

LOCATION PLAN

SCALE: 1"=250'

SUBDIVISION CONDITIONS OF APPROVAL

1. THAT THE SUBDIVISION PLAT SHALL BE FINALIZED TO THE SATISFACTION OF THE PLANNING AUTHORITY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES AND INCLUDE DETAILED REFERENCES AS ADVISED BY THE ASSOCIATE CORPORATION COUNSEL IN E-MAIL DATED 12/23/14 AND RELEVANT CONDITIONS
2. THAT A STORMWATER MANAGEMENT AGREEMENT AND ALL EASEMENTS SHALL BE FINALIZED TO THE SATISFACTION OF THE CORPORATION COUNSEL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
3. THAT THE CONDOMINIUM ASSOCIATION DOCUMENTS SHALL INCLUDE REFERENCES TO THE STORMWATER MAINTENANCE AGREEMENT AND STORMWATER INSPECTION AND MAINTENANCE PLAN, LANDSCAPE MAINTENANCE (INCLUDING IN ROW) AND ALL EASEMENTS AND LICENSES AND BE REVIEWED AND APPROVED BY CORPORATION COUNSEL PRIOR TO THE RECORDING OF THE SUBDIVISION PLAT
4. THAT THE APPLICANT AND ALL ASSIGNS SHALL COMPLY WITH THE CONDITIONS OF CHAPTER 32 STORMWATER INCLUDING ARTICLE III, POST-CONSTRUCTION STORM WATER MANAGEMENT, WHICH SPECIFIES THE ANNUAL INSPECTIONS AND REPORTING REQUIREMENTS, THE DEVELOPER/CONTRACTOR/SUBCONTRACTOR MUST COMPLY WITH CONDITIONS OF THE CONSTRUCTION STORMWATER MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN BASED ON CITY STANDARDS AND STATE GUIDELINES. A MAINTENANCE AGREEMENT FOR THE STORMWATER DRAINAGE SYSTEM AS DESCRIBED IN ATTACHMENT J AND PLANS 10 AND 11 OF THIS REPORT, SHALL BE APPROVED BY CORPORATION COUNSEL AND DEPARTMENT OF PUBLIC SERVICES, AND SUBMITTED AND SIGNED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY WITH A COPY TO THE DEPARTMENT OF PUBLIC SERVICES
5. THAT THE APPLICANT SHALL SUBMIT REVISED PLANS AND ASSOCIATED DOCUMENTATION FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY AND CITY ARBORIST PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, TO ADDRESS THE COMMENTS BY THE CITY ARBORIST, JEFF TARDING, DATED 12/22/14 REGARDING THE STREET TREE LOCATION, SPECIES AND LONG TERM MAINTENANCE OF THE OTHER PLANTINGS IN THE ROW.
6. THAT THE APPLICANT SHALL MAKE A CONTRIBUTION TO THE CITY'S STREET TREE FUND OF \$4000 (FOR 1 TREE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

WAIVERS

1. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN STANDARD SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW FOR 13 OF THE INDOOR PARKING SPACES TO MEASURE 18' x 8'-6"
2. THE PLANNING BOARD WAIVES THE TECHNICAL DESIGN STANDARD SECTION 114 PARKING LOT AND PARKING SPACE DESIGN TO ALLOW A DRIVE AISLE OF LESS THAN 24 FEET, AS SHOWN ON PLAN F12.

SURVEY NOTES

1. OWNER OF RECORD: EMT LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101, C.C.R.D. BOOK 1436, PAGE 274.
2. LOCUS IS SHOWN AS LOT 16-D-2 ON THE CITY OF PORTLAND ASSESSORS MAPS.
3. BEARINGS ARE MAGNETIC 1926 PER PLAN REFERENCE 2.
4. ELEVATIONS ARE BASED ON CITY DATUM, BASED ON MON. AT NORTHEAST CORNER OF NORTH AND CONGRESS STREETS, ELEV. 146.69'.

PLAN REFERENCES

1. "PLAN OF LAND IN PORTLAND, MAINE, SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK" DEC. 1926 BY E.G. JORDAN CO.
2. CITY WORKING PLANS 25, 140, 148, 1 DATED 1924 AND 1925.
3. STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERIAULT/LANDMANN ASSOCIATES JULY 13, 1938 OWEN HASKELL, INC. REVISED 10-31-13.

LEGEND

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

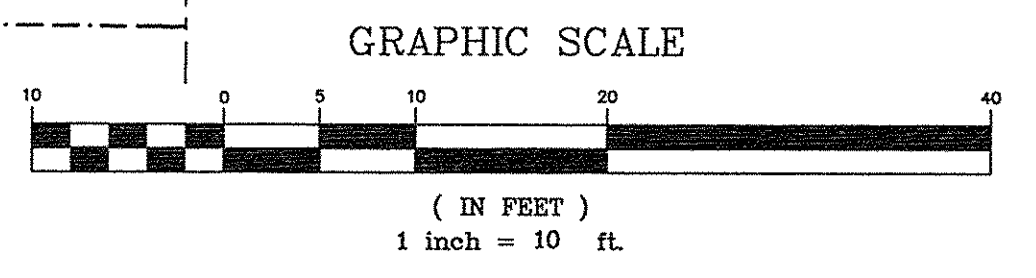
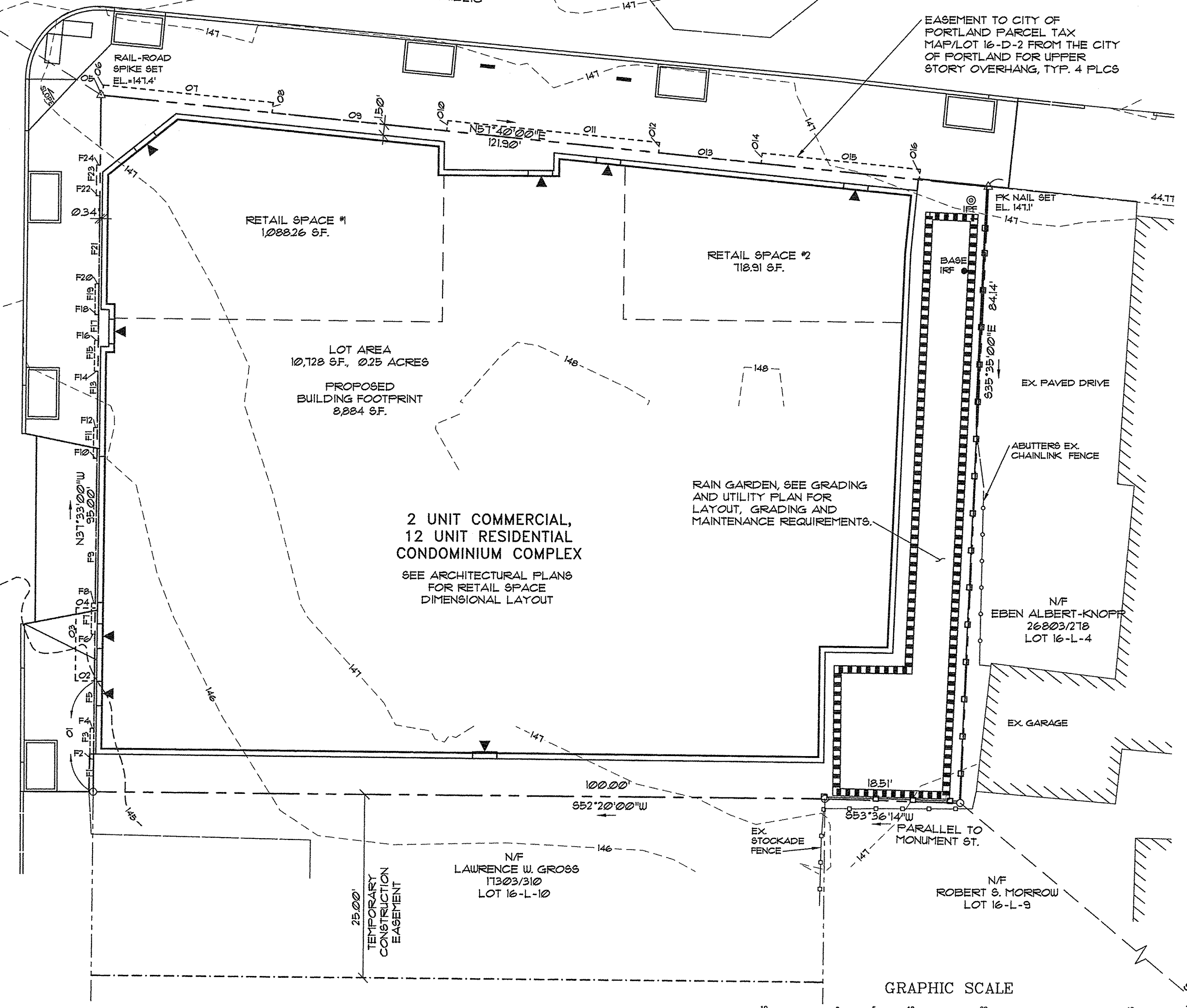
FOOTING EASEMENT OVERHANG EASEMENT DESCRIPTIONS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	N 31°33'00" W	4.41'	O1	N 31°33'00" W	15.10'
F2	S 52°21'00" E	0.50'	O2	S 52°21'00" E	2.60'
F3	N 31°33'00" W	4.20'	O3	N 31°33'00" W	9.90'
F4	N 52°21'00" E	0.50'	O4	N 52°21'00" E	2.60'
F5	N 31°33'00" W	12.80'	O5	N 51°40'00" E	0.20'
F6	S 52°21'00" E	0.50'	O6	N 32°20'00" W	1.40'
F7	N 31°33'00" W	4.20'	O7	N 51°40'00" E	23.30'
F8	N 52°21'00" E	0.50'	O8	S 32°20'00" W	1.40'
F9	N 31°33'00" W	19.80'	O9	N 51°40'00" E	24.00'
F10	S 52°21'00" E	0.50'	O10	N 32°20'00" W	1.40'
F11	N 31°33'00" W	4.20'	O11	N 51°40'00" E	29.10'
F12	N 52°21'00" E	0.50'	O12	S 32°20'00" W	1.40'
F13	N 31°33'00" W	11.61'	O13	N 51°40'00" E	14.10'
F14	S 52°21'00" E	0.50'	O14	N 32°20'00" W	1.40'
F15	N 31°33'00" W	4.20'	O15	N 51°40'00" E	21.70'
F16	N 52°21'00" E	0.50'	O16	S 32°20'00" E	1.40'
F17	N 31°33'00" W	3.49'			
F18	S 52°21'00" E	0.50'			
F19	N 31°33'00" W	4.20'			
F20	N 52°21'00" E	0.50'			
F21	N 31°33'00" W	12.05'			
F22	S 52°21'00" E	0.50'			
F23	N 31°33'00" W	4.20'			
F24	N 52°21'00" E	0.50'			

ST. LAWRENCE STREET PAVED - PUBLIC

NORTH STREET

CONGRESS STREET PAVED - PUBLIC

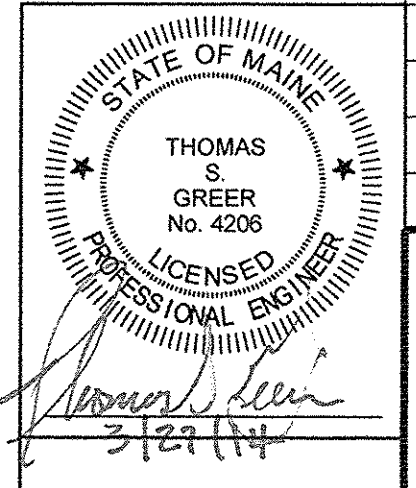


GENERAL NOTES

1. OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 1436, PG. 274, DATED SEPTEMBER 10, 1938.
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 HICKLEY (H1B), 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 SERVED BY PUBLIC WATER AND SEWER. THESE SERVICES, INCLUDING EXISTING HYDRANTS, ARE AS SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
12. POWER, TELEPHONE AND CABLE SERVICES ARE TO BE UNDERGROUND. THESE SERVICES ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
13. EXISTING UTILITIES, INCLUDING SIZE AND VERTICAL AND HORIZONTAL LOCATIONS, ARE SHOWN ON SHEET C14, GRADING AND UTILITIES PLAN.
14. THERE ARE NO APPARENT PERMANENT ON-SITE 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 230251 0014 A, EFFECTIVE DATE JULY 11, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
21. THIS PROJECT COMPLEIES 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.
22. 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.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

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



ZONE INFORMATION

EXISTING ZONE:	REQUIRED	PROVIDED
B-1 NEIGHBORHOOD BUSINESS ZONE	NONE	0.25 AC.
PROPOSED USE: COMMERCIAL SPACE AND MULTIFAMILY DWELLINGS	50 FEET	125 FEET
MINIMUM LOT SIZE	10 FEET MAX.	15 FEET
MINIMUM STREET FRONTAGE	NONE	5.3 FEET
MINIMUM FRONT YARD	NONE	10.1 FEET
MINIMUM REAR YARD	10 FEET MAX.	0.5 FEET
MINIMUM SIDE YARD	NONE	118.5 FEET
MINIMUM SIDE YARD ON A SIDE STREET	50 FEET	50 FEET
MINIMUM LOT WIDTH	0%	89%
MAXIMUM BUILDING HEIGHT	10 FEET MAX.	322 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	435 SQ. FT. MAX.	894 SQ. FT.
FLOOR AREA	1 SPACE PER UNIT	18 SPACES
MINIMUM AREA PER DWELLING UNIT		
OFF STREET PARKING		

EXCEPT THAT WHERE A SIDE YARD ADJUTS A RESIDENTIAL ZONE OR A FIRST FLOOR RESIDENTIAL USE, A MINIMUM OF TEN (10) FEET IS REQUIRED.

118 CONDOMINIUMS, LLC
118 CONGRESS STREET, PORTLAND ME

118 on MUNJOY HILL
118 CONGRESS STREET, PORTLAND, ME

SUBDIVISION RECORDING PLAT

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

C1.0