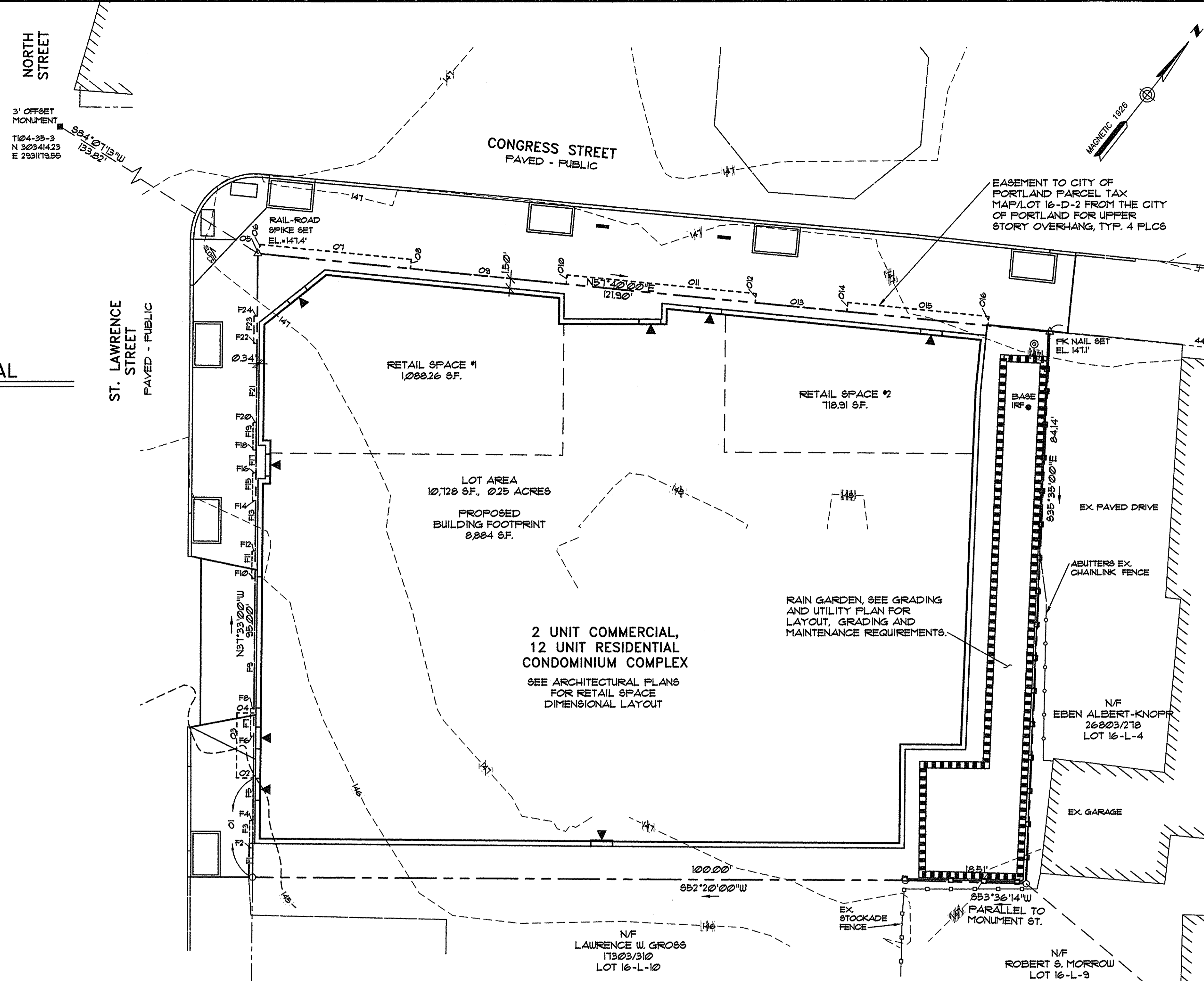


LOCATION PLAN
SCALE: 1"=250'

SUBDIVISION CONDITIONS OF APPROVAL



GENERAL NOTES

- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101, DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 214, DATED SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101.
- TOPOGRAPHIC AND BOUNDARY INFORMATION: OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. BENCHMARK: CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69'.
- SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (H1B), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
- TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
- TOTAL PARCEL = 0.25 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
- UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER THESE SERVICES, INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
- THERE ARE NO APPARENT ONSITE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY.
- NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
- PROPOSED PARKING SPACES: 18 INTERIOR SPACES.
- THE SUBJECT PARCEL SHOWN AS 118 CONGRESS STREET IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION, APPROVAL DATE OF 2013.
- REFER TO THE 118 on MUNJOY HILL CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS RECORDED IN THE CORD BOOK , PAGE
- REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 118 on MUNJOY HILL SITE PLAN.
- FLOODPLAIN: THIS PROPERTY SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 A, EFFECTIVE DATE JULY 11, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
- THIS PROJECT COMPLIES WITH CONDITIONS OF PORTLAND CODE OF ORDINANCES, CHAPTER 32 STORMWATER, INCLUDING ARTICLE III, POST-CONSTRUCTION STORMWATER MANAGEMENT. THE DEVELOPER/CONTRACTOR/SUBCONTRACTORS MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. SEE SHEET C14, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.

SURVEY NOTES

- OWNER OF RECORD: EMT LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, C.C.R.D. BOOK 14136, PAGE 214.
- LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAPS.
- BEARINGS ARE MAGNETIC 1926 PER PLAN REFERENCE 2.
- ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69'.

PLAN REFERENCES

- "PLAN OF LAND IN PORTLAND, MAINE, SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK" DEC. 1926 BY E.C. JORDAN CO.
- CITY WORKING PLANS 25, 140, 148, 1 DATED 1924 AND 1925.
- STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERIAULT/LANDMANN ASSOCIATES JULY 13, 1998 OWEN HASKELL, INC." REVISED 10-31-13.

LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- BUILDING ENTRY/EGRESS
--- ABUTTERS PROPERTY	--- CANOPY AND
--- EDGE OF PAVEMENT	--- BALCONY EASEMENTS
--- CONTOURS	--- FOOTING EASEMENTS
--- CURB	--- EDGE OF PAVEMENT
--- BUILDING	--- VERTICAL GRANITE CURB
--- STOCKADE FENCE	--- GRANITE BLOCK EDGING
--- CHAINLINK FENCE	--- FENCE
--- UTILITY POLE	
--- UTILITY POLE W/ GUY WIRE	
--- MONUMENT FOUND	
--- IRON PIPE FOUND	
--- IRON ROD FOUND OR SET	
--- FK NAIL SET	

FOOTING EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
F1	N 31°33'00" W	4.41'
F2	S 52°21'00" W	0.50'
F3	N 31°33'00" W	4.20'
F4	N 52°21'00" E	0.50'
F5	N 31°33'00" W	12.20'
F6	S 52°21'00" W	0.50'
F7	N 31°33'00" W	4.20'
F8	N 52°21'00" E	0.50'
F9	N 31°33'00" W	19.80'
F10	S 52°21'00" W	0.50'
F11	N 31°33'00" W	4.20'
F12	N 52°21'00" E	0.50'
F13	N 31°33'00" W	1.61'
F14	S 52°21'00" W	0.50'
F15	N 31°33'00" W	4.20'
F16	N 52°21'00" E	0.50'
F17	N 31°33'00" W	3.49'
F18	S 52°21'00" W	0.50'
F19	N 31°33'00" W	4.20'
F20	N 52°21'00" E	0.50'
F21	N 31°33'00" W	12.25'
F22	S 52°21'00" W	0.50'
F23	N 31°33'00" W	4.20'
F24	N 52°21'00" E	0.50'

OVERHANG EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE
O1	N 31°33'00" W	15.10'
O2	S 52°21'00" W	2.60'
O3	N 31°33'00" W	9.90'
O4	N 52°21'00" E	2.60'
O5	N 51°40'00" E	0.20'
O6	N 32°20'00" W	1.40'
O7	N 51°40'00" E	23.30'
O8	S 32°20'00" E	1.40'
O9	N 51°40'00" E	24.00'
O10	N 32°20'00" W	1.40'
O11	N 51°40'00" E	29.10'
O12	S 32°20'00" E	1.40'
O13	N 51°40'00" E	14.10'
O14	N 32°20'00" W	1.40'
O15	N 51°40'00" E	21.10'
O16	S 32°20'00" E	1.40'

ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE
 PROPOSED ZONE: B-1 WITH A ZONING AMENDMENT REQUEST
 PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS

SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	15 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	0.5 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	45 FEET ②	50 FEET ②
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,122 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES

- ① EXCEPT THAT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.
- ② A ZONING TEXT AMENDMENT IS REQUESTED ALLOWING 50 FEET.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

NOT FOR CONSTRUCTION

DATE

REV.	DATE	DESCRIPTION
4		
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

118 CONDOMINIUMS, LLC
 118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
 118 CONGRESS STREET, PORTLAND, ME

PINKHAM & GREER
 CONSULTING ENGINEERS
 28 VANNAH AVENUE
 PORTLAND, MAINE

SUBDIVISION RECORDING PLAT

SCALE: AS SHOWN DRN BY: JDC
 DATE: NOVEMBER 13, 2013 DESG BY: TSG
 PROJECT: 13143 CHK BY:

C1.0