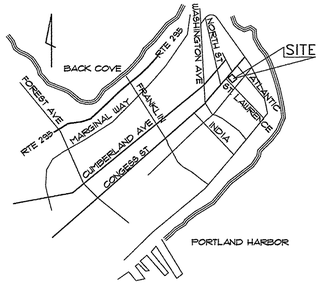
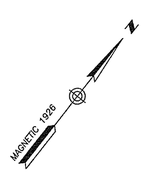


LOCATION PLAN

SCALE: 1"=250'±



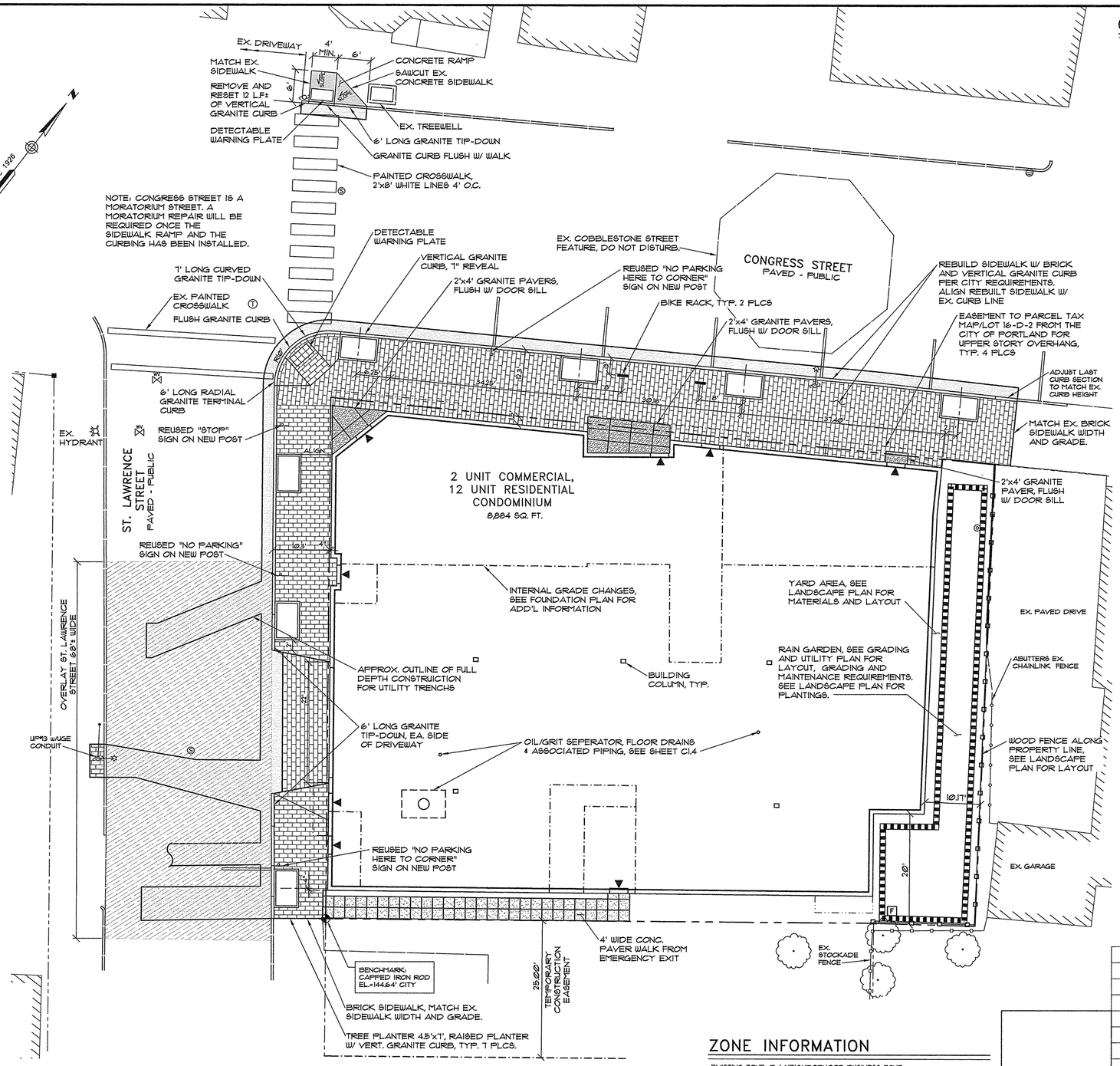
CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
3. ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL, GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
10. SUBDIVISION AT THE TIME OF APPROVAL IS DEFINED AS "SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSE OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS."

SITE PLAN CONDITIONS OF APPROVAL

PLANNING BOARD CONDITIONS OF APPROVAL PER THE CITY OF PORTLAND PLANNING BOARD REVIEW MEMO DATED FEBRUARY 3, 2014:

1. THE APPLICANT SHALL SUBMIT A REVISED BUILDING DESIGN THAT RESULTS IN THE DECKS ON ST. LAWRENCE STREET BEING WITHIN THE PROPERTY BOUNDARIES WHILE MAINTAINING THE CURRENT QUALITY OF DESIGN IN REGARDS TO FACADE ARTICULATION AND VARIATION OF FORM, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO SIGNING OF THE SUBDIVISION PLAT
2. THAT THE APPLICANT SHALL OBTAIN A LICENSE FROM THE CITY COUNCIL, SUBJECT TO REVIEW AND APPROVAL BY THE CORPORATION COUNSEL'S OFFICE, FOR ANY BUILDING FEATURES ASSOCIATED WITH THE APPROVED DESIGN THAT EXTEND OVER THE CITY RIGHT-OF-WAY, PRIOR TO THE RELEASE OF THE SIGNED SUBDIVISION PLAT
3. THAT THE APPLICANT SHALL OBTAIN EASEMENTS OR TEMPORARY CONSTRUCTION AGREEMENTS FOR ALL WORK OUTSIDE THE BOUNDARIES OF THE SITE, THESE (IF ANY) SHALL BE REVIEWED AND APPROVED BY CORPORATION COUNSEL AND THE RECORDED COPIES SHALL BE PROVIDED TO THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
4. THAT THE APPLICANT MAY BE REQUIRED TO INSTALL A CROSSWALK ON CONGRESS STREET AT THE EASTERLY SIDE OF THE ST. LAWRENCE STREET INTERSECTION. THE CITY'S CROSSWALK COMMITTEE MAY REVIEW THE SUBJECT LOCATION AND IDENTIFY RECOMMENDATIONS FOR INSTALLING A CROSSWALK. IF DEEMED APPROPRIATE BY THE CROSSWALK COMMITTEE THE APPLICANT SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL FEATURES OF THE CROSSWALK INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, SIGNAGE, AND ADA COMPLIANT RAMPS
5. THAT THE APPLICANT SHALL SUBMIT THE REVISED CIVIL ENGINEERING PLANS TO ADDRESS THE ENGINEERING REVIEW COMMENTS OF DAVE SENUS DATED 1.16.2014 FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
6. THAT THE APPLICANT SHALL SUBMIT A REVISED LANDSCAPE IMPROVEMENT PLAN TO ADDRESS THE CITY ARBORIST COMMENTS OF 1.22.2014 IN RESPECT OF THE SITE LANDSCAPE (BUFFERING AND ADDITIONAL TREES.) TO ALSO ADDRESS CITED PRINCIPLES AS RELEVANT, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND CITY ARBORIST PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
7. THAT THE APPLICANT SHALL SUBMIT THE PLANS, DOCUMENTS AND OTHER MATERIALS TO ADDRESS THE TRAFFIC REVIEW COMMENTS OF TOM ERRICO DATED 1.23.2014 IN RESPECT OF LOADING AND SERVICING AND IMPACT ON STREET PARKING/CITY'S TRAFFIC SCHEDULE, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES AND PARKING DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
8. THAT THE APPLICANT SHALL SUBMIT, FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND THE DEPARTMENT OF PUBLIC SERVICES PRIOR TO THE START OF ANY WORK ON SITE, A REVISED CONSTRUCTION MANAGEMENT PLAN THAT ADDRESSES THE COMMENTS OF TOM ERRICO DATED 1.23.2014
9. THAT THE TWO ADJUSTABLE "FLOOD" LIGHTS ON THE FRONT OF THE BUILDING OVER THE COMMERCIAL UNIT WINDOWS SHALL BE ADJUSTED IN ACCORDANCE WITH THE CITY'S TECHNICAL STANDARD 12 "SITE LIGHTING" SECTION 12.4



DRAWINGS INCLUDED IN THIS PROJECT

C1.0	SUBDIVISION PLAN	1	STANDARD BOUNDARY SURVEY
C1.1	CONDOMINIUM PLAT		
C1.2	SITE PLAN	A1.01	FLOOR PLAN - PARKING LEVEL
C1.3	EXISTING CONDITIONS AND DEMOLITION PLAN	A1.02	TYPICAL UNIT FLOOR
C1.4	GRADING AND UTILITIES PLAN	A1.04	FOURTH FLOOR PLAN
C1.5	EROSION CONTROL PLAN, NOTES AND DETAILS	A1.05	ROOF PLAN
C1.6	DETAILS	A2.01	BUILDING ELEVATIONS
C1.7	DETAILS		
		E0.1	ELECTRICAL & PHOTOMETRIC SITE PLAN
L1.0	LANDSCAPE IMPROVEMENTS PLAN		
L2.0	LANDSCAPE DETAILS		

FOR SITE PLAN LEGEND SEE SHEET C1.4

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ZONE INFORMATION

EXISTING ZONE: B-1, NEIGHBORHOOD BUSINESS ZONE
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.	1.5 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	50 FEET	50 FEET
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.

GENERAL NOTES

1. OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 274, DATED SEPTEMBER 10, 1998.
2. DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
3. ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
4. ARCHITECT: ARCHETYPE ARCHITECTS, 48 UNION WHARF, PORTLAND, MAINE, 04101
5. 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'.
6. SOILS MAPPING TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY AND CLASSIFIED AS HINCKLEY (HIB), GRAVELLY SANDY LOAM, 3-8% SLOPES, HYDROLOGICAL GROUP "A".
7. TAX MAP REFERENCE: MAP 16 / BLOCK D / LOT 2.
8. TOTAL PARCEL = 0.25 acres
9. CALL DIG-SAFE PRIOR TO COMMENCING WORK. 1-800-DIG-SAFE.
10. ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.
11. UNITS TO BE SERVICED BY PUBLIC WATER AND SEWER. THESE SERVICES, INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
12. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
13. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C1.4, GRADING AND UTILITIES PLAN.
14. THERE ARE NO APPARENT PERMANENT ONSITE EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING THE SUBJECT PROPERTY.
15. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
16. PROPOSED PARKING SPACES: 18 INTERIOR SPACES.
17. THE SUBJECT PARCEL SHOWN AS 118 CONGRESS STREET IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION.
18. REFER TO THE 118 on MUNJOY HILL CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.
19. REQUIRED STREET TREES ARE INCLUDED ON THE LANDSCAPE PLAN AS PART OF THE APPROVAL FOR 118 on MUNJOY HILL SITE PLAN.
20. FLOODPLAIN: THIS PROPERTY SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 230051 0014 A, EFFECTIVE DATE JULY 17, 1986. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
21. 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 C1.4, GRADING AND UTILITIES PLAN, FOR THE LIST OF INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES REQUIREMENTS.
22. EXISTING TREE PRESERVATION AND PROTECTION MEASURES ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE STANDARDS SHOWN ON SHEET L1.0, LANDSCAPE IMPROVEMENT PLAN.
23. THE PORTLAND CITY COUNCIL HAS GRANTED A LICENSE TO EMT, LLC, THE OWNER OF 118 CONGRESS STREET, TO ALLOW BAYS TO PROJECT OVER ST. LAWRENCE STREET AND TO ALLOW DECKS AND BAYS TO PROJECT OVER CONGRESS STREET, AND APPROVED MINOR VARIATIONS IN MATERIALS FROM THE CITY'S SIDEWALK REPLACEMENT MATERIAL POLICY TO ALLOW FOR THE USE OF PAVERS AND BRICKS WITHIN THE CITY'S RIGHT OF WAY. LICENSE GRANTED FEB. 24, 2014.

SITE PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

THESE TWELVE (12) RESIDENTIAL UNITS AND TWO (2) COMMERCIAL SPACE CREATE A SUBDIVISION. THE CITY REVIEW IS FOR SITE AND SUBDIVISION APPROVAL.

REV.	DATE	DESCRIPTION
7	4/17/14	ADD STREET MORATORIUM NOTE
6	4/17/14	SUBMITTED FOR FINAL APPROVAL
5	3/27/14	SUBMITTED FOR FINAL APPROVAL
4	2/26/14	100% CONSTRUCTION DOCUMENTS
3	1/27/14	50% PRICING SET
2	1/13/14	REV'D PER STAFF REVIEW
1	1/2/14	REVISED LAYOUT, ADDED GARDEN

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER
4/17/14

PINKHAM & GREER
CONSULTING ENGINEERS
28 VANNAH AVENUE
PORTLAND, MAINE

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

SITE PLAN

MAP 16/BLOCK D/LOT 2

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

C1.2