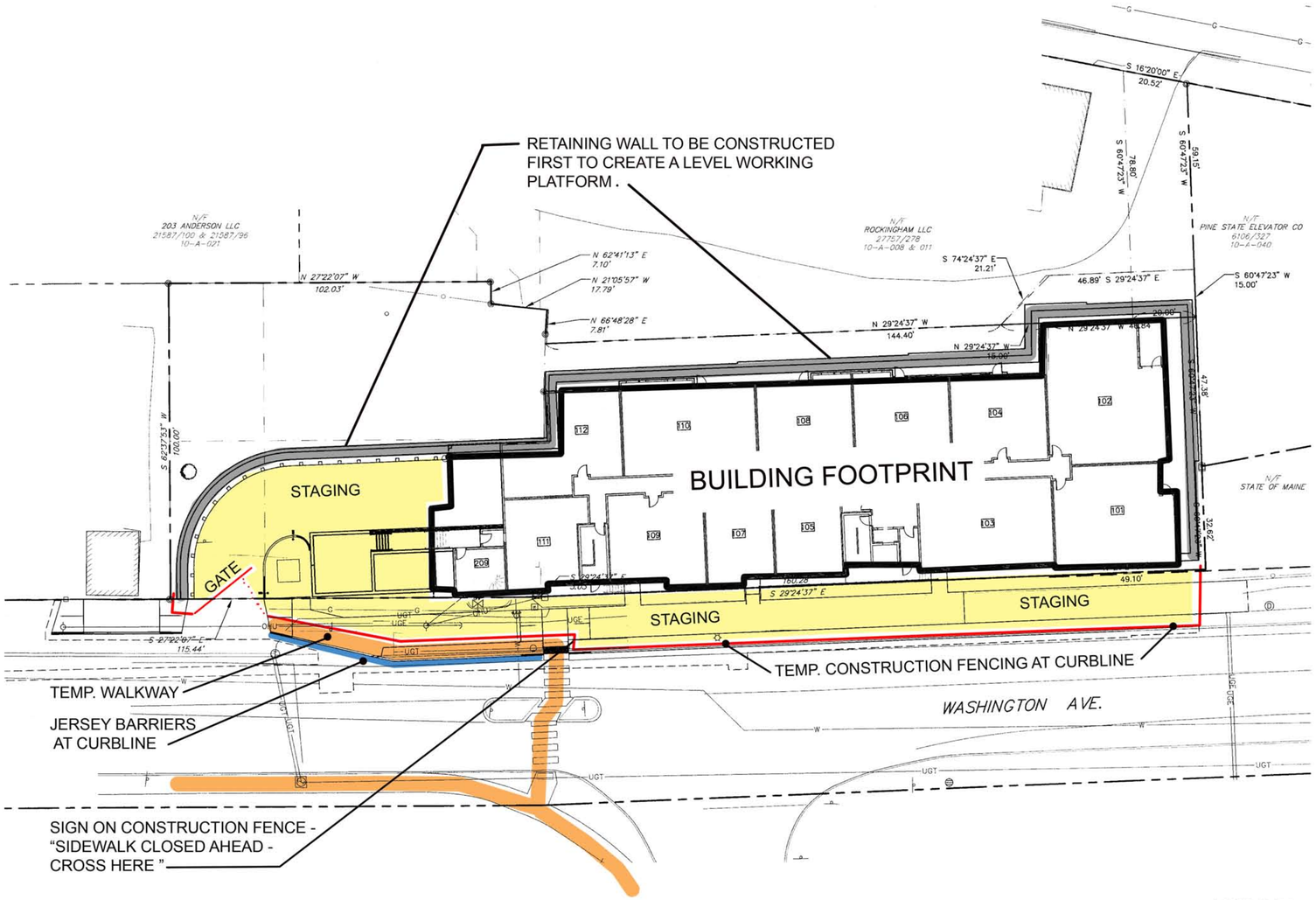
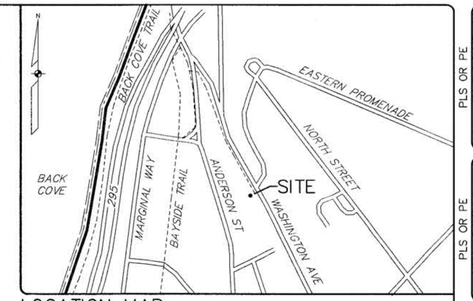
CONDITIONS OF APPROVAL

WAIVERS GRANTED





LOCATION MAP N.T.S.

GENERAL NOTES:

1. 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)
2. 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.
3. 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 & PLOWMAN STREET, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 101'/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.
5. 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.
6. TOTAL AREA OF SITE IS 28,382 SQUARE FEET.
7. SITE IS LOCATED IN THE B1b ZONE.
8. 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 %

9. OFF STREET PARKING REQUIRED - 1 SPACE PER UNIT - 45 SPACES REQUIRED
   45 SPACES PROPOSED.
10. BICYCLE SPACES REQUIRED - 18 SPACES / 18 SPACES PROPOSED.
11. PLAN DEPICTS A LICENSE AREA TO ALLOW BUILDING FOUNDATIONS WITHIN THE STREET RIGHT OF WAY.

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
- G 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
- TRANSFORMER PAD
- TELEPHONE MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE

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

PLS OR PE

PROGRESS PRINT

PLS OR PE

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
WTC	WTC

REV	BY	DATE
REV.:	BY:	DATE:
STATUS:		
STATUS:		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Lewiston, ME 04240 Tel. 207-783-5656

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

PROJECT NO.	SCALE
06172	1" = 20'

SHEET 1 OF 1

06172SB dwg TAB S3