

GENERAL NOTES:

1. SITE AREA: 10,096 SF OR 0.23 ACRES
2. APPLICANT: AVESTA 134 WASHINGTON LP
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
3. OWNER: AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE
PORTLAND, MAINE 04101
4. ZONING DISTRICT: B-2-B COMMUNITY BUSINESS DISTRICT + R-6 (RESIDENTIAL)
5. PARCEL IS SHOWN AS LOT 6 AND LOT 14, BLOCK E ON CITY OF PORTLAND ASSESSORS MAP 12.
6. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30618, PAGE 111.
7. SPACE AND BULK STANDARDS:

MINIMUM LOT SIZE:	REQUIRED	APPROVED
MINIMUM STREET FRONTAGE:	NONE	100.06 SF
FRONT YARD SETBACK (ADJ. TO RES. ZONE):	NONE	47.00 FEET
REAR YARD SETBACK (ADJ. TO BUS. ZONE):	20 FEET	20 FEET
SIDE YARD SETBACK:	5 FEET	5 FEET
MAXIMUM PERMISSIBLE SURFACE RATIO:	90%	51%
MAXIMUM HEIGHT OF STRUCTURES:	45 FEET	44 FEET
8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY + TOPOGRAPHIC SURVEY AT 134 WASHINGTON AVENUE, PORTLAND, MAINE" MADE FOR OWEN HASWELL, INC. DATED FEBRUARY 13, 2014.
9. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST MAD 83. CITY POINTS USED: U749-76-3000 N305080304, E 2424908241 AND 1102-77-02 N303920257, E2424187740.
10. ELEVATIONS ARE BASED ON NGVD 1929 PER BENCHMARK SHOWN ON "PLAN AND PROFILE OF WASHINGTON AVE AND FOX ST, PORTLAND, MAINE" MADE FOR OWEN HASWELL, INC. DATED JULY 2000. PK IN POLE #11 ELEVATION 12.42 CITY LEVEL BOOK 737 PAGE 77.
11. APPROVED DWELLING UNITS: 18 EFFICIENCY APARTMENT UNITS
12. OFF-STREET PARKING REQUIREMENTS:

REQUIRED:	PROVIDED:
18 PARKING SPACES	18 PARKING SPACES
APPROVED:	1 VEHICLE PARKING SPACES
REQUIRED:	1 HANDICAP PARKING SPACE
13. BICYCLE PARKING:

REQUIRED:	PROVIDED:
2 SPACES/5 DWELLING UNITS	8 SPACES (18 NEW DWELLING UNITS)
14. EXISTING IMPERVIOUS: 2,884 +/- SF (24% OF SITED)
15. APPROVED IMPERVIOUS: 5,113 +/- SF (51% OF SITED)
15. FLOOR AREA CALCULATIONS:

	1,228 SF	2,948 SF	3,070 SF	3,070 SF	13,286 SF
BASHPENT:					
FIRST FLOOR:					
SECOND FLOOR:					
THIRD FLOOR:					
FOURTH FLOOR:					
TOTAL:					
16. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
17. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. ALL WORK AREAS SHALL BE DELINEATED CLEARLY AND FENCED AS APPROPRIATE TO PREVENT UNAUTHORIZED ACCESS. THE SITE SHALL BE LEFT IN A SAFE, ORDERLY AND TIDY MANNER AT THE END OF EACH WORK DAY.

CONDITIONS OF APPROVAL

- ON JUNE 10, 2014, THE PORTLAND PLANNING BOARD APPROVED 134 WASHINGTON AVENUE EFFICIENCIES APPLICATION FOR MAJOR SITE PLAN AND SUBDIVISION PLAN SUBJECT TO THE CITY OF PORTLAND STIPULATED CONDITIONS OF APPROVAL AND THE FOLLOWING CONDITIONS:
1. THE APPLICANT SHALL REVISE THE SUBDIVISION PLAN TO THE SATISFACTION OF THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND CORPORATION COUNSEL.
 2. THE APPLICANT SHALL OBTAIN A LICENSE AGREEMENT FOR THE FRONT ENTRANCE CANOPY PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION PLAN.

SITE PLAN

1. THE APPLICANT SHALL PROVIDE A DETAILED CONSTRUCTION MANAGEMENT PLAN, TO BE APPROVED BY THE DEPARTMENT OF PUBLIC SERVICES, PRIOR TO COMMENCING CONSTRUCTION.
2. THE FINAL DEPARTMENTAL REFERENCE MAPS, FROM SPECIAL BOUNDARY AND ZONING DEPARTMENT, CONTAINED IN CHAPTER 32 OF THE CITY OF PORTLAND CODE OF ORDINANCES.
3. THE GRADING, DRAINAGE AND UTILITIES PLAN SHALL INCLUDE A NOTE RELATED TO THE LOCATION AND TYPE OF ROOF DEAN FILTER PROPOSED BY THE APPLICANT.
4. THE APPLICANT SHALL SUBMIT A LETTER CONFIRMING CAPACITY TO SERVE THE SANITARY SEWER NEEDS FOR THE PROPOSED DEVELOPMENT UPON RECEIPT FROM THE CITY.
5. THE FINAL PLANS MUST INDICATE THE MINIMUM ALLOWABLE SLOPE FOR ALL GRAVITY SEWER AND DRAIN PIPES.
6. THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT THE SITE LIGHTING MEETS THE CITY'S TECHNICAL STANDARDS.
7. THE FINAL PLANS SHALL INDICATE THAT THE GROUND FLOOR WINDOW TRANSPARENCY SHALL BE 7/17 OR GREATER.
8. THE FINAL DESIGN OF THE PROPOSED CURB EXTENSION, CROSSWALK ALIGNMENT, AND LOCATION OF STREET TREES SHALL BE APPROVED BY METRO, DPS AND THE CITY ARBORIST.
9. THE APPLICANT SHALL MAKE A CONTRIBUTION TO THE CITY'S STREET TREE FUND FOR EIGHT STREET TREES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. THE APPLICANT SHALL OBTAIN EASEMENTS FOR ALL WORK OUTSIDE THE BOUNDARIES OF THE SITE, INCLUDING BUILDING FOOTINGS, TO BE REVIEWED BY CORPORATION COUNSEL AND APPROVED BY THE CITY COUNCIL. RECORDED COPIES OF ANY EASEMENTS SHALL BE PROVIDED TO THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

PLAN NOTES

1. LINE OF WASHINGTON STREET IS BASED ON THE BUILDING, THE AND MONUMENT AS SHOWN HEREON. FOX STREET AND HANNOUD STREET ARE BASED ON BUILDING TIES AS SHOWN ON PLAN REFERENCE 3 AND 5.
2. SOUTHERLY LINES, OF PERMITS BASED ON PIED DIMENSIONS OF ADJUTING LOTS, TO THE SOUTH, BY PLAN THE WESTERY AND NORTHERLY LINES ARE THE SAME AS LOT 2 ON PLAN REFERENCE 1, WHICH DIMENSIONS IN THE ADJUTING DEED TO THE WEST. THE NORTH LINE IS HELD AS PER THE WESTERY PORTION OF THE SOUTH LINE AND WITH A FRONTAGE OF 60 FEET ON WASHINGTON AVENUE.

WAIVERS

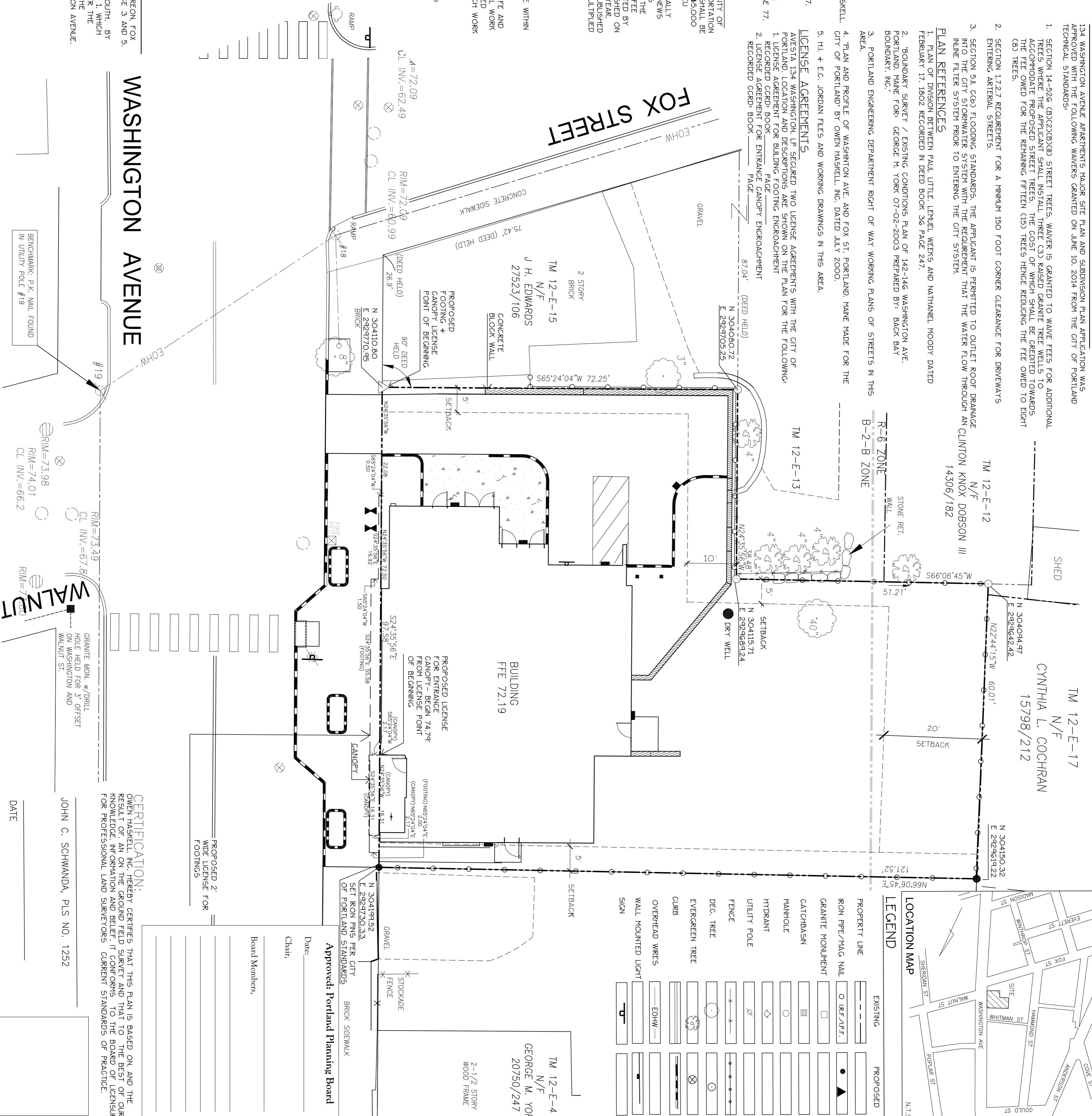
- 134 WASHINGTON AVENUE APARTMENTS MAJOR SITE PLAN AND SUBDIVISION PLAN APPLICATION WAS APPROVED WITH THE FOLLOWING WAIVERS GRANTED ON JUNE 10, 2014 FROM THE CITY OF PORTLAND TECHNICAL STANDARDS:
1. SECTION 14-926 (B)(2)(B)(D) STREET TREES, WAIVER IS GRANTED TO WAIVE FEES FOR ADDITIONAL TREES WHERE THE APPLICANT SHALL INSTALL THREE (3) RAISED GRANITE TREE WELLS TO ACCOMMODATE PROPOSED STREET TREES. THE COST OF WHICH SHALL BE CREDITED TOWARDS THE FEE OWED FOR THE REMAINING FIFTEEN (15) TREES HENCE REDUCING THE FEE OWED TO EIGHT (8) TREES.
 2. SECTION 17.2.7 REQUIREMENT FOR A MINIMUM 150 FOOT CORNER CLEARANCE FOR DRIVEWAYS ENTERING ARTERIAL STREETS.
 3. SECTION 5.1 (C)(3) FLOODING STANDARDS, THE APPLICANT IS PERMITTED TO OUTLET ROOF DRAINAGE INTO THE CITY STORMWATER SYSTEM WITH THE REQUIREMENT THAT THE WATER FLOW THROUGH AN CLINTON KNOX DOBSON III NAME FILTER SYSTEM PRIOR TO ENTERING THE CITY SYSTEM.

PLAN REFERENCES

1. PLAN OF DIVISION BETWEEN PAUL LITTLE, LEMUEL WERKS AND NATHANIEL MOODY DATED FEBRUARY 17, 1802 RECORDED IN DEED BOOK 36 PAGE 247.
2. BOUNDARY SURVEY / EXISTING CONDITIONS PLAN OF 142-146 WASHINGTON AVE, PORTLAND, MAINE FOR GEORGE M. YORK 07-02-2003 PREPARED BY: BARK BAY BOUNDARY, INC.
3. PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY WORKING PLANS OF STREETS IN THIS AREA.
4. PLAN AND PROFILE OF WASHINGTON AVE AND FOX ST, PORTLAND, MAINE MADE FOR THE CITY OF PORTLAND BY OWEN HASWELL, INC. DATED JULY 2000.
5. H.L. + E.C. JORDAN FILES AND WORKING DRAWINGS IN THIS AREA.

LICENSE AGREEMENTS

- AVESTA 134 WASHINGTON, LP SECURED TWO LICENSE AGREEMENTS WITH THE CITY OF PORTLAND. LOCATION AND DESCRIPTIONS ARE SHOWN ON THE PLAN FOR THE FOLLOWING:
1. LICENSE AGREEMENT FOR BUILDING FOOTING ENCROACHMENT
RECORDED COCD: BOOK _____ PAGE _____
 2. LICENSE AGREEMENT FOR ENTRANCE CANOPY ENCROACHMENT
RECORDED COCD: BOOK _____ PAGE _____



WASHINGTON AVENUE

WALNUT

WASHINGTON AVENUE EFFICIENCIES
134 Washington Avenue Portland, Maine

Prepared For:
Applicant:
AVESTA
307 Cumberland Avenue
Portland, Maine
04101

Prepared By:
MITCHELL & ASSOCIATES
70 Center Street, 04101
Portland, Maine 04101
Tel: (603) 774-9497



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval
and Standard Conditions

DATE OF APPROVAL: June 10, 2014
PLANNER: Christine Grimando
PROJECT NO.: 2014-053

Date: APRIL 14, 2014

Issued For:
SITE PLAN AND SUBDIVISION
PLAN REVIEW

Revisions:
May 27, 2014
June 20, 2014

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Title:
SUBDIVISION
PLAN

Scale: 1"=10'

North

Sheet No.: 2

CERTIFICATION:
OWEN HASWELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS OF PRACTICE.

JOHN C. SCHWANDA, PLS NO. 1252
DATE

APPROVED: Portland Planning Board

Date: _____
Chair: _____
Board Members: _____

PROPOSED 2' WIDE LICENSE FOR FOOTINGS