

SITE NOTES:

- REFER TO ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, BUILDING HEIGHTS, AND EXTERIOR LIGHTING LAYOUTS.
- 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 11/26/16.
- SITE BOUNDARIES PER EXISTING CONDITIONS PLAN AND PROPERTY PINS TO BE SET BY TITCOMB ASSOCIATES.
- 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.
- LOCUS PARCELS ARE SHOWN ON THE CITY OF PORTLAND ASSESSOR'S CHART, BLOCK, LOT 12-P-18, 12-P-7, AND 12-P-13.
- 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.
- ALL BUILDING CORNER OFFSETS TO BOUNDARY LINES ARE FROM CORNERBOARDS AND NOT BUILDING FOUNDATION, UNLESS OTHERWISE NOTED.
- ALL REPLACED BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REBUILT TO CITY STANDARD.
- 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.
- ALL PAVEMENT MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
- ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OFF-SITE.
- 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.
- ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1" INCH PER FOOT.
- NO PLANTING TO BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ANY SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
- CONTRACTOR TO SUBMIT SURFACE MOUNTED BICYCLE RACKS FOR ENGINEER REVIEW.
- ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. THE FINAL WORDING FOR SITE SIGNAGE TYPES 3 AND 4 TO BE DETERMINED BY LANDOWNER.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SIDEWALKS, STORMWATER DEVICES, SITE LIGHTING, TRASH REMOVAL, RETAINING WALLS, AND SNOW REMOVAL.
- 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:

- 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:

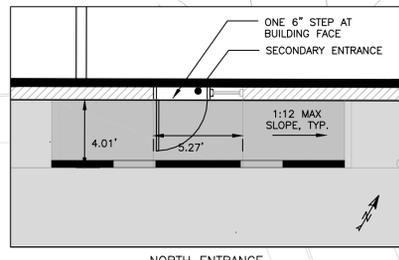
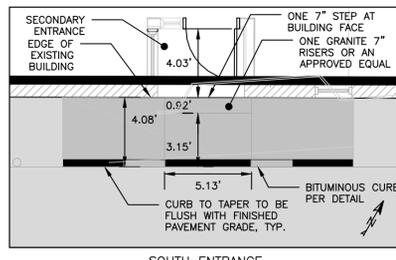
- LAND SUBJECT TO EASEMENTS BETWEEN FOX STREET, LLC AND CSH, LLC AS RECORDED AND FURTHER DESCRIBED IN:
BOOK _____ PAGE _____
- LAND SUBJECT TO EASEMENTS BETWEEN COTTON STREET HOLDINGS, LLC AND CSH, LLC AS RECORDED AND FURTHER DESCRIBED IN:
BOOK _____ PAGE _____

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

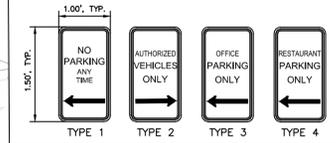
PARKING SPACE ALLOCATION

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	16,400 SF	46



CURBED BITUMINOUS LANDING

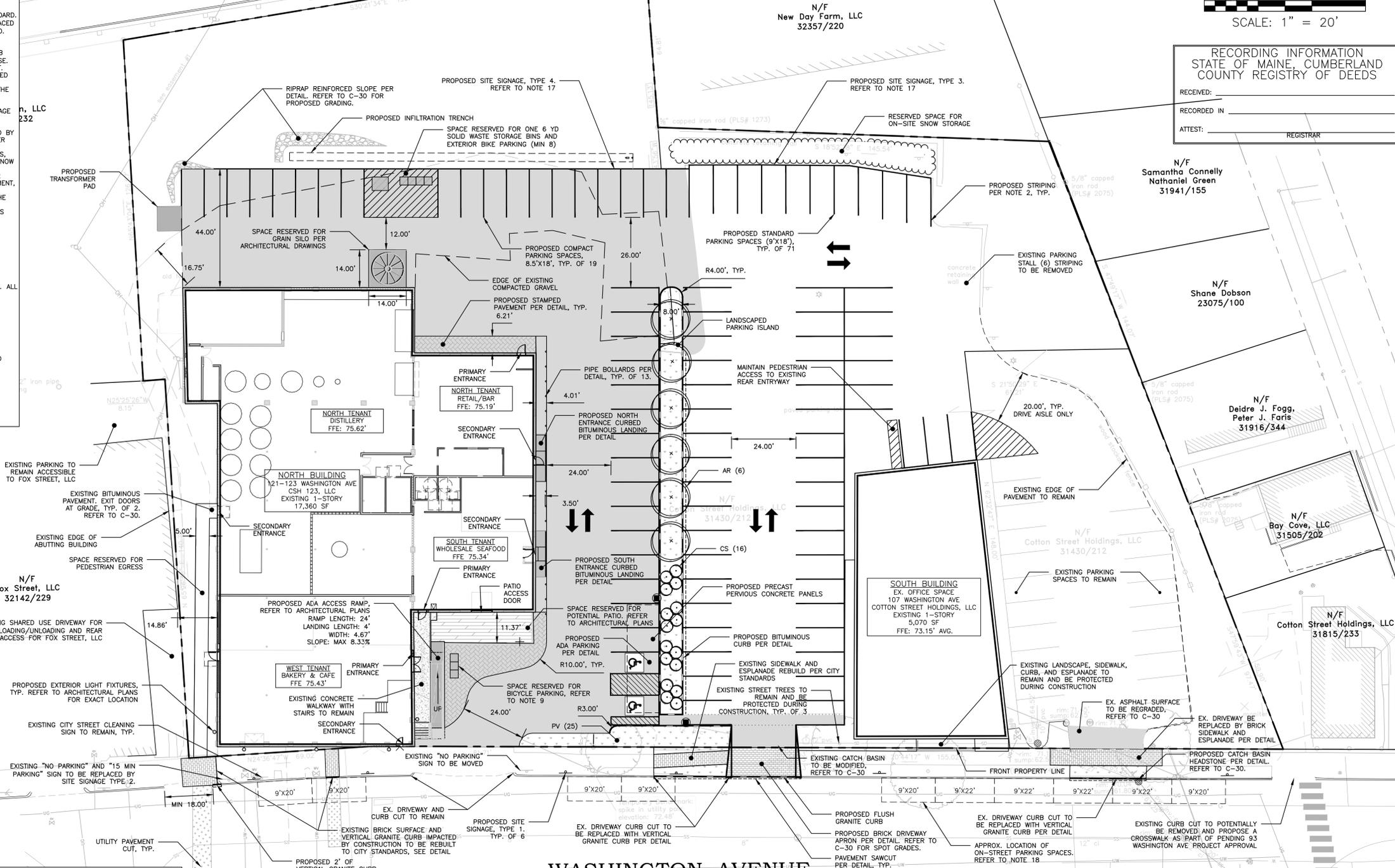
SIGN LEGEND:



PARKING SUMMARY

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

SHERIDAN STREET



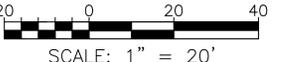
LEGEND

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

PLANT SCHEDULE

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

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION



RECORDING INFORMATION
STATE OF MAINE, CUMBERLAND
COUNTY REGISTRY OF DEEDS

RECEIVED: _____
RECORDED IN: _____
ATTEST: _____ REGISTRAR

ISSUED FOR: _____ DATE: 10/20/17

FINAL APP	WHS	2/3/17
HYDROCAD UPDATE	WHS	2/7/17
SITE PLAN UPDATE	WHS	2/7/17
COMMENT RESPONSE	WHS	2/7/17

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

ACORN ENGINEERING, INC.

158 DANFORTH ST., PORTLAND, MAINE 04102
(207) 775-2655

STATE OF MAINE REG. NO. 11418
4-11-17

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

DRAWING NO. **C-10**