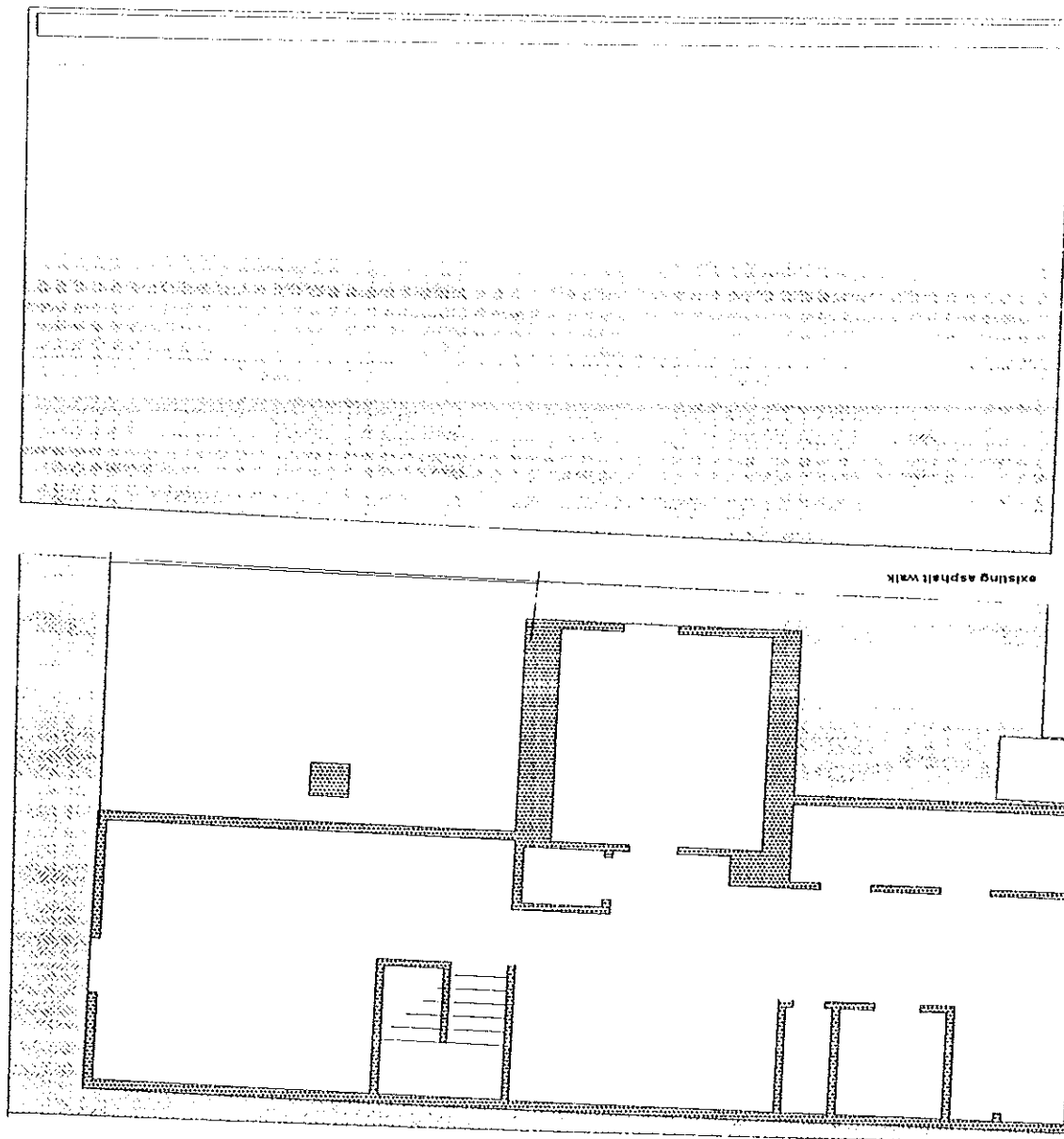


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FORE STREET

existing asphalt sidewalk



ST. LAWRENCE STREET

existing asphalt sidewalk

existing asphalt drive

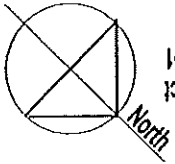
parking space #3
 8' x 18'
 assigned to
 St. Lawrence St.

parking space #2
 8' x 18'
 assigned to
 St. Lawrence St.

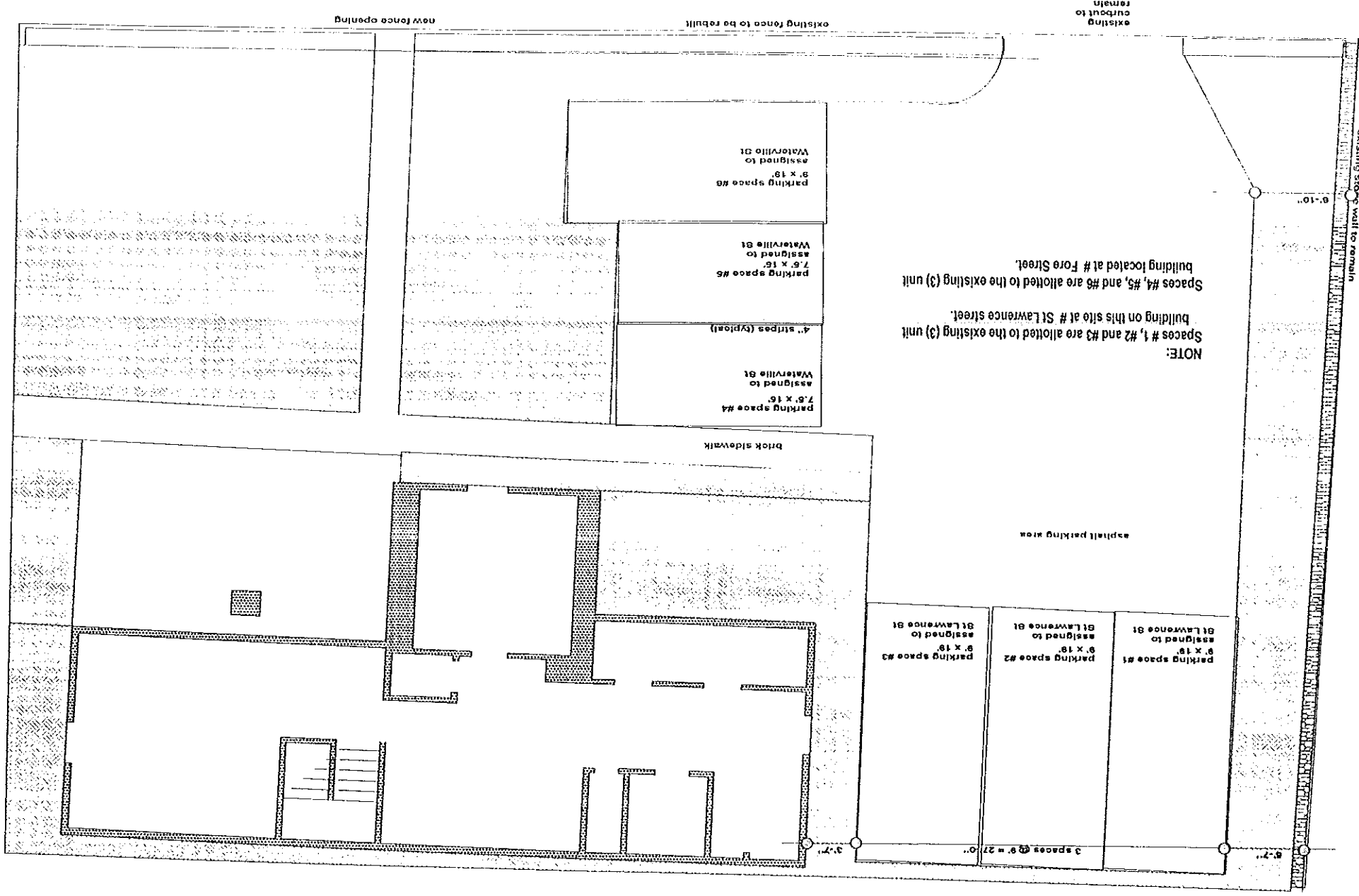
parking space #1
 8' x 18'
 assigned to
 St. Lawrence St.

existing rock wall to remain

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5 UNIT RESIDENTIAL BUILDING
WATERVILLE & FORE STREETS, PORTLAND, MAINE

WORKSHOP SUBMISSION
04 / 30 / 2001

received
5/2/01

LIST OF DRAWINGS

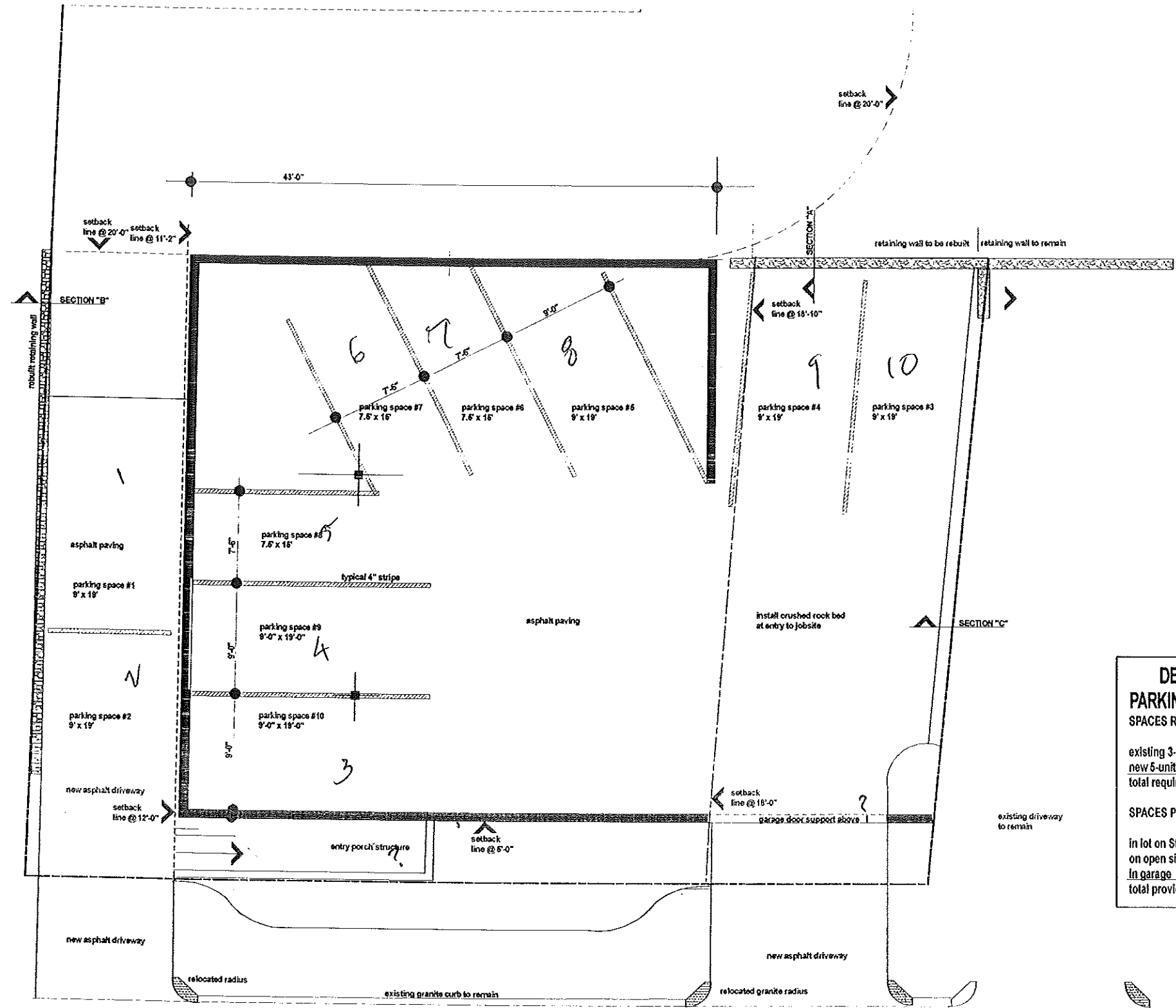
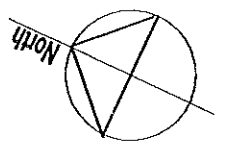
- S-0 TITLE SHEET
- S-1 SITE LAYOUT
- S-2 SITE EROSION CONTROL / DEMOLITION
- S-3 GRADING
- S-4 LANDSCAPING
- S-5 SITE UTILITIES
- S-6 EXISTING OFF-SITE CONDITION
- S-7 OFF-SITE PARKING PLAN
- S-8 SITEWORK DETAILS

- A-0 GARAGE PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 FRONT ELEVATION
- A-6 LEFT ELEVATION
- A-7 REAR ELEVATION
- A-8 RIGHT ELEVATION

- P-1 STREET ELEVATION
- P-2 SHADOW STUDY

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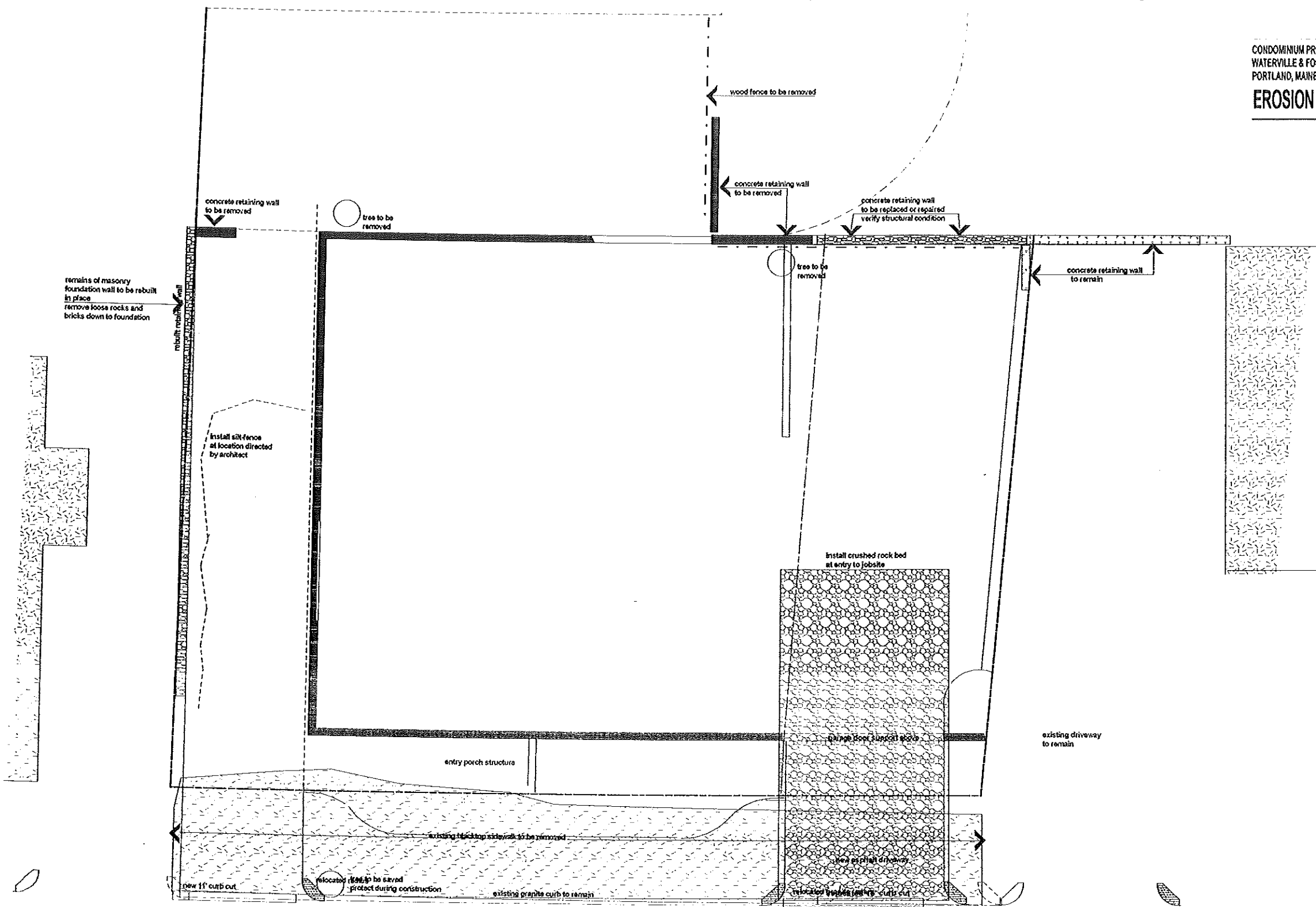
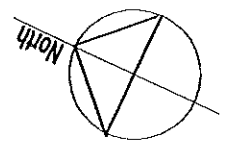


DETERMINATION OF PARKING REQUIREMENTS	
SPACES REQUIRED	
existing 3-unit building	3 spaces
new 5-unit building	10 spaces
total required	13 spaces
SPACES PROVIDED	
in lot on St Lawrence St.	3 spaces
on open site parking	4 spaces
in garage	6 spaces
total provided	13 spaces

10 ÷ 2 = 5

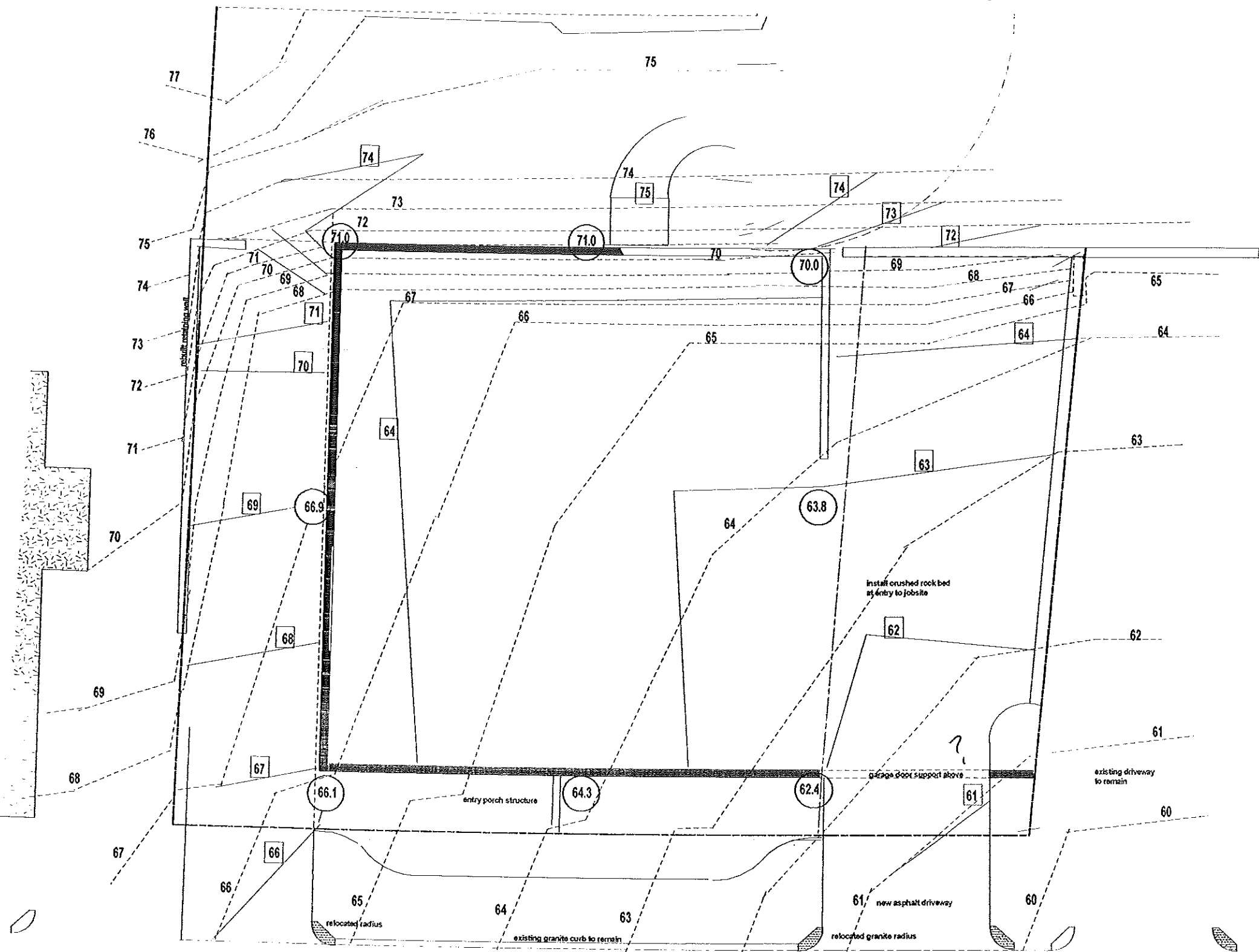
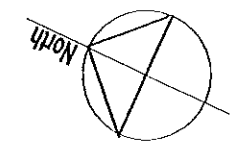
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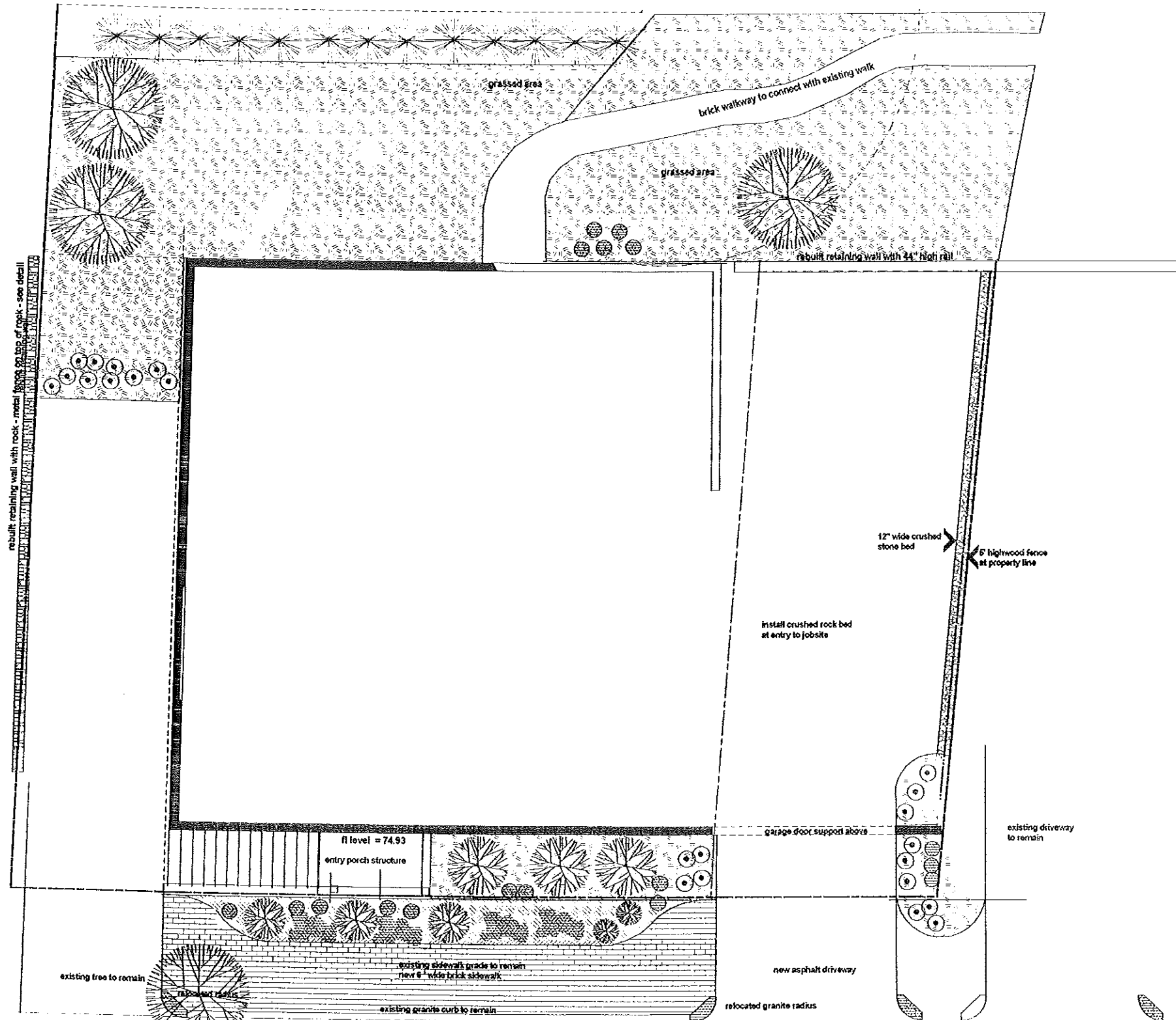
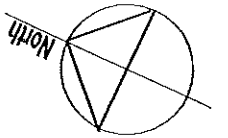
DETERMINATION OF AVERAGE EXISTING GRADE

63.8	63.8
62.4	spot
64.3	elevations
66.1	on plan
66.9	
71.0	
71.0	
70.0	
<hr/>	
535.5 / 8	
66.93	= average grade

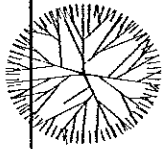






LANDSCAPING

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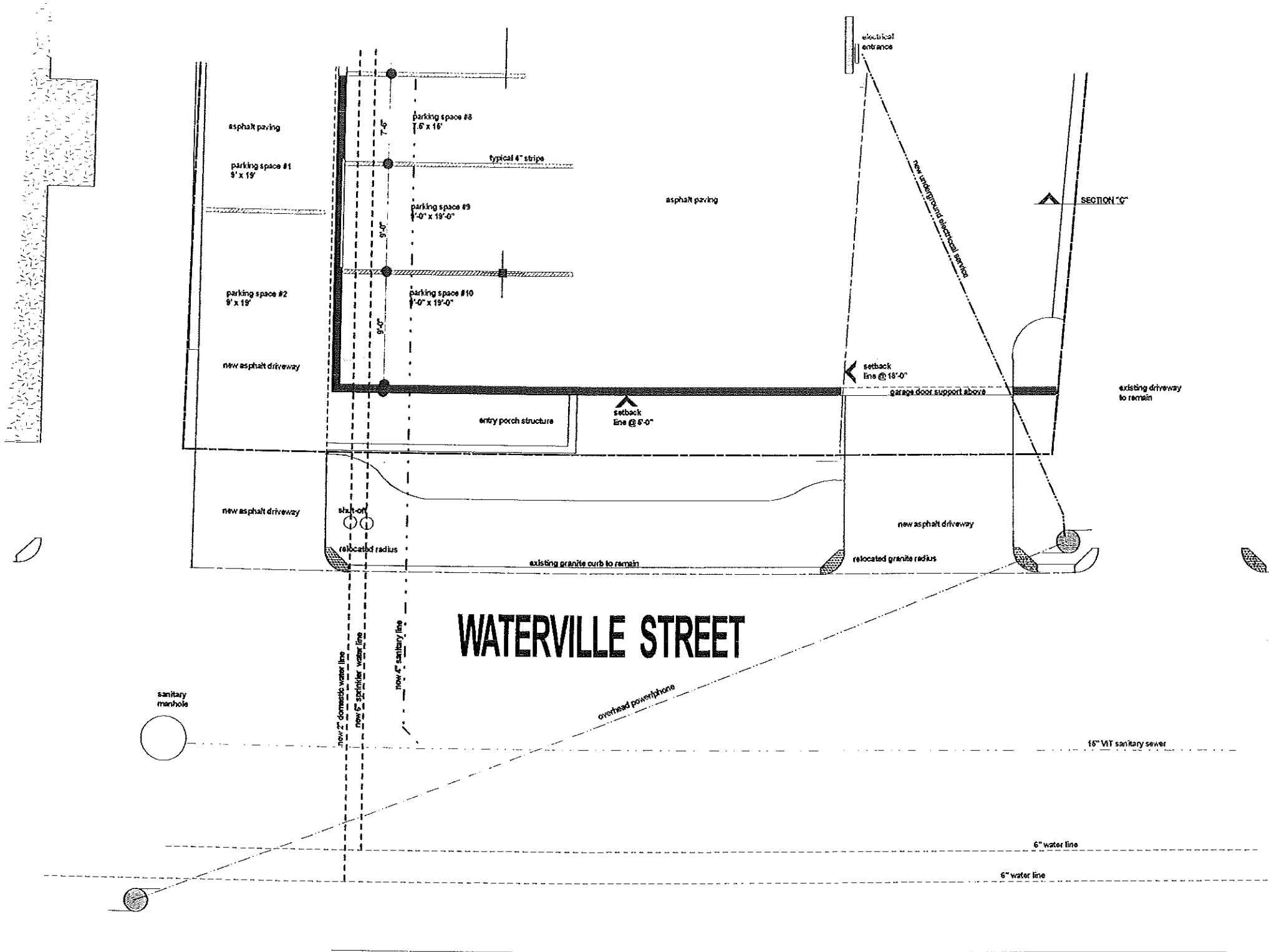
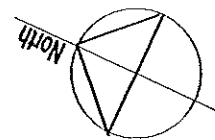


PLANTING SCHEDULE

	Large tree for shade and cover elm tree (3" caliper)
	Decorative flowering tree flowering crabapple (8' high)
	Decorative bush rhododendra (18" high)
	Protective hedge arbor vitae (6ft high)
	Small decorative shrub (18" high)
	Hardy driveway edge rugosa rosa (18" high)
	Perennial bed various seasonal flowers

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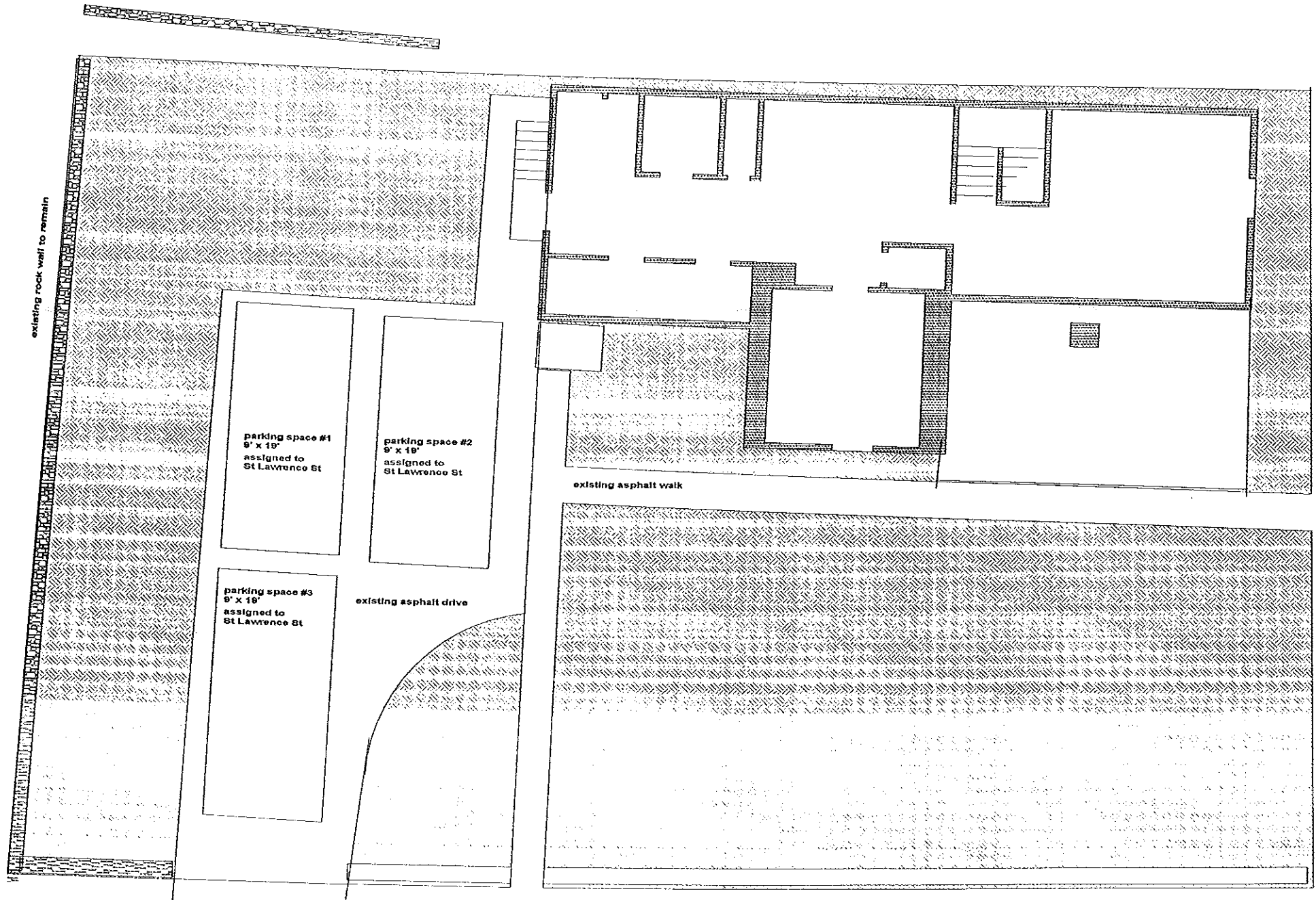
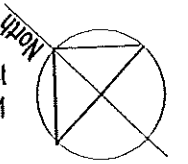
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WATERVILLE STREET

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existing asphalt sidewalk

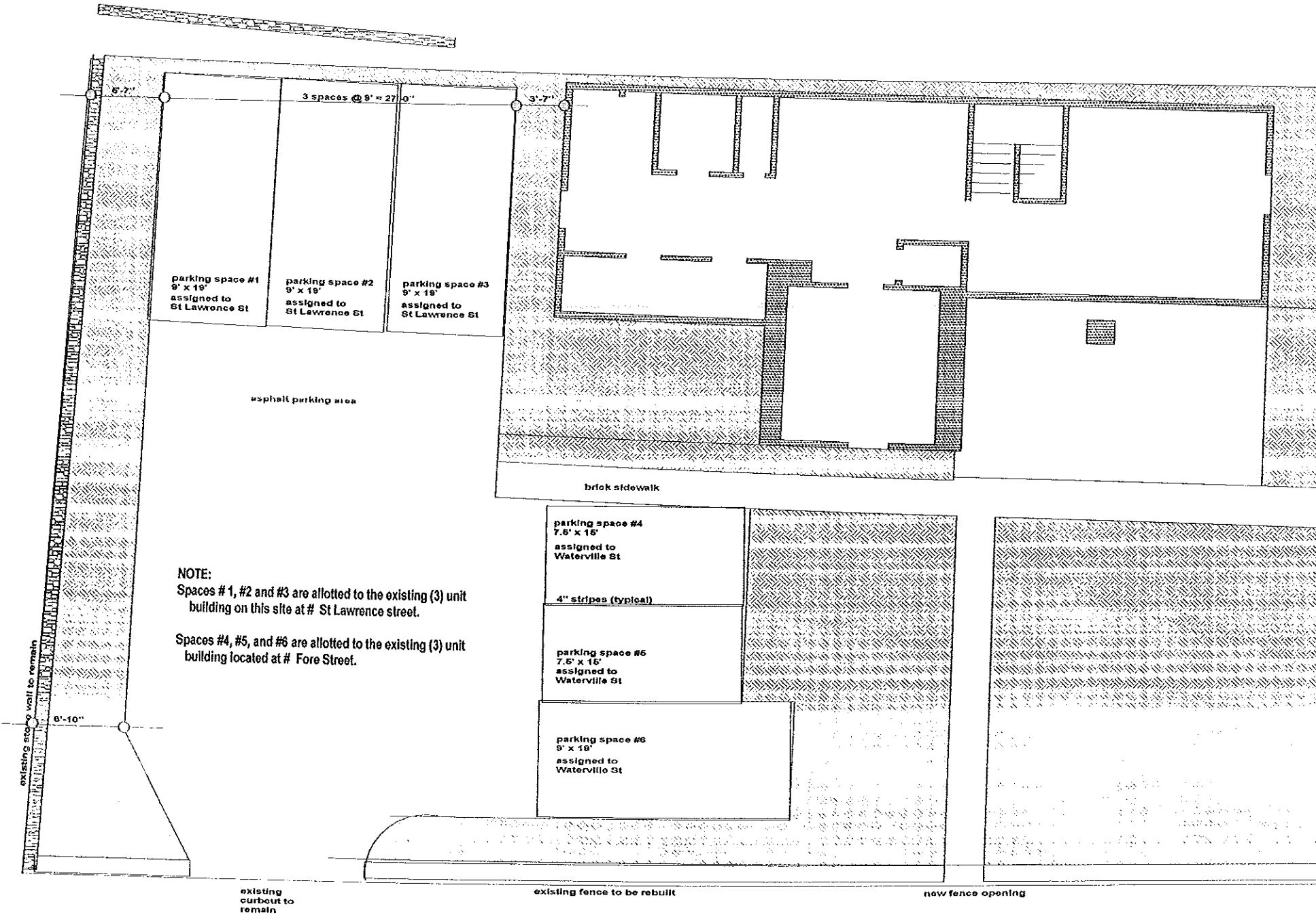
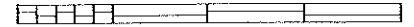
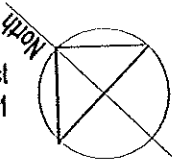
FORE STREET

ST. LAWRENCE STREET

OFF-SITE PARKING PLAN

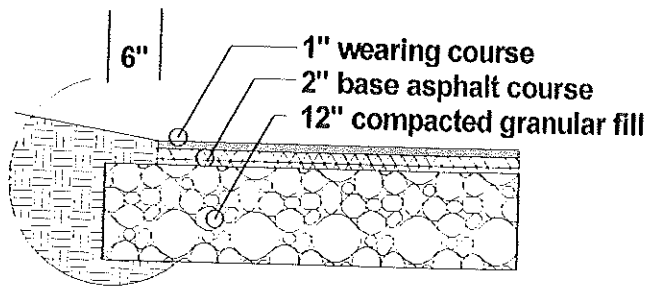
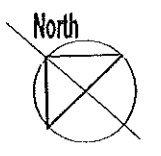
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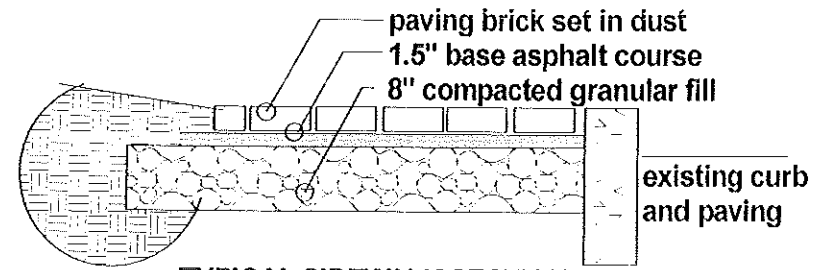


Scale 1/4" = 1'-0" 04/04/2001

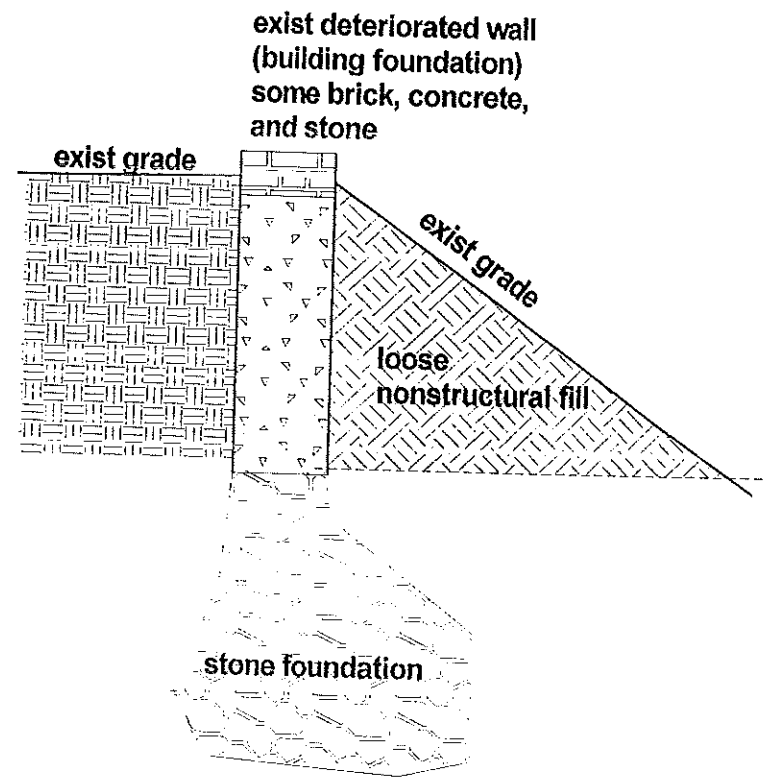
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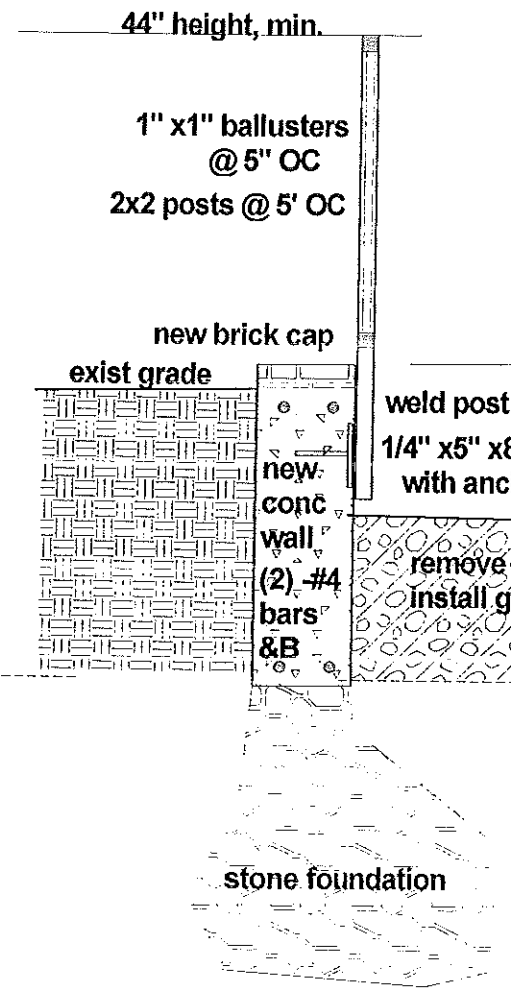
**TYPICAL PAVEMENT SECTION
 DETAIL #4**



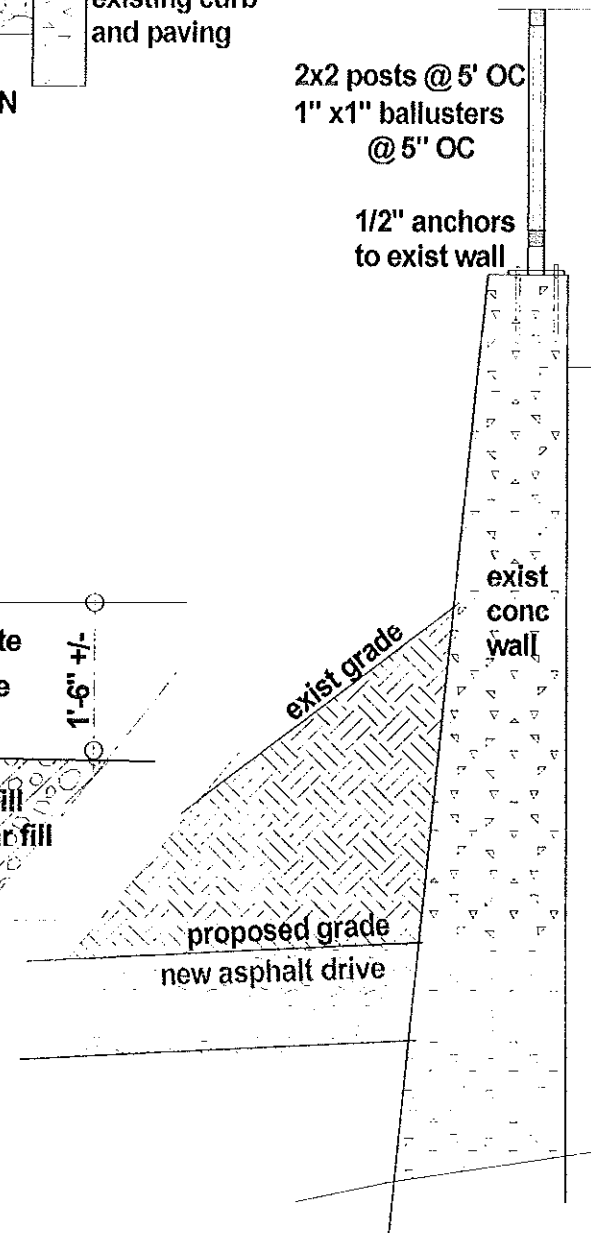
**TYPICAL SIDEWALK SECTION
 DETAIL #5**



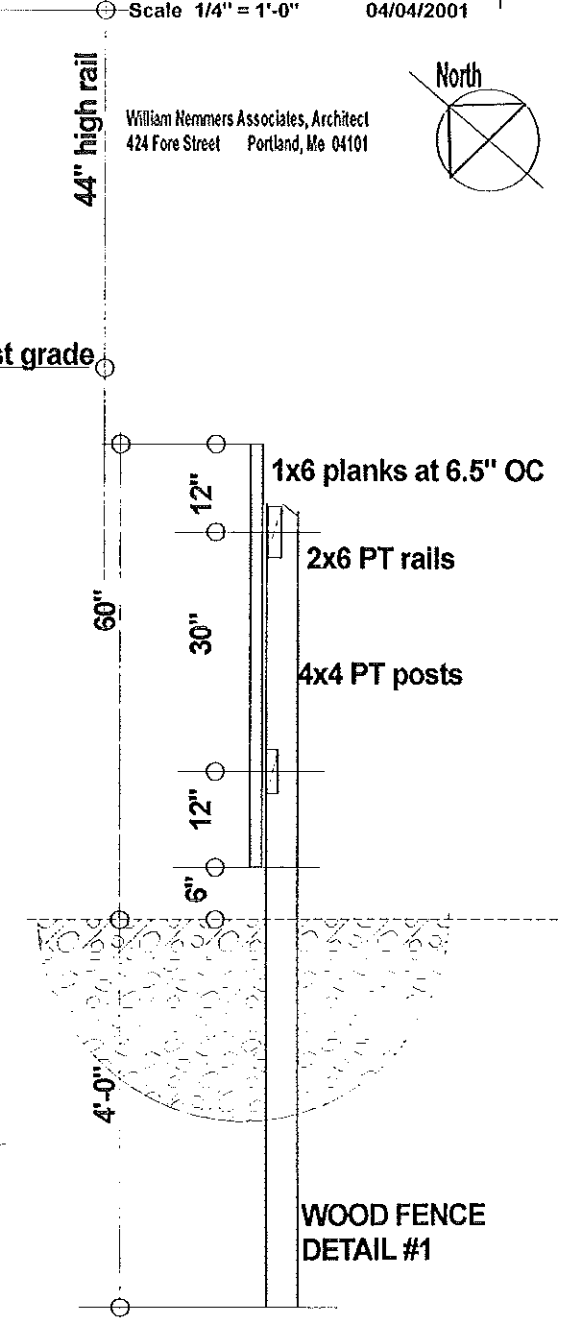
**EXISTING WALL
 DETAIL 3a**



**PROPOSED WALL
 DETAIL 3B**



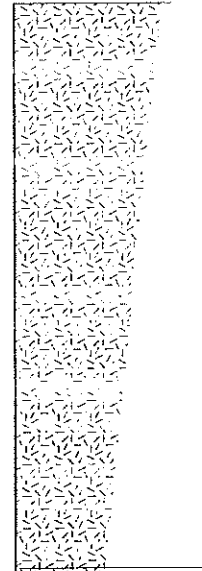
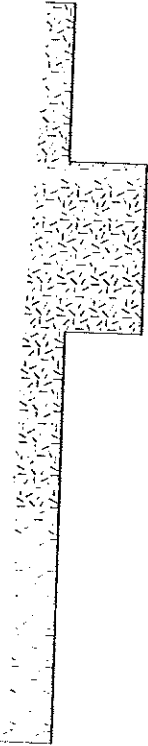
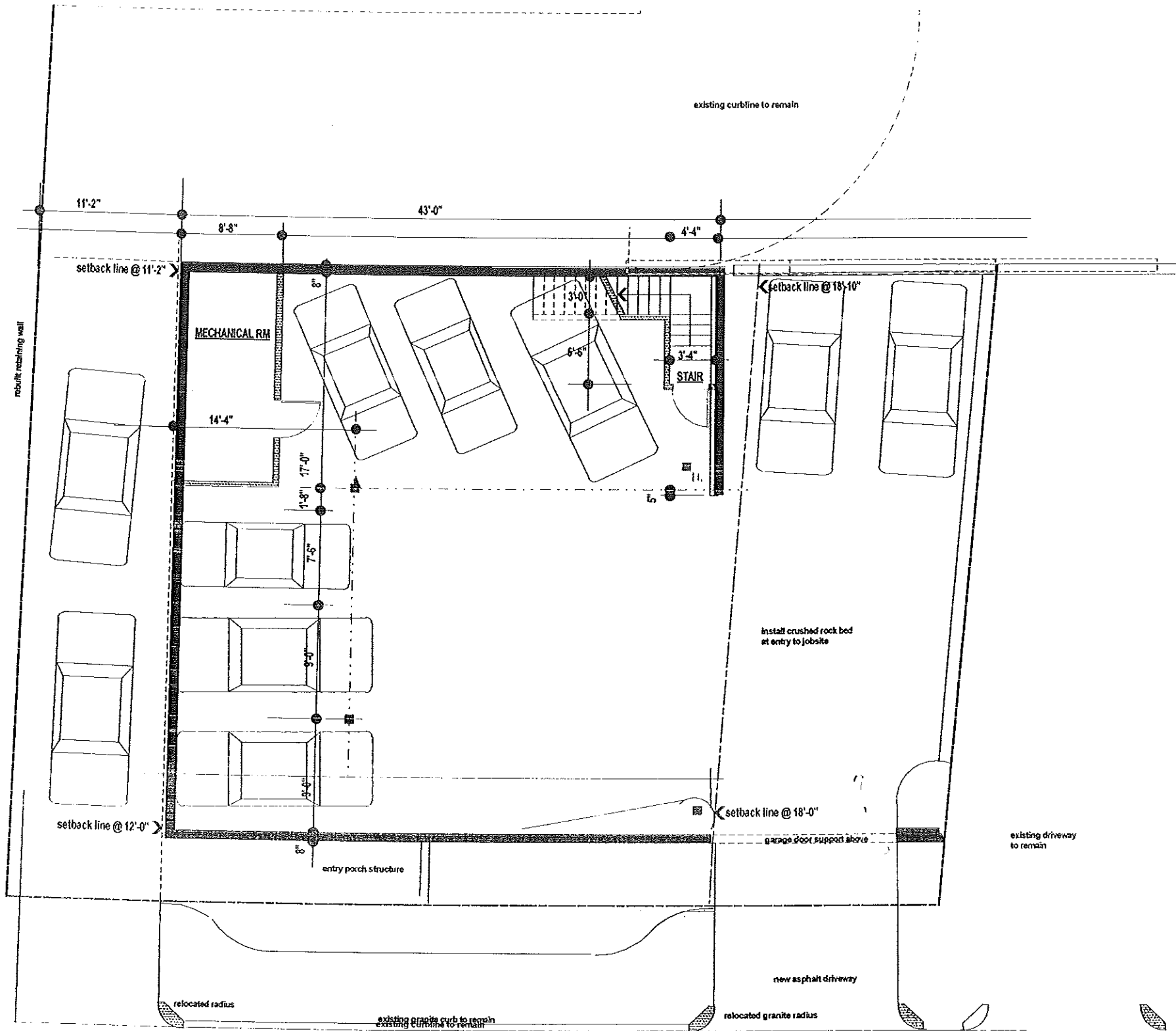
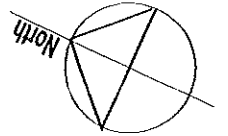
**EXISTING WALL
 DETAIL 2**



**WOOD FENCE
 DETAIL #1**

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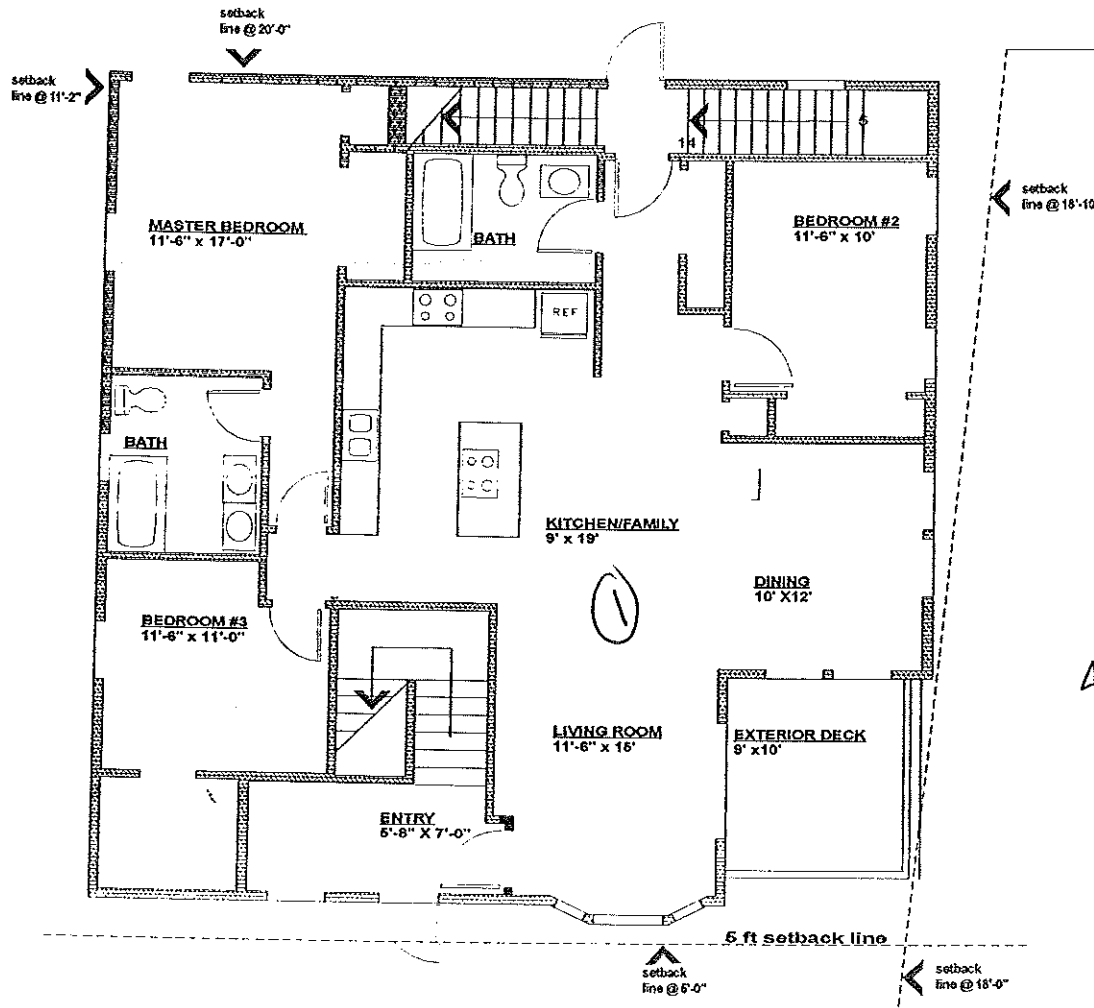
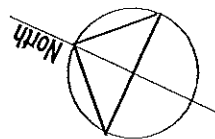
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1st floor

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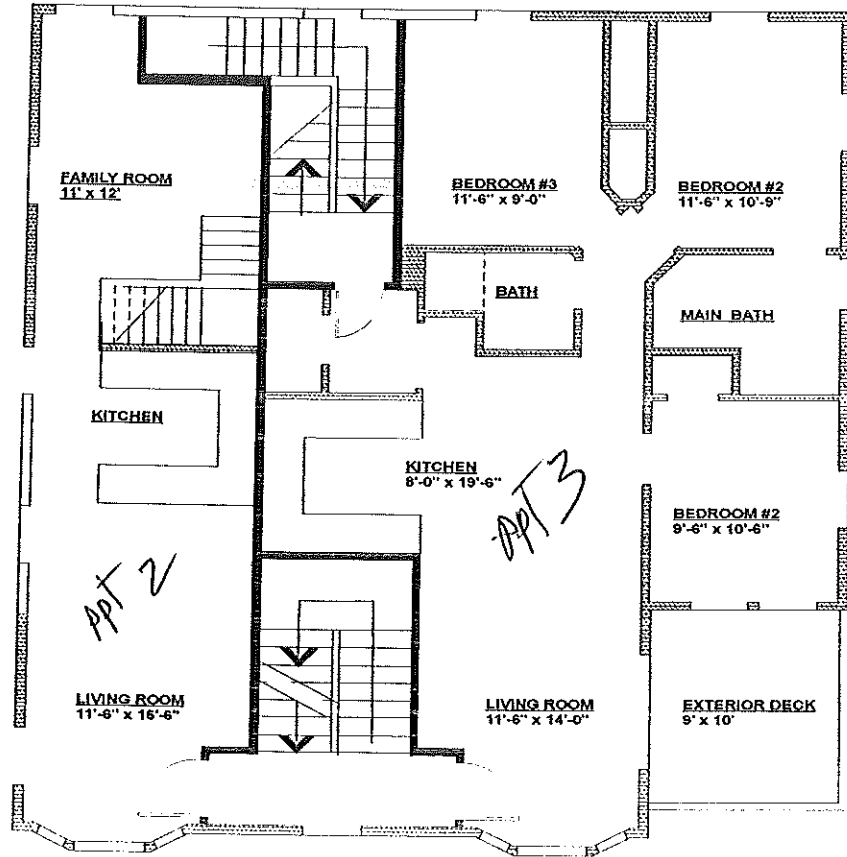
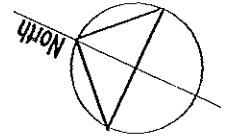


1 APT

43 x 45 = 1935

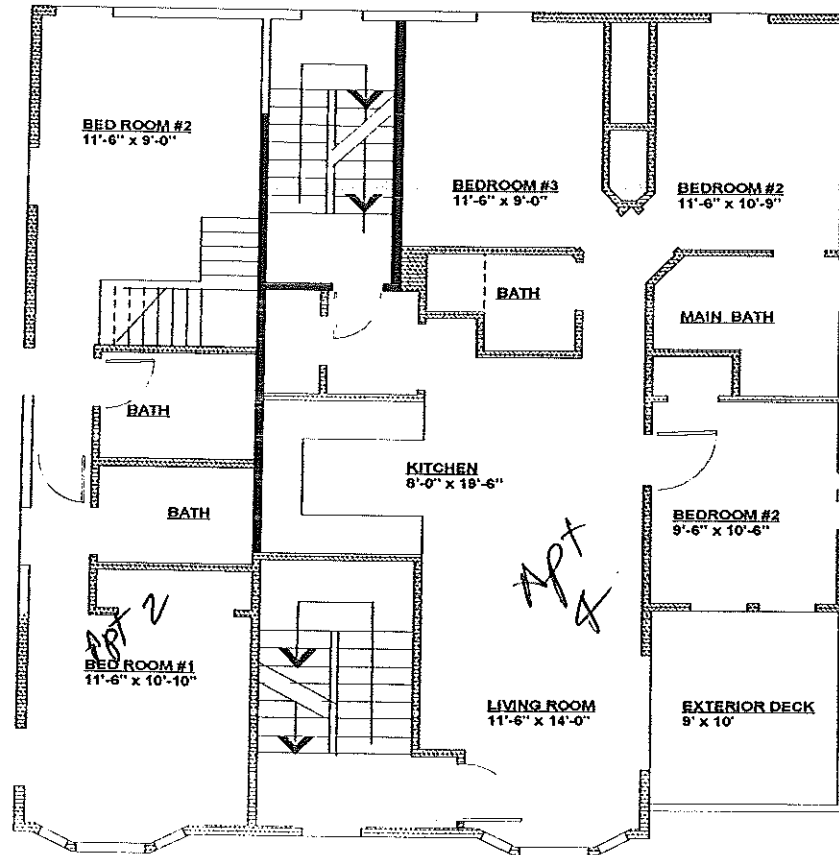
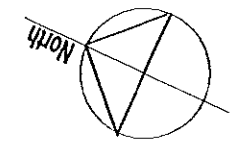
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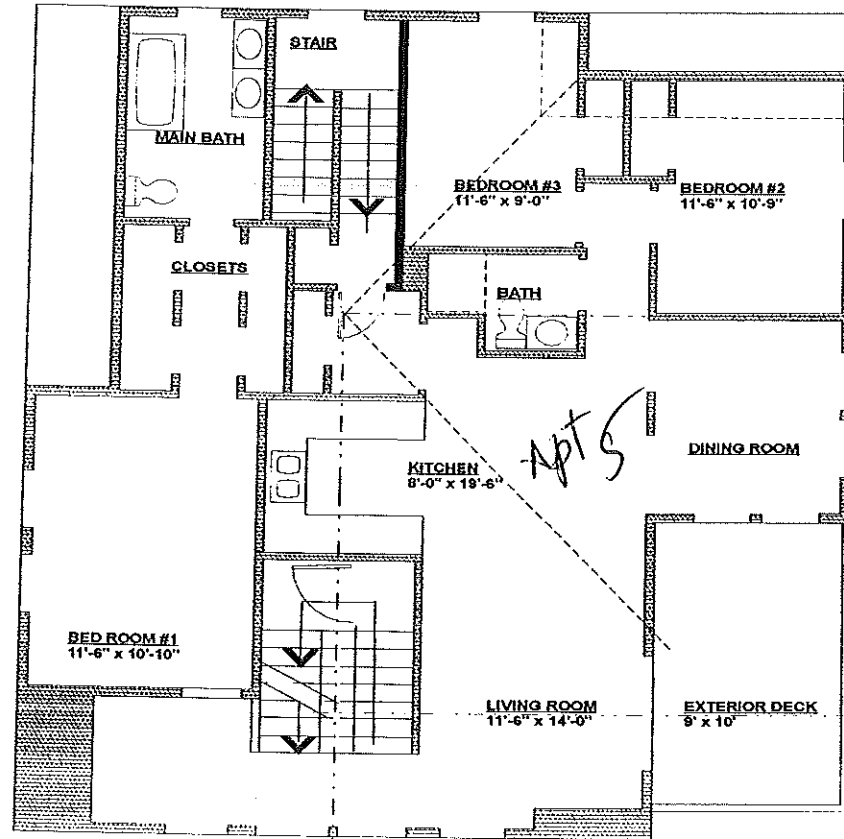
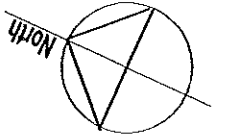
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4TH FLOOR PLAN

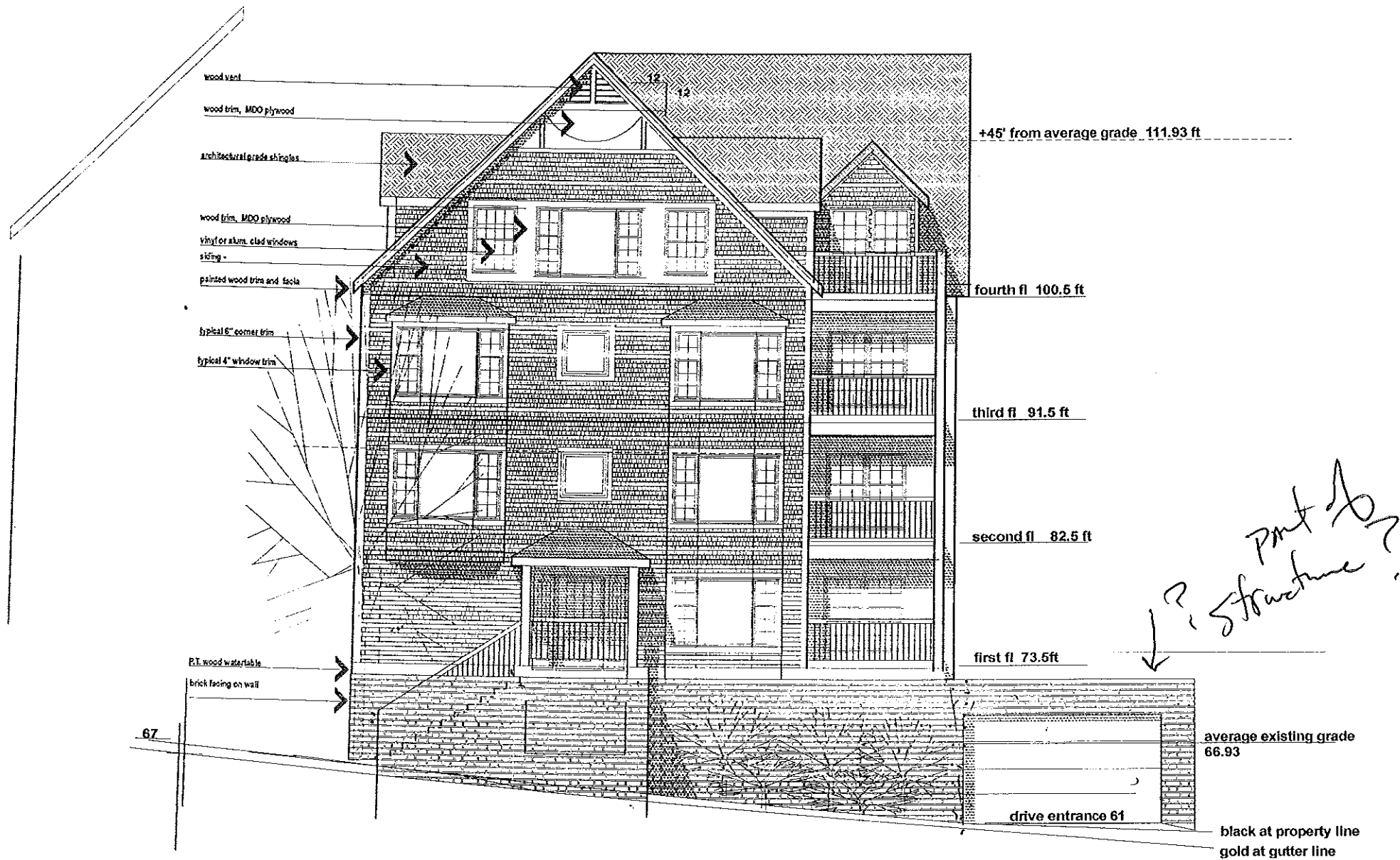
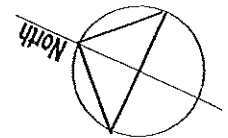
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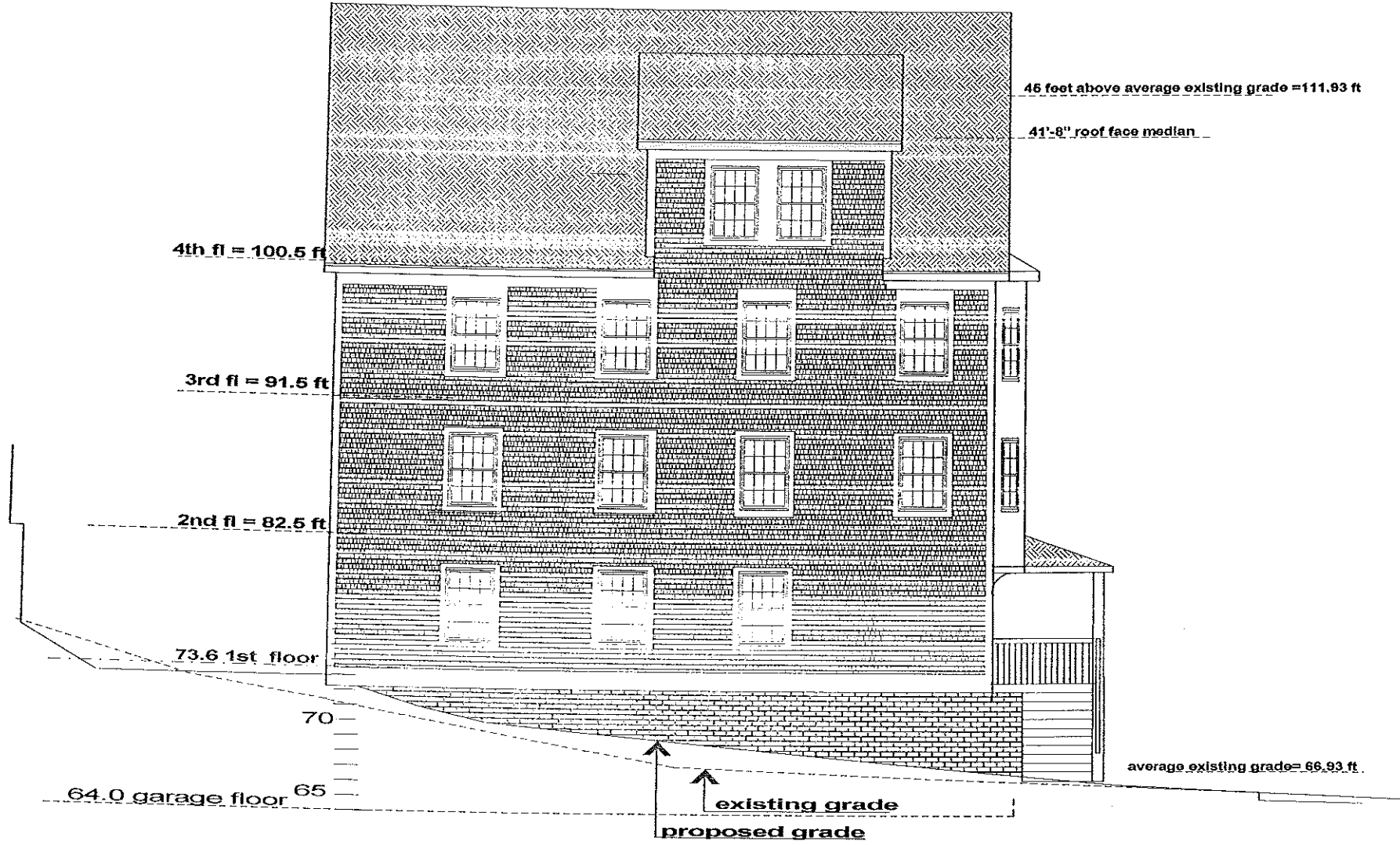
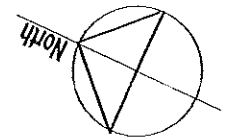
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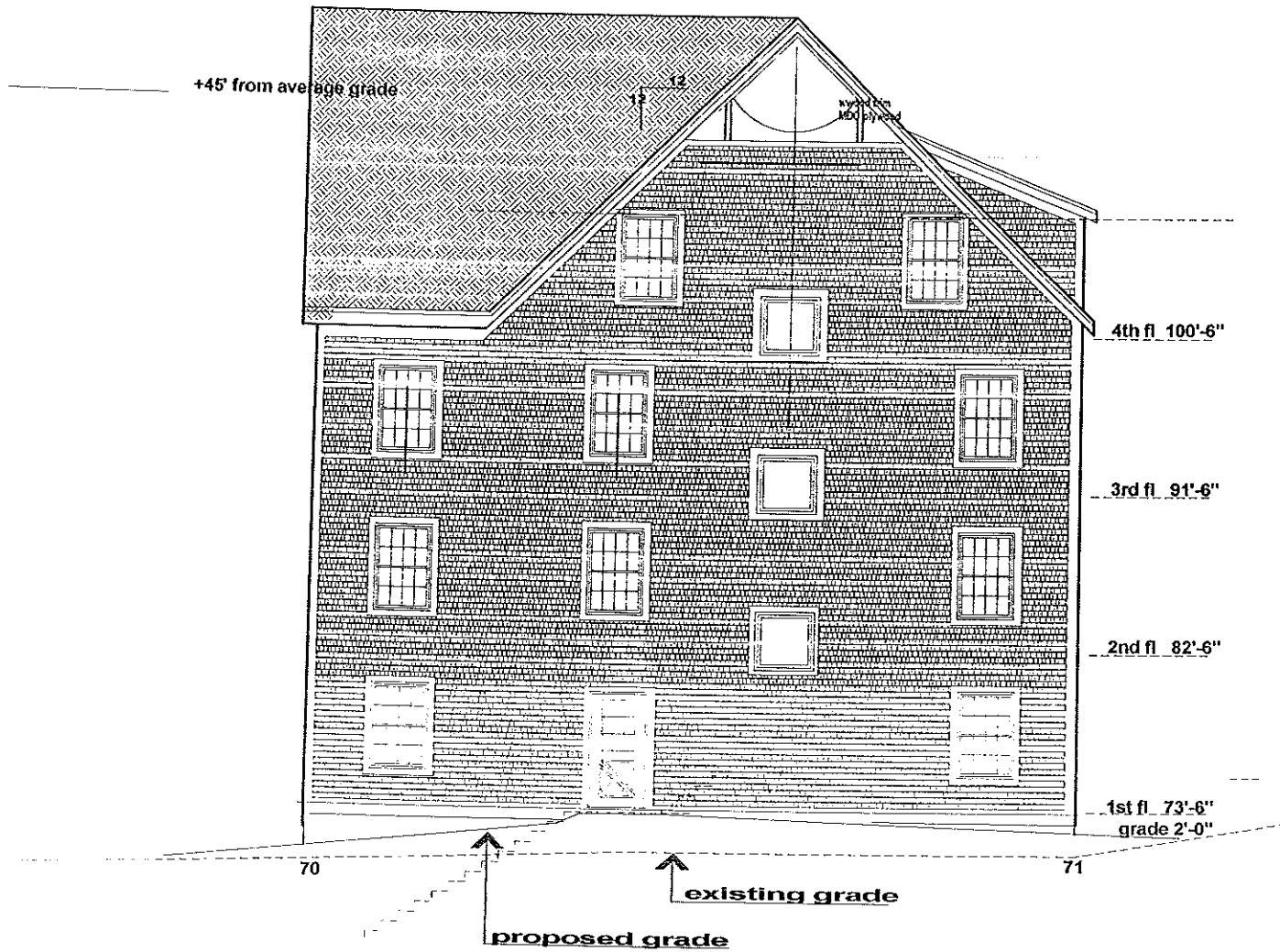
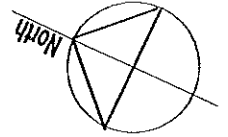
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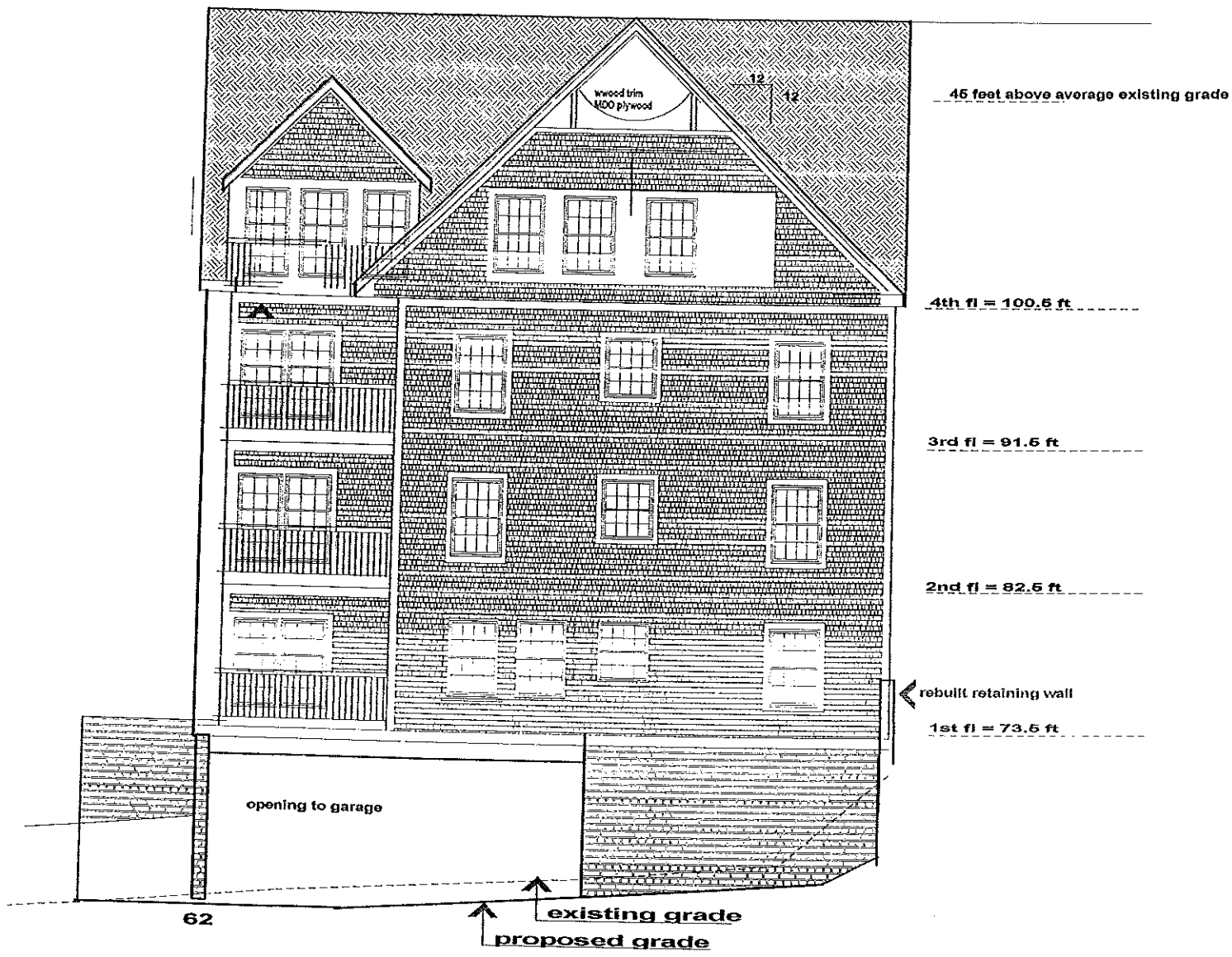
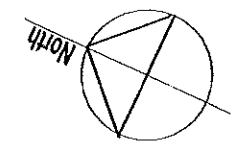
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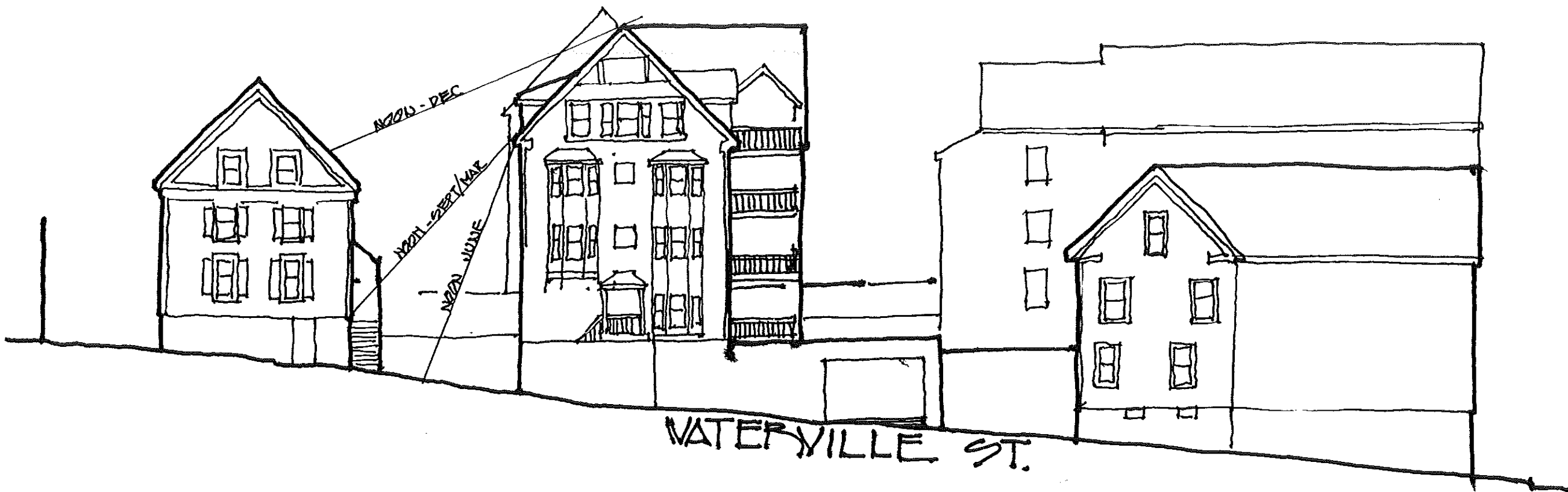
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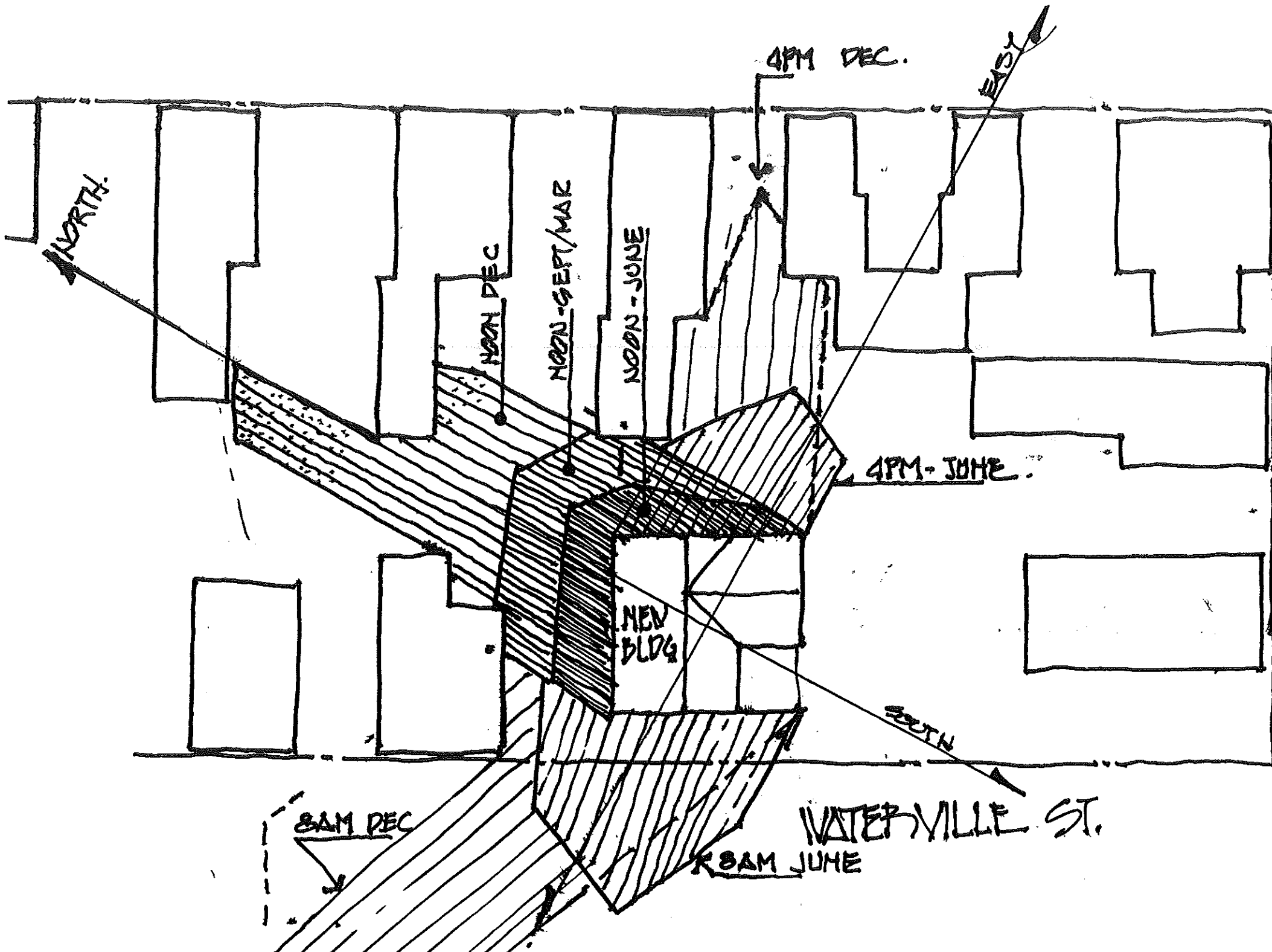
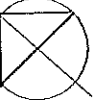
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North



FORE ST.

WATERVILLE ST.

Apartment Project for Casco Bay Ventures Waterville Street at Fore Street

WRITTEN STATEMENT for SITE PLAN REVIEW

JANUARY 16, 2001

- 1) **OWNER:** Casco Bay Ventures, 223 Woodville Road, Falmouth, Me 04105
- 2) **DESCRIPTION OF USE:** The site is currently used for multifamily housing, a three-unit apartment building. This project would add an additional building of five housing units to the site.
- 3) **TOTAL AREA OF SITE:** The property has been surveyed and consists of approximately 8,878 square feet.
- 4) **TOTAL AREA OF BUILDING GROUND COVER:** The existing building has a ground cover area of 1,556 square feet. The proposed building has a ground cover area of 1,956 square feet. Total proposed ground cover area is 3,512 square feet, which is 39.56 percent of the site area.
- 5) **EASEMENTS:** There are no easements on the property.
- 6) **SOLID WASTE GENERATION:** Solid wastes, normal for residential uses, generated by the site's users will be contracted for private removal. No dumpsters will be required.
- 7) **EVIDENCE OF SEWER AND WATER ACCESS:** The building is served by laterals from existing 15" sanitary waste and two 6" water lines existing in Waterville Street. There appears to be enough capacity to accommodate this project.
- 8) **DRAINAGE SITUATION:** There is a storm drain in Fore Street with Catch Basins on both sides of Waterville Street just before the intersection with Fore Street. The water run-off from the site will continue to flow in the same general direction as the prior development condition, that is, sheet flow over to Waterville Street and then to Fore. The current situation is an unvegetated filled foundation of a removed building and major rains wash silt onto Waterville Street. Post development condition will have more absorptive surfaces and paved surfaces to direct water to Waterville Street in an orderly manner.
- 9) **CONSTRUCTION SCHEDULE:**
The construction of the building would commence upon receipt of approvals.
- 10) **COMMENT REGARDING FEDERAL OR STATE PERMITS:** No State or Federal Permits are required for the project at this time.
- 11) **EVIDENCE OF THE APPLICANTS TITLE:** The applicant, Casco Bay Ventures, owns the property and will supply a copy of the deed under separate cover.
- 12) **COMMENT REGARDING NATURAL PRESERVATION AREAS:** There are no natural preservation areas on the site

SITE INFORMATION:

- a) Area of Site: 8,878 sf
- b) Area of building footprints
Building #1 (exist) 1,536 sf
Building #2 (proposed) 1,976sf
Total building footprints 3,512 sf
- c) Building lot coverage 3,512/8,878 39.56% < 50% limit
- d) Other paved areas
Existing 372 sf
Proposed 1,501 sf
Total paved areas 1,873 sf
Building areas 3,512sf
Total nonvegetated area 5,385 sf
- f) Nonvegetated lot coverage 5,385/8,878 60.07% < 80% limit
- g) Setbacks; front: average setback of neighboring lots
shown is 5ft (0' e left and 20' e right)
side: For a 5 story building, 10 ft minimum, 30 ft total
shown at rear is 11'-2" (left) and 18'-10" (right)
shown at front is 12'-0" (left) and 18'-0" (right)
rear: 20 ft
shown is 20'
- h) Parking requirements: New residential 2 spaces/unit + 1 per each
existing unit (5 new units x 2/unit = 10) +
required 3 exist. units x 1/unit = 3
13
- shown 10 spaces on site
3 spaces off site
13 total
- i) Parking lot buffers required: 6" high guard rail if 5ft from line
20" high guard rail if at line
48" high fence at abutting properties