

Belfast Belfast

PROJECT  
SITE

3

52

1



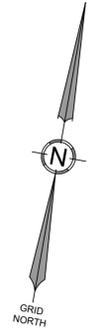


**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS THE CITY OF BELFAST BY DEEDS RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 290, PAGE 57 AND BOOK 637 PAGE 399.
2. THE PROPERTY IS SHOWN AS LOT 43 ON THE CITY OF BELFAST TAX MAP 35 AND IS LOCATED IN THE RESIDENTIAL 2 (RES-2) ZONING DISTRICT.
3. TOTAL AREA OF PARCEL: 4.34 ACRES
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A PLAN TITLED "PLAN OF TOPOGRAPHIC SITE SURVEY OF PROPERTY OF CITY OF BELFAST, 115 CONGRESS STREET, BELFAST, MAINE FOR: DEVELOPERS COLLABORATIVE" PREPARED BY PAUL H. RUOPP JR., PLS AND DATED AUGUST 2020.
5. WETLAND INFORMATION SHOWN HEREON IS BASED UPON A WETLAND DELINEATION PERFORMED BY MARK HAMPTON IN JULY OF 2020. WETLAND FLAGS WERE SURVEY LOCATED BY THE PROJECT SURVEYOR.
6. TOTAL PROPOSED PARKING: 75 SPACES (1.56 SPACES PER UNIT)  
ALTERNATE STRIPING PLAN WITH ADDITIONAL ADA PARKING: 72 SPACES (1.5 SPACES PER UNIT)

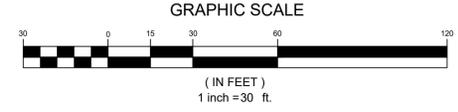
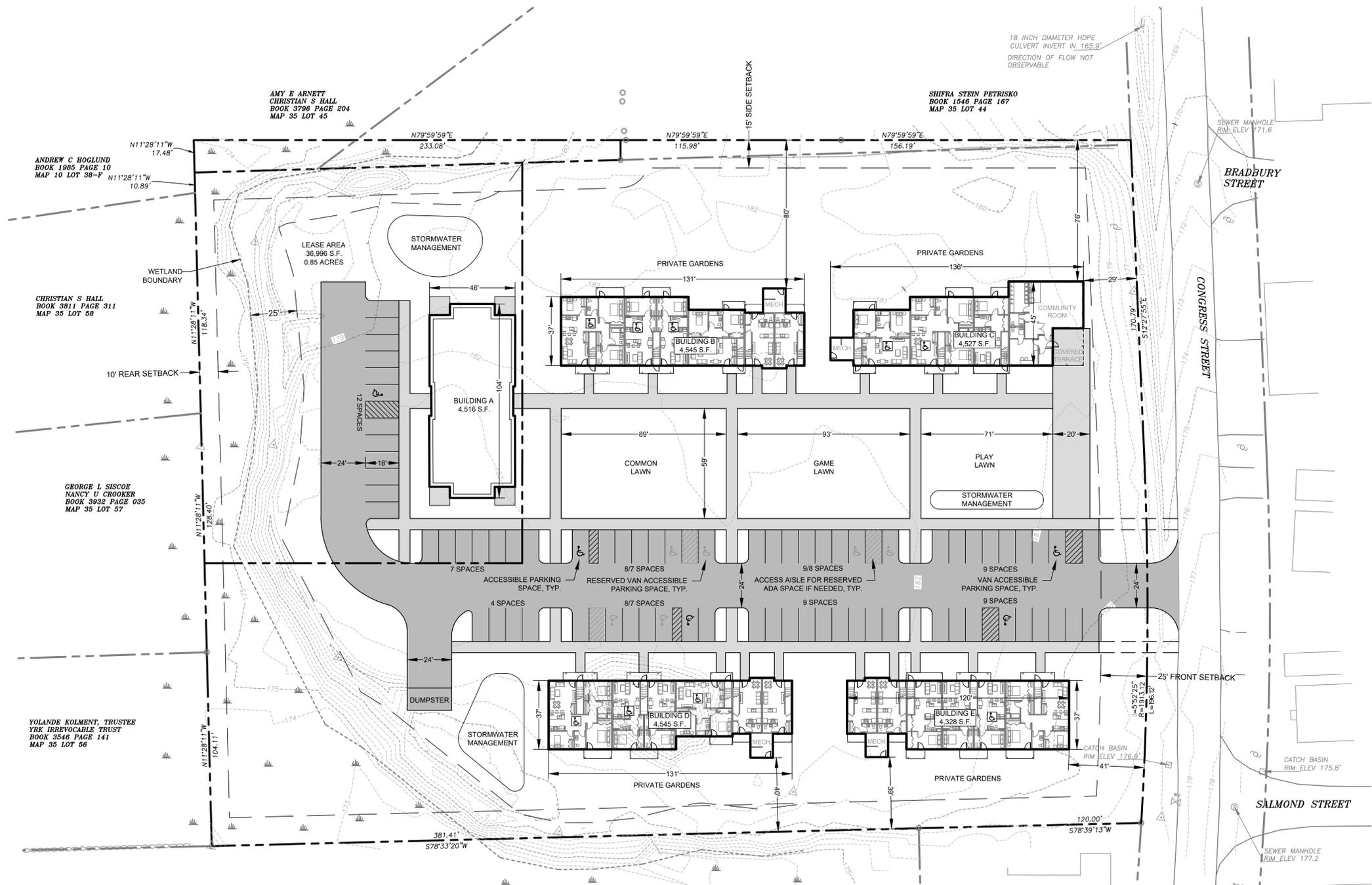
ZONING CRITERIA (RESIDENTIAL 2 ZONE)		
STANDARD	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	188,849 S.F.
MINIMUM STREET FRONTAGE	60 FT	367 FT
MINIMUM FRONT SETBACK	25 FT	28.7 FT
MINIMUM SIDE SETBACK	15 FT	38.8 FT
MINIMUM REAR SETBACK	10 FT	122.3 FT
MAXIMUM RESIDENTIAL DENSITY	1 UNIT / 2,000 S.F.	1 UNIT / 3,497 S.F.
MAXIMUM LOT COVERAGE	65%	36%
MAXIMUM STRUCTURE HEIGHT	38 FT	37 FT

BUILDING SUMMARY					
BUILDING ID	# UNITS	# 1 BR UNITS	# 2 BR UNITS	# 3 BR UNITS	INCOME RESTRICTION
BUILDING A	12	0	12	0	NO
BUILDING B	10	4	4	2	YES
BUILDING C	6	2	2	2	YES
BUILDING D	10	4	4	2	YES
BUILDING E	10	6	2	2	YES
<b>TOTAL</b>	<b>48</b>	<b>16</b>	<b>24</b>	<b>8</b>	<b>-</b>



DATE: 9/9/2020  
P.E. MICHAEL E. TADEA-WELANT

NO.	DATE	REVISIONS
1	9/9/2020	ADDED GREATER BUILDING DETAIL



565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 101  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

**TERRADYN**  
CONSULTANTS, LLC

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: BELFAST HOUSING  
118 CONGRESS STREET, BELFAST, MAINE

SHEET TITLE: SKETCH PLAN

CLIENT: DEVELOPERS COLLABORATIVE  
100 COMMERCIAL STREET, SUITE 414  
PORTLAND, MAINE 04101

DATE: 8/26/2020  
SCALE: 1"=30'  
DESIGNED: MTW  
JOB NO: 2033  
FILE: 2033-BASE.DWG

SHEET **C-1.0**

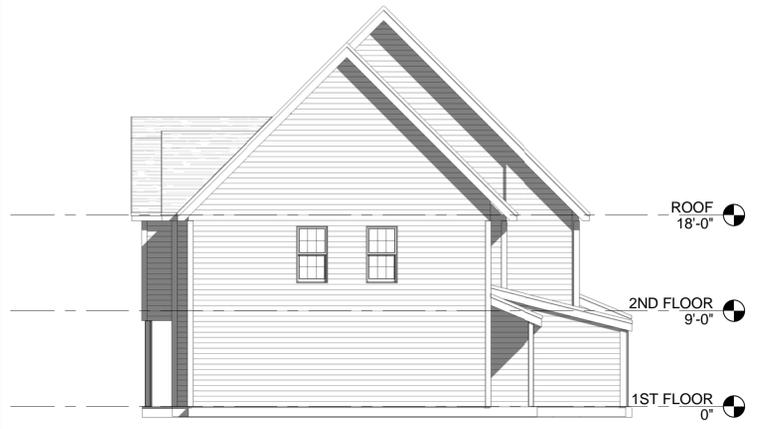
ARTHUR WILLIAM SANDERSON  
SYLVIA KYM SANDERSON  
BOOK 1443 PAGE 53  
MAP 34 LOT 33

MARY G SALVATORE  
ALBERT J SALVATORE SR  
BOOK 2081 PAGE 185  
MAP 35 LOT 42

### Parking Data - Affordable Family Housing

Project	Town	Number of Apartment Units	Number of Parking Spaces	Occupied Spaces	Parking Ratio (Occupied Spaces per Apartment)
477 Minot Ave	Auburn	36	55	22	0.61
Gilman Place	Waterville	35	82	28	0.80
Oriole Way	Ellsworth	50	84	50	1.00
<b>Total</b>		<b>121</b>	<b>221</b>	<b>100</b>	<b>0.83</b>
<b>Proposed Project - Public Works Redevelopment</b>					
115 Congress Street	Belfast	48	72	N/A	1.50

1. ASPHALT SHINGLE ROOF
2. INSULATED FIBERGLASS ENTRY DOOR WITH FULL LITE AND 1x4 PVC TRIM
3. RIDGE VENT
4. SINGLE HUNG VINYL WINDOW W/ INTEGRAL STANDARD FLAT CASING, TYP
5. VINYL SIDING
6. PTD WOOD BRACKET
7. 1X10 PVC FASCIA
8. STANDARD VINYL CORNER TRIM
9. 5" VINYL FRIEZE
10. COLUMN



4 | BUILDING B LEFT ELEVATION  
1/8" = 1'-0"



2 | BUILDING B REAR ELEVATION  
1/8" = 1'-0"



3 | BUILDING B RIGHT ELEVATION  
1/8" = 1'-0"



1 | BUILDING B FRONT ELEVATION  
1/8" = 1'-0"

Prepared For:

Owner

Consultant:

Architect: **ARCHETYPE architects**  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 ARCHETYPE@ARCHETYPEPA.COM

Project: HOUSING PROTOTYPES TYPE E

Revisions:

Date: SEPT. 2020  
Scale: As indicated

BUILDING B ELEVATIONS

A2.0B

1. ASPHALT SHINGLE ROOF
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**4** | BUILDING C LEFT ELEVATION  
1/8" = 1'-0"

**2** | BUILDING C REAR ELEVATION  
1/8" = 1'-0"

**3** | BUILDING C RIGHT ELEVATION  
1/8" = 1'-0"

**1** | BUILDING C ENTRY ELEVATION  
1/8" = 1'-0"

Prepared For:

Owner

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architects  
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ELEVATIONS

A2.0C

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1 | BUILDING D ENTRY ELEVATION  
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BUILDING E  
ELEVATIONS

A2.0E