

CONDITIONS OF APPROVAL:

- PRIOR TO RELEASE OF THE RECORDING MYLAR AND THE SCHEDULING OF THE PRECONSTRUCTION MEETING WITH THE CITY, THE APPLICANT SHALL PAY ALL OUTSTANDING REVIEW ESCROW ACCOUNT FEES, POST THE NECESSARY PERFORMANCE GUARANTEE(S) IN SUCH AMOUNT(S) AS ESTABLISHED BY THE CITY, POST THE SEDIMENTATION CONTROL INSPECTION ESCROW AND PAY COMPENSATION AND/OR IMPACT FEES AS DETERMINED BY THE PLANNING BOARD.
- THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED TO BY THE APPLICANT. NO PROJECT, PLAN OR DEVELOPMENT PREVIOUSLY APPROVED BY THE PLANNING BOARD MAY BE ALTERED OR MODIFIED WITHOUT SECURING PRIOR APPROVAL OF THE PLANNING BOARD IN THE FORM OF AN AMENDED APPROVAL, AS PROVIDED IN SECTION 24-27 AND SECTION 27-140 OF THE CODE.
- PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT APPLICATION, THE APPLICANT SHALL HOLD A PRECONSTRUCTION MEETING WITH THE CITY, INSTALL ALL EROSION CONTROL MEASURES AS APPROVED BY THE PLANNING BOARD, AND HAVE THE EROSION CONTROL MEASURES VERIFIED BY THE CITY'S FIELD INSPECTOR OR HIS/HER DESIGNEE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE PLANNING DIRECTOR WITH SATISFACTORY EVIDENCE THAT ONE OF THE FIRST SIX METHODS SET FORTH IN SECTION #3(B) OF THE CITY'S SITE PLAN APPLICATION FORM RELATING TO THE APPLICANT'S FINANCIAL CAPACITY IS IN PLACE.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL PROVIDE THE PLANNING DIRECTOR WITH A COPY OF THE RECORDED ELECTRIC AND CABLE EASEMENT.
- A TEMPORARY CONSTRUCTION EASEMENT FROM THE CITY SHALL BE REQUIRED PRIOR TO ANY CONNECTION OF THE PROPOSED STORMWATER SYSTEM TO THE CITY'S EXISTING GRAVEL WETLAND. THE CITY'S CORPORATION COUNSEL, AT THE APPLICANT'S EXPENSE, MUST REVIEW AND APPROVE ALL LEGAL DOCUMENTATION RELATING TO THE PROPOSED TEMPORARY CONSTRUCTION EASEMENT, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. SAID TEMPORARY CONSTRUCTION EASEMENT SHALL BE APPROVED BY THE CITY COUNCIL, DULY EXECUTED, AND RECORDED BY THE APPLICANT AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A COPY OF THE RECORDED INSTRUMENT CONTEMPORANEOUSLY PROVIDED TO THE PLANNING DIRECTOR.
- A DRAINAGE EASEMENT FROM THE CITY SHALL BE REQUIRED PRIOR TO ANY DISCHARGE OF STORMWATER INTO THE CITY'S EXISTING GRAVEL WETLAND. THE CITY'S CORPORATION COUNSEL, AT THE APPLICANT'S EXPENSE, MUST REVIEW AND APPROVE ALL LEGAL DOCUMENTATION RELATING TO THE PROPOSED DRAINAGE EASEMENT. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, SAID DRAINAGE EASEMENT SHALL BE APPROVED BY THE CITY COUNCIL, DULY EXECUTED, AND RECORDED BY THE APPLICANT AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A COPY OF THE RECORDED INSTRUMENT CONTEMPORANEOUSLY PROVIDED TO THE PLANNING DIRECTOR.
- UNLESS AND UNTIL THE CITY COUNCIL ACCEPTS SUNSET AVENUE EXTENSION AS A PUBLIC WAY, IT SHALL BE SUBJECT TO A STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT THAT RUNS WITH THE LAND AND IS BINDING UPON THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY FROM TIME TO TIME APPEAR. THE CITY'S CORPORATION COUNSEL, AT THE APPLICANT'S EXPENSE, MUST REVIEW AND APPROVE ALL LEGAL DOCUMENTATION RELATING TO THE INDIVIDUAL STORMWATER MANAGEMENT SYSTEMS FOR LEGAL SUFFICIENCY, INCLUDING SAMPLE LOT DEEDS THAT REFERENCE BOTH THE INDIVIDUAL LOT DRAINAGE PLAN AND INDIVIDUAL LOT STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A SPECIFIC LOT, SAID MAINTENANCE AGREEMENT SHALL BE DULY EXECUTED AND RECORDED BY THE LOT OWNER AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A COPY OF THE RECORDED INSTRUMENT CONTEMPORANEOUSLY PROVIDED TO THE PLANNING DIRECTOR.
- EACH HOUSE LOT IS SUBJECT TO A STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT THAT RUNS WITH THE LAND AND IS BINDING UPON THE PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY FROM TIME TO TIME APPEAR. THE CITY'S CORPORATION COUNSEL, AT THE APPLICANT'S EXPENSE, MUST REVIEW AND APPROVE ALL LEGAL DOCUMENTATION RELATING TO THE INDIVIDUAL STORMWATER MANAGEMENT SYSTEMS FOR LEGAL SUFFICIENCY, INCLUDING SAMPLE LOT DEEDS THAT REFERENCE BOTH THE INDIVIDUAL LOT DRAINAGE PLAN AND INDIVIDUAL LOT STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A SPECIFIC LOT, SAID MAINTENANCE AGREEMENT SHALL BE DULY EXECUTED AND RECORDED BY THE LOT OWNER AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A COPY OF THE RECORDED INSTRUMENT CONTEMPORANEOUSLY PROVIDED TO THE PLANNING DIRECTOR.
- PRIOR TO OFFERING THE ROAD TO THE CITY FOR ACCEPTANCE, THE APPLICANT SHALL SUBMIT AN INSPECTION REPORT TO THE CODE ENFORCEMENT OFFICER DOCUMENTING THAT THE STORMWATER FACILITIES HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESIGNED AND APPROVED AND ARE FULLY OPERATIONAL. THIS INSPECTION REPORT MUST BE PREPARED BY A QUALIFIED THIRD PARTY INSPECTOR AS DEFINED IN SECTION 27-1536(C)(3)(E) OF THE CODE.
- PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE HOUSE LOTS, THE APPLICANTS SHALL OFFER LOT 9 TO THE CITY AS A GIFT AND PREPARE THE PROPOSED DEED RELATED THERETO.
- UNLESS AND UNTIL THE CITY COUNCIL ACCEPTS SUNSET AVENUE EXTENSION AS A PUBLIC WAY, THE APPLICANTS SHALL BE RESPONSIBLE FOR MAINTAINING ALL SUNSET AVENUE EXTENSION IMPROVEMENTS, INCLUDING PROVIDING FOR SNOWPLOWING OF THE STREET, STREET SWEEPING, SOLID WASTE HAULING, AND MAINTAINING ROADSIDE DITCHES, ROADSIDE CULVERTS, AND THE STORMWATER MANAGEMENT SYSTEM.
- PRIOR TO THE ISSUANCE OF ANY SIGN PERMIT, THE APPLICANT SHALL PROVIDE THE PLANNING DIRECTOR WITH DETAILS OF THE LOCATION, SIZE AND MATERIALS OF THE SAME PURSUANT TO SECTION 27-1561 OF THE CODE.

WAIVERS:

- THE WAIVER OF SECTION 27-1428(A) OF THE SOUTH PORTLAND CODE OF ORDINANCES, AS MAY BE AMENDED (THE "CODE"), TO ALLOW FOR AN 18-MONTH EXTENSION OF THE APPROVAL PERIOD (AND DATE UPON WHICH THE START OF CONSTRUCTION MUST COMMENCE), TO EXPIRE JANUARY 22, 2022.
- THE WAIVER OF SECTION 24-26(B) OF THE CODE, FINAL APPROVAL AND FILING, TO ALLOW THE APPLICANT TO CONSTRUCT THE PROJECT IN TWO PHASES, WITH EACH PHASE TO BE COMPLETED WITHIN 5 YEARS OF THE DATE OF PLANNING BOARD APPROVAL.
- THE WAIVER OF SECTION 27-1426(I) OF THE CODE, TO ALLOW FOR THE USE OF 3/4" IRON PIPE OR 5/8" STEEL REBAR INSTEAD OF 4" SQUARE GRANITE OR CONCRETE MONUMENTS AT ANGLE POINTS AND POINTS OF CURVE THAT ABUT THE PUBLIC RIGHT-OF-WAY. ALL OTHER REQUIREMENTS OF SECTION 27-1426(I) OF THE CODE SHALL APPLY. LOCATION AND INSTALLATION OF SUCH MONUMENTS SHALL BE CONDUCTED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MAINE.
- THE WAIVER OF SECTION 27-1536(C)(3)(A) OF THE CODE, TO ALLOW FOR THE SUBMITTAL OF INDIVIDUAL DRAINAGE PLANS AND STORMWATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENTS FOR EACH NEW HOUSE LOT.
- THE WAIVER OF SECTION 27-1536(H)(1) OF THE CODE, MODIFICATION OF THE STANDARDS AND REQUIREMENTS BY MODIFYING SECTION 27-1536(C)(2)(F) TO ALLOW THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY PRIOR TO RECEIVING THE STORMWATER FACILITIES ENGINEERING CERTIFICATION.

LINE	DIRECTION	DISTANCE
1	S 66°44'22" W	44.26'
2	S 44°14'03" W	62.34'
3	S 89°13'44" W	50.66'
4	S 15°21'32" W	38.07'

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DISTANCE
1	40.02'	120.13'	S 55°14'20" W	39.84'
2	58.36'	416.13'	S 48°59'40" W	58.31'
3	23.38'	40.42'	S 72°39'44" W	23.05'
4	51.57'	40.00'	S 52°17'38" W	48.07'

	CONDITIONAL G-6 ZONE	PROVIDED
MINIMUM LOT SIZE	5,000 SF	> 5,000 SF
MINIMUM STREET FRONTAGE	50 FEET	> 50 FEET
FRONT YARD SETBACK	10 FEET	10 FEET
SIDE YARD SETBACK	6 FEET	> 6 FEET
REAR YARD SETBACK	10 FEET	> 10 FEET
MAXIMUM BUILDING COVERAGE	25%	< 25%
MAXIMUM BUILDING HEIGHT	35 FEET	< 35 FEET

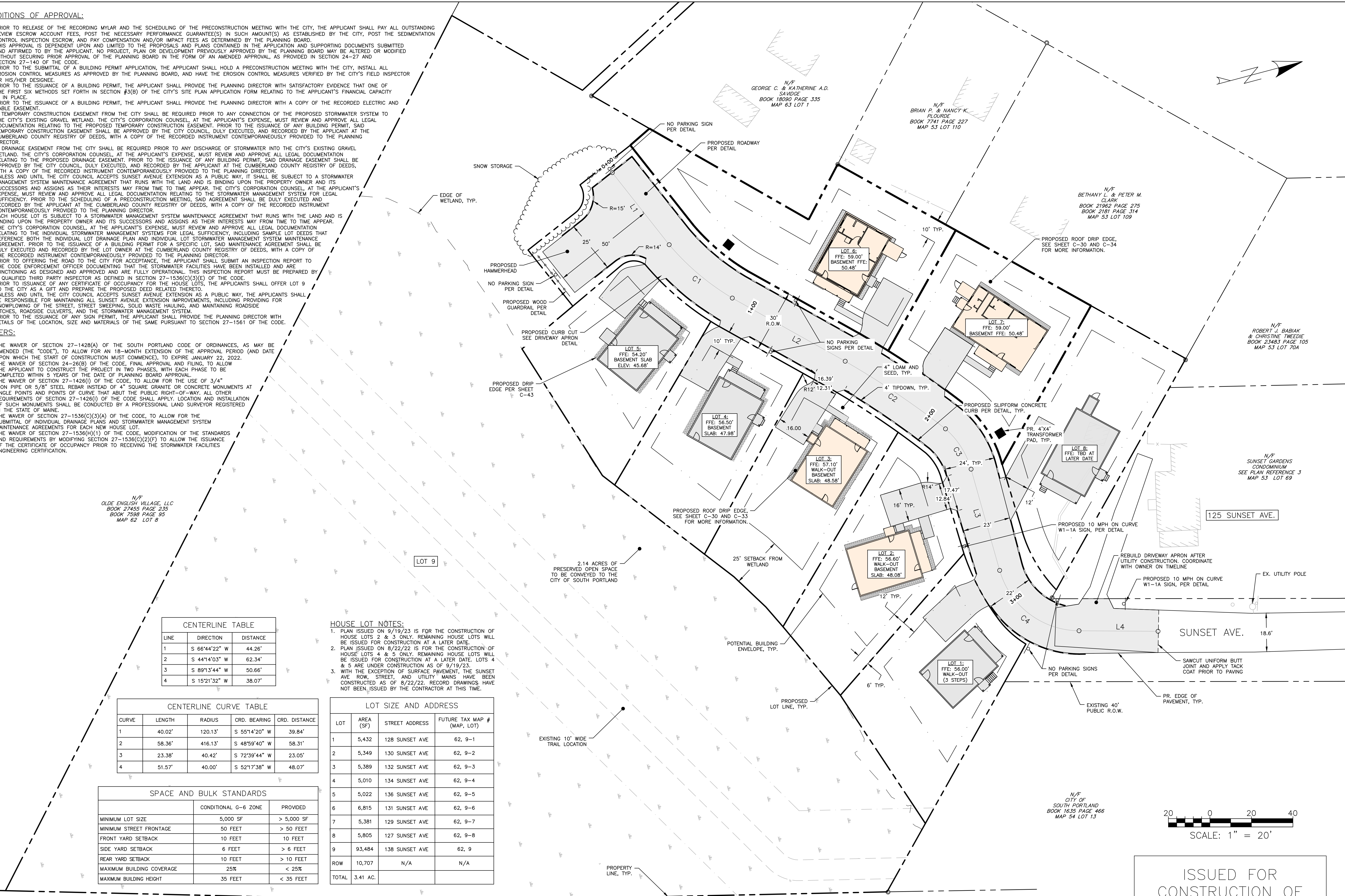
HOUSE LOT NOTES:

- PLAN ISSUED ON 9/19/23 IS FOR THE CONSTRUCTION OF HOUSE LOTS 2 & 3 ONLY. REMAINING HOUSE LOTS WILL BE ISSUED FOR CONSTRUCTION AT A LATER DATE.
- PLAN ISSUED ON 8/22/22 IS FOR THE CONSTRUCTION OF HOUSE LOTS 4 & 5 ONLY. REMAINING HOUSE LOTS WILL BE ISSUED FOR CONSTRUCTION AT A LATER DATE. LOTS 4 & 5 ARE UNDER CONSTRUCTION AS OF 9/19/23.
- WITH THE EXCEPTION OF SURFACE PAVEMENT, THE SUNSET AVE ROW, STREET, AND UTILITY MAINS HAVE BEEN CONSTRUCTED AS OF 8/22/22. RECORD DRAWINGS HAVE NOT BEEN ISSUED BY THE CONTRACTOR AT THIS TIME.

LOT	AREA (SF)	STREET ADDRESS	FUTURE TAX MAP # (MAP, LOT)
1	5,432	128 SUNSET AVE	62, 9-1
2	5,349	130 SUNSET AVE	62, 9-2
3	5,389	132 SUNSET AVE	62, 9-3
4	5,010	134 SUNSET AVE	62, 9-4
5	5,022	136 SUNSET AVE	62, 9-5
6	6,815	131 SUNSET AVE	62, 9-6
7	5,381	129 SUNSET AVE	62, 9-7
8	5,805	127 SUNSET AVE	62, 9-8
9	93,484	138 SUNSET AVE	62, 9
ROW	10,707	N/A	N/A
TOTAL	3.41 AC.		

N/F
PORTLAND TERMINAL
BOOK 1121 PAGE 145
MAP 62 LOT 2

N/F
PORTLAND TERMINAL
BOOK 1133 PAGE 171
MAP 54 LOT 12



ISSUED FOR
CONSTRUCTION OF
LOTS 2, 3, 6 & 7

ISSUED FOR	BY	DATE
PRE-APP	WHS	8/22/23
MINOR SUBDIVISION	WHS	10/19/23
MCG PERMIT	WHS	11/13/23
COMMENT RESPONSE	WHS	1/7/24
COA	WHS	1/16/24
CONSTRUCTION	WHS	2/28/24
CONSTRUCTION OF LOTS 4 & 5	SJL	8/23/23
CONSTRUCTION OF LOTS 2 & 3	SJL	9/19/23
CONSTRUCTION OF LOTS 6 & 7	SJL	10/26/23

DRAWING NAME: MASTER SITE PLAN
PROJECT NAME: SUNSET PLACE
CLIENT: SOUTH PORTLAND HOUSING DEVELOPMENT CORP.
100 WATERMAN DRIVE #101, S. PORTLAND, ME 04106

ACORN ENGINEERING, INC. ENGINEERING, INC.
100 ACORN DRIVE, SUITE 200, PORTLAND, ME 04106
TEL: (207) 775-2855
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WWW.ACORNENGINEERING.COM
PROFESSIONAL ENGINEER
NO. 16505
EXPIRES 12/31/2025

FILE: 1100_CIVIL
JN: 1100
SCALE: 1"=20'
DESIGNED BY: SJL
DRAWN BY: KRB
CHECKED BY: WHS

Samuel J. Lebel
PROFESSIONAL ENGINEER
NO. 16505
EXPIRES 12/31/2025

DRAWING NO. C-10