CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/02/17

1. REFER TO ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, BUILDING HEIGHTS, AND EXTERIOR LIGHTING LAYOUT.
2. TOTAL SITE AREA INCLUDES 2.184 ACRES (95,116 S.F.) AND IS COMPRISED OF THREE PARCELS. R.O.W. WIDTH FOR WASHINGTON AVE IS 66 FEET PER EXISTING CONDITIONS PLAN. REFER TO EXISTING CONDITIONS PLAN COMPLETED BY TITCOMB ASSOCIATES DATED 11/28/16.
3. SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
4. AS OF 4/7/2017, SITE IS BOUNDED BY THE B-2b ZONE TO THE SOUTH AND R-6 ZONE ON ALL OTHER ABUTTING SIDES PER CITY OF PORTLAND GIS WEBSITE.
5. LOCUS PARCELS ARE SHOWN ON THE CITY OF PORTLAND ASSESSOR'S CHART, BLOCK, LOT 12-P-18, 12-P-7, AND 12-P-13.
6. LOCUS PARCELS DO NOT SCALE IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0013B, INDEX DATED 7/17/1986.
7. ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
8. ALL REPLACED BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REBUILT TO CITY STANDARD.
9. STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. NO PARKING STRIPING TO BE SPACED 3' FROM CENTER AT 45 DEGREES. ALL STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
10. ALL PAVEMENT MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS
11. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
12. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
13. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
14. NO PLANTING TO BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
15. ANY SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
16. CONTRACTOR TO SUBMIT SURFACE MOUNTED BICYCLE RACKS FOR ENGINEER REVIEW
17. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. THE FINAL WORDING FOR SITE SIGNAGE TYPES 3 AND 4 TO BE DETERMINED BY LANDOWNER. CONTRACTOR TO COORDINATE AND INSTALL.
18. ON-STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION. FINAL ON-STREET PARKING AND RELATED SIGNAGE IS TO BE FIELD REVIEWED BY OWNER AND CITY REPRESENTATIVE DURING CONSTRUCTION AND ADJUSTED, IF NECESSARY, PER REGULATIONS
19. FOLLOWING COMPLETION OF CONSTRUCTION THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, RETAINING WALLS, AND SNOW REMOVAL.
20. THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT, WHICH SPECIFIES ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS AT A MINIMUM. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CONDITIONS OF THE SUBMITTED STORMWATER MANAGEMENT PLAN AND THE APPROVED PLANS, AND MEET CITY STANDARDS AND STATE GUIDELINES. OWNER MUST COMPLY TO THE FOLLOWING AGREEMENT AS APPROVED BY THE CITY

POST-CONSTRUCTION STORMWATER MANAGEMENT AGREEMENT

BOOK _____ PAGE _____

EASEMENTS:

ALL PROPOSED EASEMENTS TO BE REVIEWED BY TITCOMB ASSOCIATES AND RECORDED IN CCRD. ALL EXISTING EASEMENTS WILL BE RELEASED PRIOR TO PROJECT START.

EXISTING EASEMENTS:

1. SUBJECT TO A UTILITY EASEMENT FOR THE MAINTENANCE OF POLES AND WIRES GRANTED TO CENTRAL MAINE POWER AND FURTHER DESCRIBED IN BOOK 2070, PAGE 324.

PROPOSED EASEMENTS:

1. LAND SUBJECT TO EASEMENTS BETWEEN FOX STREET, LLC AND CSH, LLC AS RECORDED AND FURTHER DESCRIBED IN:

   BOOK _____ PAGE _____

2. LAND SUBJECT TO EASEMENTS BETWEEN COTTON STREET HOLDINGS, LLC AND CSH, LLC AS RECORDED AND FURTHER DESCRIBED IN:

   BOOK _____ PAGE _____

SPACE AND BULK STANDARDS
(121-123 WASHINGTON AVE)

ZONE: B-2b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	95,127 SF
MINIMUM STREET FRONTAGE	20 FT	408 FT
FRONT YARD SETBACK	MAX. 10 FT	EX. MIN 0 FT EX. MAX 3.15 FT
REAR YARD	10 FT	> 10 FT
MINIMUM LOT WIDTH	NONE	198 FT
MAXIMUM STRUCTURE HEIGHT	50 FT	EX. < 50 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	73%
STRUCTURE SETBACKS	5' IF >35' HEIGHT	N/A

PARKING SPACE ALLOCATION

	FLOOR AREA	# PARKING SPACES
NORTH BUILDING - 123 WASHINGTON AVE		
DISTILLERY	8,859 SF	9
RETAIL	2,073 SF	14
WHOLESALE	1,153 SF	0
RETAIL/BAR	1,153 SF	8
BAKERY PRODUCTION	2,061 SF	0
CAFE	2,061 SF	14
OVERFLOW	-	5
SOUTH BUILDING - 107 WASHINGTON AVE		
OFFICE SPACE	5,070 SF	14
OFF-SITE PATRONS - 75 WASHINGTON AVE		
OFFICE SPACE	15,400 SF	46

LEGEND

HATCH STYLE	ASSOCIATED AREAS
	BRICK SIDEWALK
	STAMPED PAVEMENT
	LANDSCAPED AREAS
	CONCRETE
	NEW PAVEMENT, REFER TO GEOGRID PAVEMENT PROFILE
	REINFORCED RIPRAP SLOPE
	PAVEMENT STRIPING (DESIGNATED NO PARKING AREA)

SIGN LEGEND:

PARKING SUMMARY

	# PARKING SPACES
EXISTING	94
STANDARD (9'X18')	89
COMPACT (8.5'X18')	19
ADA (8'X18')	2
TOTAL PROPOSED SPACES	110 (+16)

ISSUED FOR CONSTRUCTION

SCALE: 1" = 20'

RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN _____
ATTEST: _____ REGISTRAR

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS				
CS	CORNUS SERICEA "CARDINAL"	RED OSIER DOGWOOD	16	5 GAL
TREES				
AR	ACER RUBRUM	ARMSTRONG RED MAPLE	6	MIN 2.5-3" CA
GRASSES				
PV	PANICUM VIRGATUM	SWITCH GRASS	25	1 GAL

SOUTH ENTRANCE
1"=5'

ISSUED FOR	BY	DATE
FINAL APP	WHS	1/30/17
HYDROCAD UPDATE	WHS	2/7/17
SITE PLAN UPDATE	WHS	2/7/17
COMMENT RESPONSE	WHS	2/10/17
BUILDING PERMIT	WHS	4/14/17
BIDDING/COA	WHS	6/5/17
CONSTRUCTION	WHS	9/13/17

DRAWING NAME: SITE LAYOUT & LANDSCAPE PLAN
PROJECT NAME: WASHINGTON AVE. PARKING LOT REDEVELOPMENT
CLIENT: CSH 123, LLC
75 WASHINGTON AVE, SUITE 2H, PORTLAND, MAINE 04101

ENGINEERING

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ACORN ENGINEERING, INC.
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(207) 775-2655

FILE:	1076_CIVIL
JN:	1076
SCALE:	1"=20'
DESIGNED BY:	WHS
DRAWN BY:	OJD
CHECKED BY:	WHS

DRAWING NO.
C-10