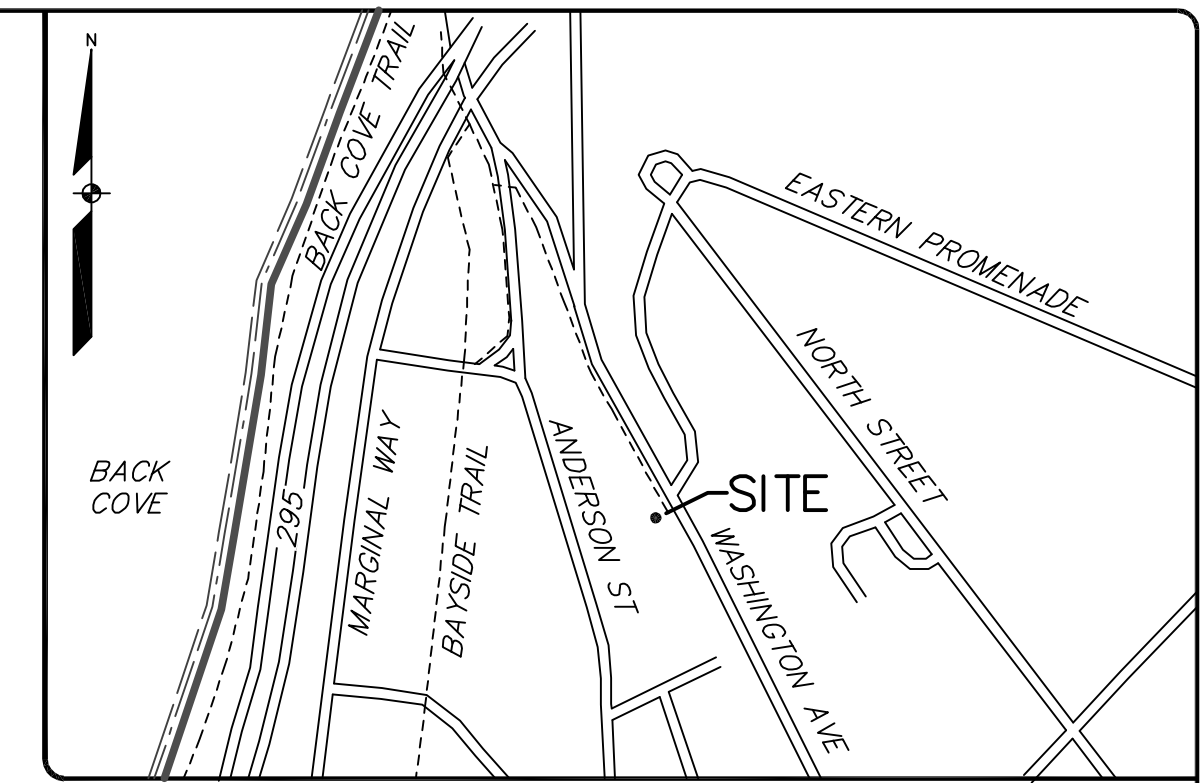
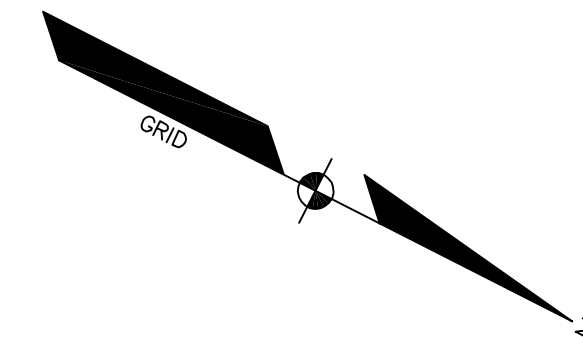


UNIT AREA SUMMARY

LEVEL	NUMBER	ROOM TYPE	AREA
1ST FLOOR	101	2 BR	1136 SF
1ST FLOOR	102	2 BR	1496 SF
1ST FLOOR	103	2 BR	1138 SF
1ST FLOOR	104	1 BR	801 SF
1ST FLOOR	105	1 BR	562 SF
1ST FLOOR	106	1 BR	835 SF
1ST FLOOR	107	1 BR	587 SF
1ST FLOOR	108	1 BR	835 SF
1ST FLOOR	109	1 BR	837 SF
1ST FLOOR	110	2 BR	1187 SF
1ST FLOOR	111	1 BR	664 SF
1ST FLOOR	112	1 BR	897 SF
2ND FLOOR	201	2 BR	1136 SF
2ND FLOOR	202	2 BR	1496 SF
2ND FLOOR	203	2 BR	1098 SF
2ND FLOOR	204	1 BR	801 SF
2ND FLOOR	205	1 BR	562 SF
2ND FLOOR	206	1 BR	835 SF
2ND FLOOR	207	1 BR	587 SF
2ND FLOOR	208	1 BR	835 SF
2ND FLOOR	209	1 BR	810 SF
2ND FLOOR	210	2 BR	1187 SF
2ND FLOOR	211	2 BR	1242 SF
2ND FLOOR	212	2 BR	1077 SF
3RD FLOOR	301	2 BR	1136 SF
3RD FLOOR	302	2 BR	1496 SF
3RD FLOOR	303	2 BR	1098 SF
3RD FLOOR	304	1 BR	801 SF
3RD FLOOR	305	1 BR	562 SF
3RD FLOOR	306	1 BR	835 SF
3RD FLOOR	307	1 BR	587 SF
3RD FLOOR	308	1 BR	835 SF
3RD FLOOR	309	1 BR	810 SF
3RD FLOOR	310	2 BR	1187 SF
3RD FLOOR	311	2 BR	1242 SF
3RD FLOOR	312	2 BR	1077 SF
4TH FLOOR	401	2 BR	1245 SF
4TH FLOOR	402	2 BR	1478 SF
4TH FLOOR	403	1 BR	786 SF
4TH FLOOR	404	2 BR	1500 SF
4TH FLOOR	405	2 BR	1171 SF
4TH FLOOR	406	2 BR	1507 SF
4TH FLOOR	407	1 BR	787 SF
4TH FLOOR	408	2 BR	1342 SF
4TH FLOOR	409	2 BR	1076 SF



LOCATION MAP N.T.S.

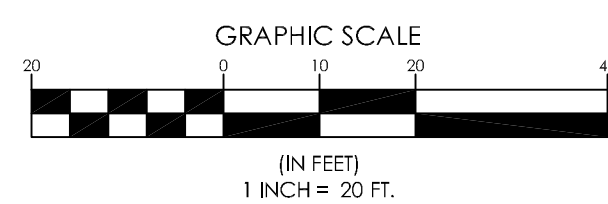
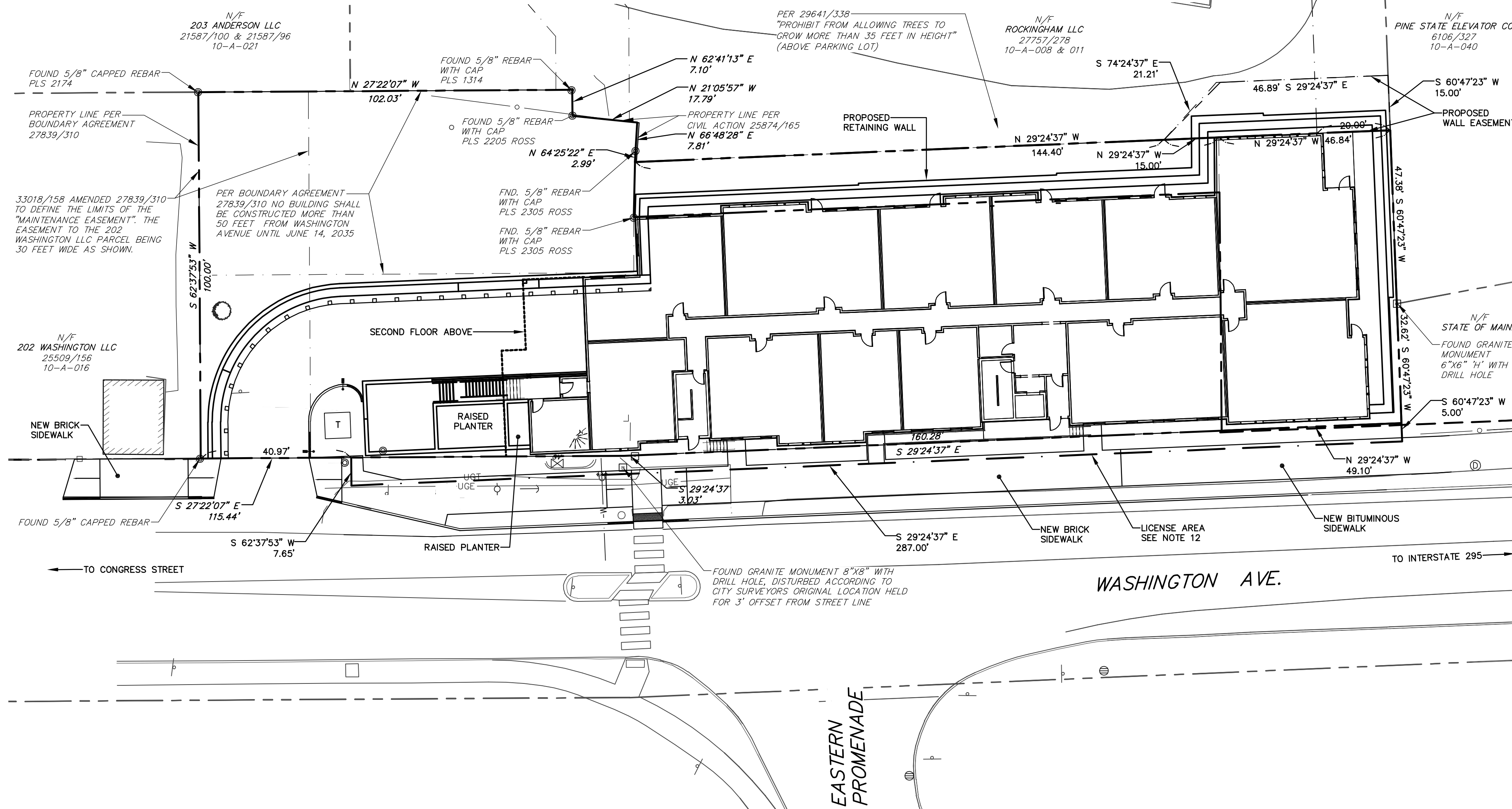
GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:  
TAX MAP 10 BLOCK A LOT 15, GLENN MORSE PER DEED BOOK 24651 PAGE 157 WITH REVISIONS IN DEED BOOK 25874 PAGE 165 AND 27839 PAGE 310.  
TAX MAP 10 BLOCK A LOT 10, MORGAN GAVIN LLC PER DEED BOOK 29641 PAGE 338.  
• ALL DEEDS REFERENCED ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. WITH SUPPLEMENTAL TOPOGRAPHY OBTAINED FROM LIDAR INFORMATION.
- PLAN REFERENCES:  
A. STANDARD BOUNDARY SURVEY, AS-BUILT TOPOGRAPHY AND DEED ANALYSIS LOT AT 218 WASHINGTON AVENUE, PORTLAND FOR GLENN MORSE, BY ROSS BOUNDARY SURVEYS, (JOB NO. 20604P), LAST DATED JULY 2013.  
B. WASHINGTON AVENUE SIDE PATH EXISTING SITE CONDITIONS BETWEEN #198 AND INTERSTATE 295 OFF RAMP, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 881/35, LAST DATED OCTOBER 28, 2010.  
C. STREET LINE RETRACEMENT AND EXISTING MONUMENTATION PLAN, ANDERSON STREET, FOX STREET, GOULD STREET & FLOWMAN STREET, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 1017/29, LAST DATED FEBRUARY 27, 2005.  
D. SITE PLAN OF TAX MAP 10 BLOCK A LOT 10, WASHINGTON AVE, PORTLAND MAINE FOR GLENN MORSE, BY STEPHEN SELLECK, JOB NUMBER 2013, LAST DATED FEBRUARY 17, 2013.  
E. BOUNDARY SURVEY AT 207 ANDERSON STREET, FOR ROCKINGHAM LLC, BY OWEN HASKELL, INC. LAST DATED MARCH 25, 2013, AND RECORDED IN CCRD PLAN BOOK 215 PAGE 98.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND CHECKED WITH CITY CONTROL POINTS. ELEVATIONS DEPICTED HEREON ARE ON THE CITY OF PORTLAND DATUM BASED UPON 2 BENCHMARKS PROVIDED BY THE CITY. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD TOGETHER WITH PLANS PROVIDED BY THE CITY.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD TOGETHER WITH PLANS PROVIDED BY THE CITY. UNDERGROUND UTILITIES WITHIN WASHINGTON AVENUE ARE APPROXIMATE AND MAY NOT HAVE BEEN FIELD VERIFIED. DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- TOTAL AREA OF SITE IS 28,372 SQUARE FEET.
- SITE IS LOCATED IN THE B1b ZONE.
- B1b DIMENSIONAL REQUIREMENTS:  

	(REQUIRED)	(PROPOSED)
MIN. LOT SIZE	NONE	28,372 SF
MIN. LOT AREA PER DU	435 SF	630 SF
MIN. STREET FRONTAGE	20 FT	327.85 FT
MIN. LOT WIDTH	NONE	327.85 FT
MAX. FRONT YARD	10 FT	5 FT
MIN. REAR YARD	NONE	NONE
MIN. SIDE YARD	NONE	NONE
STRUCTURE SETBACKS	N/A	N/A
MAX. STRUCTURE HEIGHT	45 FT	45 FT
MAX FLOOR AREA	N/A	N/A
MAX. IMPERVIOUS AREA	90 %	79 %
- PLAN DEPICTS FIRST FLOOR LEVEL OF BUILDING. BUILDING INCLUDES FOUR FLOORS AND A TOTAL AREA OF 69,459 SQUARE FEET. 45 TOTAL RESIDENTIAL UNITS PROPOSED - 22 ONE BEDROOM UNITS AND 23 TWO BEDROOM UNITS.
- OFF STREET PARKING REQUIRED - 1 SPACE PER UNIT - 45 SPACES REQUIRED 45 SPACES PROPOSED BELOW FIRST FLOOR LEVEL.
- BICYCLE SPACES REQUIRED - 18 SPACES / 18 SPACES PROPOSED.
- PLAN DEPICTS A LICENSE AREA TO ALLOW BUILDING FOUNDATIONS AND LANDSCAPING WITHIN THE STREET RIGHT OF WAY.
- THE NEAREST FIRE HYDRANT IS LOCATED AT THE I-295 NORTHBOUND ON - RAMP, APPROXIMATELY 240 FEET NORTH OF THE SITE. A SECOND HYDRANT IS LOCATED AT THE CORNER OF WASHINGTON AVENUE AND GOULD STREET, APPROXIMATELY 330 FEET SOUTH OF THE SITE.

LEGEND

- EXISTING
- PROPERTY LINE/R.O.W.
  - ABUTTER LINE/R.O.W.
  - EASEMENT
  - MONUMENT
  - IRON PIPE/ROD
  - C1/L1 CURVE/LINE NO.
  - BUILDING
  - DECK/STEPS/OVERHANG
  - EDGE PAVEMENT
  - EDGE CONCRETE
  - PAVEMENT PAINT
  - EDGE GRAVEL
  - CURB LINE
  - 120 --- -118- CONTOURS
  - CHAIN LINK FENCE
  - STOCKADE FENCE
  - RETAINING WALL
  - DECIDUOUS TREE
  - BOLLARD
  - SIGN
  - GAS
  - GAS GATE VALVE
  - WATER
  - WATER SHUT OFF
  - SANITARY SEWER
  - SANITARY MANHOLE
  - SANITARY CLEANOUT
  - SD STORM DRAIN
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - OHU OVERHEAD UTILITY
  - UGU UNDERGROUND UTILITY
  - TRANSFORMER PAD
  - TELEPHONE MANHOLE
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - GUARD RAIL
  - LICENSE AREA



APPROVAL-  
CITY OF PORTLAND  
PLANNING BOARD

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

STATE OF MAINE  
CUMBERLAND COUNTY SS REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_ 20\_\_\_\_  
AT \_\_\_\_h \_\_\_\_m \_\_\_\_M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTRAR

DESIGNED	CHECKED
WTC	MWE

REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/16	CITY SUBMITTAL NO. 1

WWW.SEABO.COM  
75 John Roberts Rd., Suite 1A, South Portland, ME 04106  
Tel: 207-200-9100

**SEBAGO**  
TECHNICS

WWW.SEABO.COM  
75 John Roberts Rd., Suite 1A, South Portland, ME 04106  
Tel: 207-200-9100

SUBDIVISION PLAT  
OF:  
218-220 WASHINGTON AVENUE  
PORTLAND, MAINE  
FOR:  
218-220 WASHINGTON AVENUE LLC  
199 ELDERBERRY ROAD  
SOUTH PORTLAND, MAINE 04106