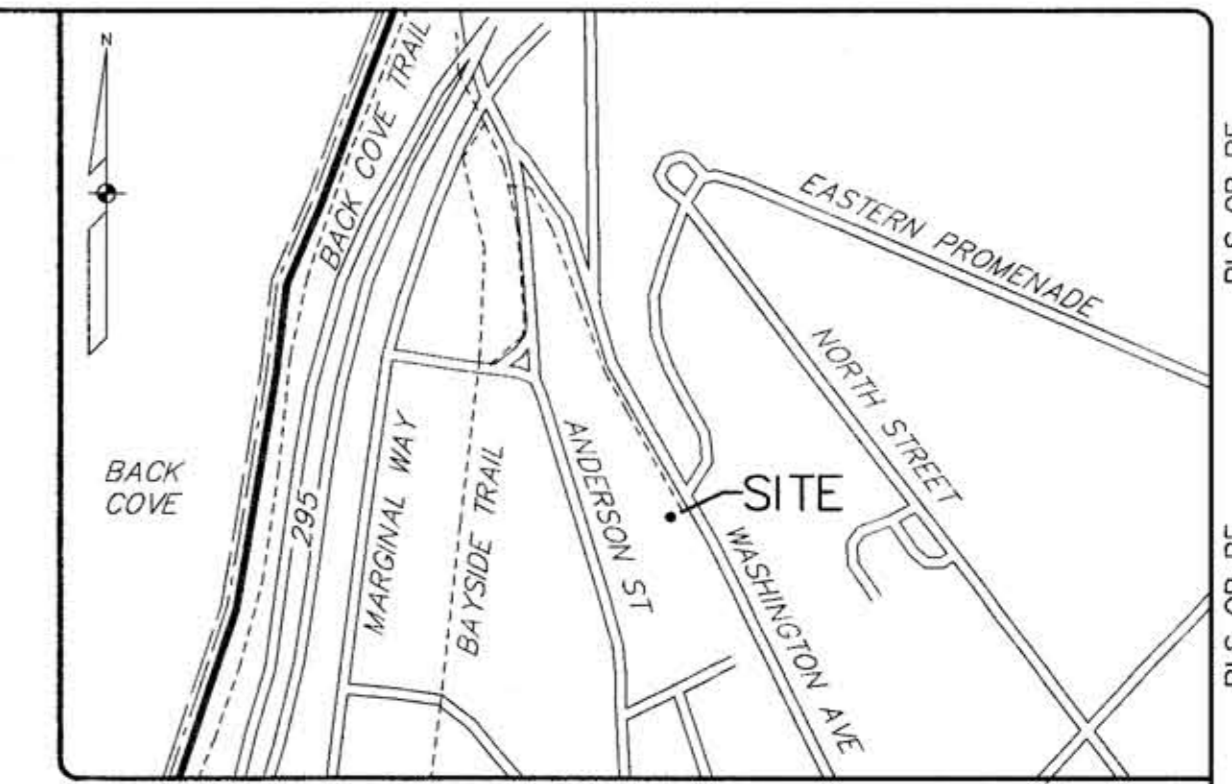


SITE PLAN APPLICATION
218-220 WASHINGTON AVENUE
WRITTEN SUBMISSION I – CONSTRUCTION MANAGEMENT PLAN

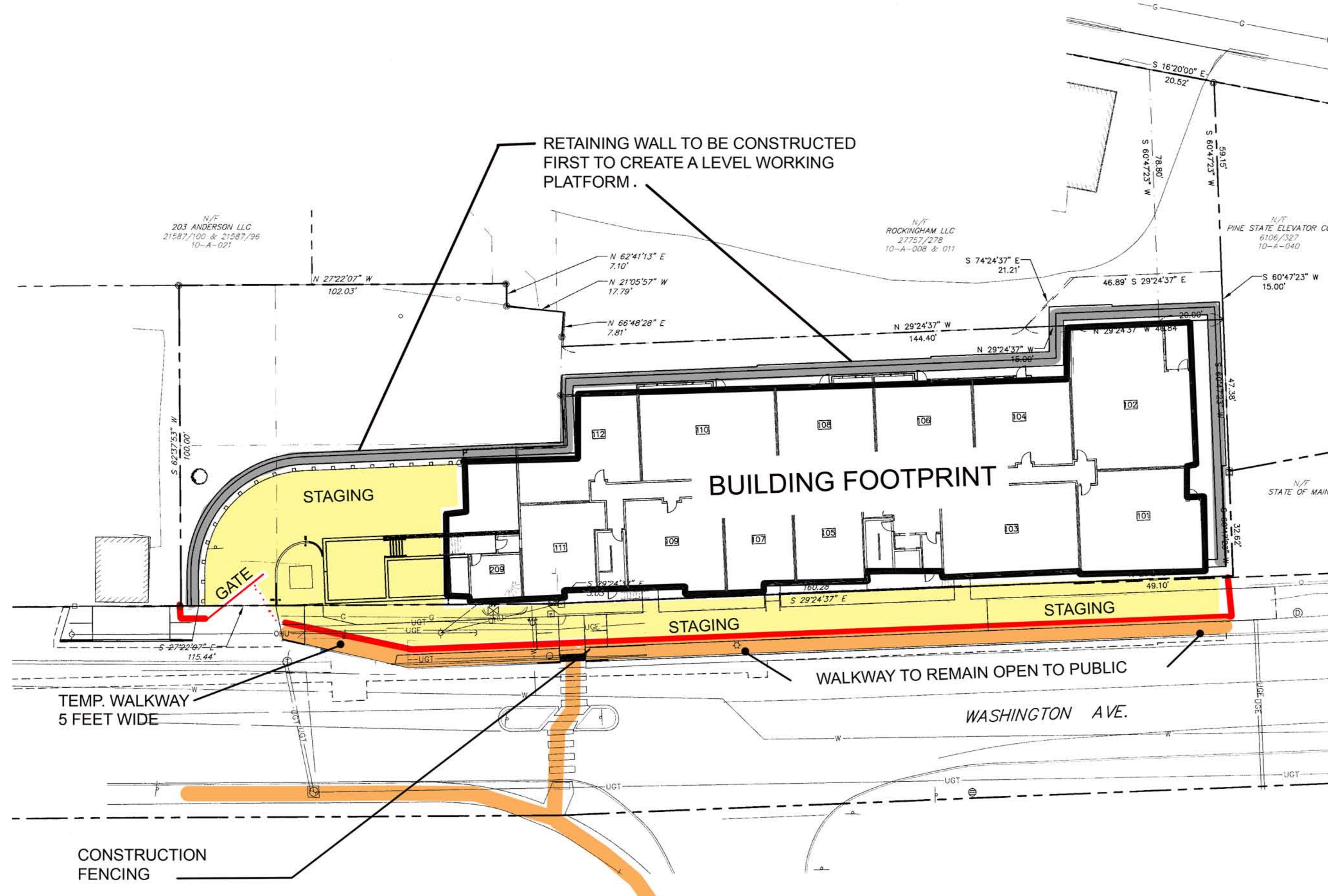
THIS PROJECT IS CHALLENGING FROM A CONSTRUCTION STANDPOINT DUE TO THE STEEPLY SLOPING TERRAIN AND LIMITED STAGING AREA. THE WORK WILL BE SEQUENCED AS FOLLOWS :

- SITE CLEARING AND EROSION CONTROL MEASURES PLACED
- INSTALLATION OF TEMPORARY CONSTRUCTION FENCING ALONG WASHINGTON AVENUE
- CONSTRUCTION OF UTILITIES
- CONSTRUCTION OF RETAINING WALLS AND BUILDING FOUNDATIONS
- CONSTRUCTION OF FOUR OCCUPIED FLOORS INCLUDING ROOFING AND EXTERIOR SIDING
- CONSTRUCTION OF WASHINGTON AVENUE STREETScape , WALKWAYS, MULTI USE PATHWAY
- A 5 FOOT WIDE SIDEWALK, INCLUDING ACCESS TO THE EXISTING CROSSWALK, WILL BE MAINTAINED AT ALL TIMES. AT TIMES WHEN CONSTRUCTION VEHICLES NEED TO CROSS THE SIDEWALK, FLAGGERS WILL BE DEPLOYED TO ENSURE PEDESTRIAN SAFETY
- SEE ATTACHED PLAN FOR ADDITIONAL INFORMATION



LOCATION MAP N.T.S.

PLS OR PE
 PROGRESS PRINT
 NOT FOR CONSTRUCTION
 PLS OR PE



RETAINING WALL TO BE CONSTRUCTED FIRST TO CREATE A LEVEL WORKING PLATFORM.

N/F
 203 ANDERSON LLC
 21587/100 & 21387/96
 10-A-021

N/F
 ROCKINGHAM LLC
 27757/278
 10-A-008 & 011

N/F
 PINE STATE ELEVATOR CO
 6106/327
 10-A-040

N/F
 STATE OF MAINE

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
---	CONTOURS
○	CHAIN LINK FENCE
□	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	BOLLARD
---	SIGN
C	GAS
⊕	GAS GATE VALVE
W	WATER
⊕	WATER SHUT OFF
S	SANITARY SEWER
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
SD	STORM DRAIN
⊕	DRAINAGE MANHOLE
⊕	CATCH BASIN
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
ET	TRANSFORMER PAD
⊕	TELEPHONE MANHOLE
⊕	LIGHT POLE
⊕	UTILITY POLE
---	GUY WIRE

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 B81/35, LAST DATED OCTOBER 28, 2010.
 C. STREET LINE RETRACEMENT AND EXISTING MONUMENTATION PLAN, ANDERSON STREET, FOX STREET, GOULD STREET & PLOWMAN STREET, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 1011/29, 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. 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 28,382 SQUARE FEET.
- SITE IS LOCATED IN THE B1b ZONE.
- B1b DIMENSIONAL REQUIREMENTS:

(REQUIRED)	(PROPOSED)
MIN. LOT SIZE - NONE	28,382 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	3 FT
MIN. REAR YARD - NONE	7.5 FT
MIN. SIDE YARD - NONE	7.5 FT
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 %
- OFF STREET PARKING REQUIRED - 1 SPACE PER UNIT - 45 SPACES REQUIRED
 45 SPACES PROPOSED.
- BICYCLE SPACES REQUIRED - 18 SPACES / 18 SPACES PROPOSED.
- PLAN DEPICTS A LICENSE AREA TO ALLOW BUILDING FOUNDATIONS WITHIN THE STREET RIGHT OF WAY.

APPROVAL-
 CITY OF PORTLAND
 PLANNING BOARD

DATE _____
 CHAIRPERSON _____

STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. 250 Casford Rd.
 Portland, ME 04240 South Portland, ME 04240
 Tel. 207-200-2100 Tel. 207-853-5656

CONSTRUCTION MANAGEMENT PLAN
 OF: 218 WASHINGTON AVENUE
 PORTLAND, MAINE
 FOR: 218-220 WASHINGTON AVENUE LLC
 199 EDLERRERY ROAD
 SOUTH PORTLAND, MAINE 04106

PROJECT NO. 06172 SCALE 1" = 20'
 SHEET 1 OF 1