

**LOCATION PLAN** SCALE: 1"=250'±

**SUBDIVISION CONDITIONS OF APPROVAL**

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

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 TO THE ASSOCIATE CORPORATION COUNSEL IN E-MAIL DATED 12/30/14 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 FARLING, 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 \$400 (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 10 OF THE INDOOR PARKING SPACES TO MEASURE 10' 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.

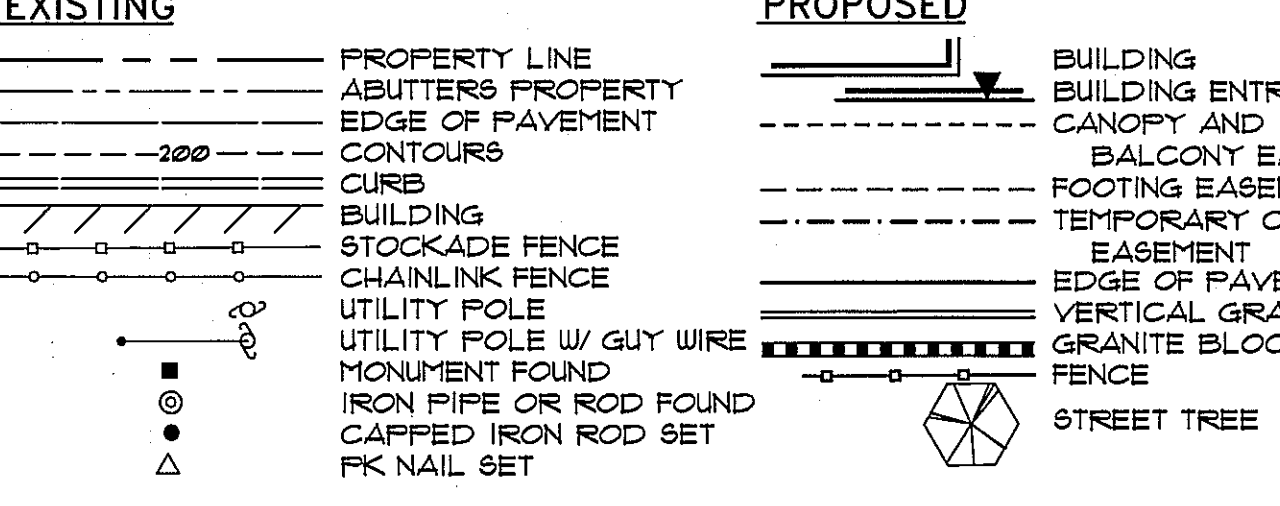
**SURVEY NOTES**

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 1988/89/90 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 EC. 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**

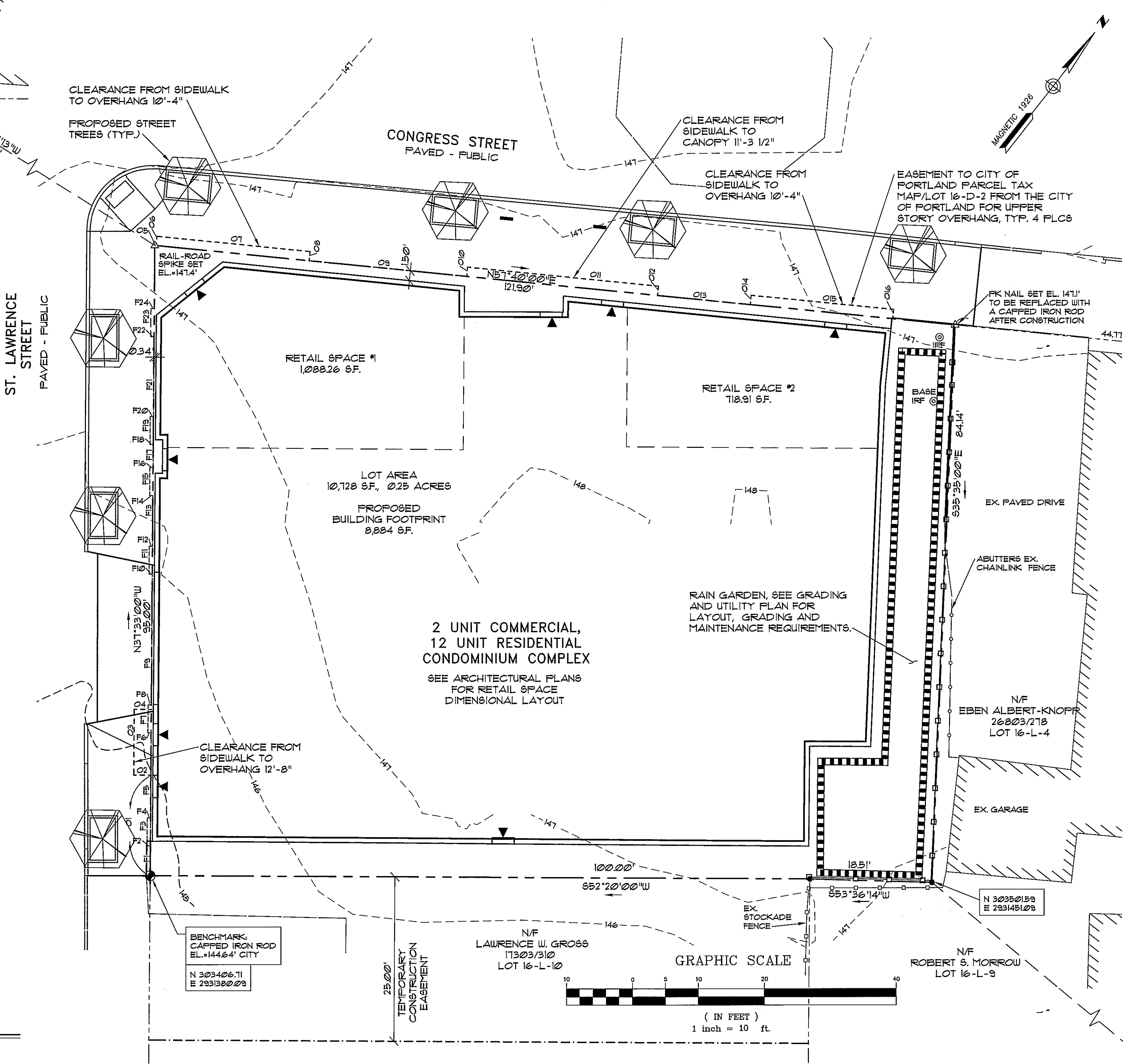


**ZONE INFORMATION**

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.	15 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	25 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	50 FEET	50 FEET
MAXIMUM IMPERVIOUS SURFACE RATIO	30%	89%
FLOOR AREA	10,000 SQ. FT. MAX.	9,327 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	435 SQ. FT.	894 SQ. FT.
OFF STREET PARKING	1 SPACE PER UNIT	18 SPACES

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



**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	12.80'
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	1.67'
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	12.05'
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'

**CONDOMINIUM ASSOCIATION RESPONSIBILITIES**

STREET TREES: THE ASSOCIATION SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN ACCORDANCE WITH ITS LANDSCAPE PLAN APPROVED BY THE CITY OF PORTLAND INCLUDING THE MAINTENANCE AND CARE OF APPROVED STREET TREES AND THEIR GRANITE PLANTING BEDS AND ANY OTHER PLANTINGS IN THE CITY'S RIGHT OF WAY.

SUBSTITUTE MATERIALS: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THE SAFE CONDITION AND MAINTENANCE OF GRANITE PAVERS NEAR THE MAIN ENTRANCE ON CONGRESS STREET AND NEAR THE ENTRANCES TO THE TWO COMMERCIAL UNITS, AND SHALL BE RESPONSIBLE FOR ENSURING THE SAFE CONDITION AND MAINTENANCE OF THE BRICK DRIVEWAY APRON OFF OF ST. LAURENCE STREET LEADING INTO THE PARKING GARAGE.

SNOW REMOVAL: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENSURING THAT PEDESTRIANS AND OTHER USERS OF THE SIDEWALKS ALONG CONGRESS STREET AND ST. LAURENCE STREET ARE SAFE FROM SNOW, ICE OR OTHER DEBRIS THAT COULD FALL FROM DECKS, BAYS OR THE ROOFTOP OF THE CONDOMINIUM INCLUDING ENSURING THAT UNIT OWNERS PROMPTLY REMOVE SNOW AND ICE FROM THE BALCONIES ALONG CONGRESS STREET AND ST. LAURENCE STREET IN A MANNER SO AS TO PROVIDE FOR THE SAFETY OF PERSONS BELOW AND ENSURING THAT UNIT OWNERS STORE OBJECTS ON BALCONIES OR ON ROOFTOP DECKS IN A MANNER SO AS TO PROVIDE FOR THE SAFETY OF PERSONS BELOW. THE ASSOCIATION SHALL BE RESPONSIBLE FOR CAUSING THE SIDEWALKS SURROUNDING THE PROPERTY TO BE CLEARED OF SNOW IN ACCORDANCE WITH THE CITY OF PORTLAND'S SNOW REMOVAL ORDINANCE, THE COST OF WHICH SHALL BE A COMMON EXPENSE.

REPAIR AND MAINTENANCE: UNIT OWNERS SHALL KEEP THEIR APPURTENANT BALCONIES, TERRACES AND PARKING SPACES IN A SAFE, CLEAN AND NEAT CONDITION.

THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE ANY PORTION OF A UNIT THAT CONSISTS OF EXTERIOR WINDOW AND DOORS, STRUCTURAL WALL, EXTERIOR SIDING OR CLADDING, EXTERIOR TRELLISES OR "GREEN WALLS" OR OTHER STRUCTURAL ELEMENT, EXTERIOR WALL, OR INTERIOR PARTITION WALLS, AS SUCH UNIT OWNERS SHALL NOT ALTER, MAINTAIN, REPAIR, REPLACE OR ALTER SUCH ELEMENTS IN ANY MANNER.

TRASH: THE ASSOCIATION SHALL BE RESPONSIBLE FOR ENGAGING A PRIVATE TRASH HAULER TO PICK UP TRASH GENERATED BY THE RESIDENTIAL UNITS. THE COST OF WHICH SERVICE SHALL BE A RESIDENTIAL UNIT COMMON EXPENSE. NO UNIT OWNER SHALL ATTEMPT TO UTILIZE CURB-SIDE TRASH PICK-UP SERVICES PROVIDED BY THE CITY OF PORTLAND, AND THE CITY HAS NO INTENTION OR OBLIGATION TO PROVIDE SUCH SERVICE.

RAIN GARDEN: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE "RAIN GARDEN" AND ALL LANDSCAPING AND HARDSCAPING INCLUDING WITHOUT LIMITATION THE APPROVED PROJECT'S STREET TREES AND THEIR GRANITE PLANTING BEDS.

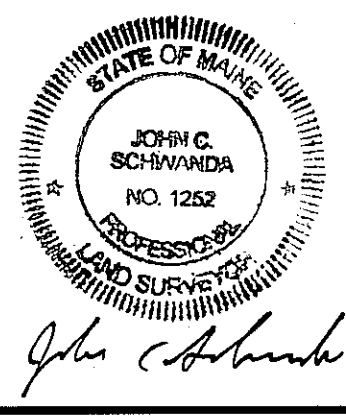
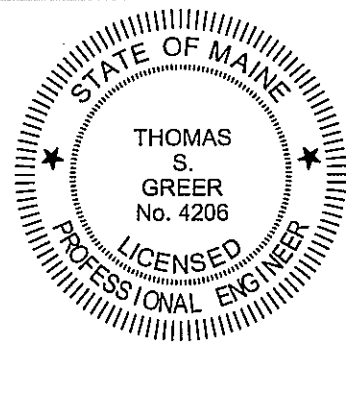
LIGHTING: THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EXTERIOR LIGHTING, INCLUDING WITHOUT LIMITATION THE RESPONSIBILITY OF ENSURING THAT THE TWO ADJUSTABLE "FLOOD" LIGHTS ON THE FRONT OF THE BUILDING OVER THE COMMERCIAL UNIT WINDOWS ARE MAINTAINED IN ACCORDANCE WITH THE CITY'S TECHNICAL STANDARD 12 "SITE LIGHTING" SECTION 1.4.

**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, 40 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 (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 SERVICED 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 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 FOR RESIDENTS USE ONLY.
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 AS RECORDED IN THE CCRD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
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 17, 1996. IT IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
21. 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. LAURENCE STREET AND TO ALLOW DECKS AND BAYS TO PROJECT OVER CONGRESS STREET, AND APPROVED MINOR VARIATIONS IN MATERIALS FROM THE CITY'S SIDEWALK REPLACEMENT POLICY TO ALLOW FOR THE USE OF PAVERS AND BRICKS WITHIN THE CITY'S RIGHT OF WAY. REFER TO THE LICENSE FOR THE OBLIGATIONS OF THE ASSOCIATION WITH RESPECT TO THE LICENSE AREAS. LICENSE GRANTED FEB. 24, 2014.

SUBDIVISION PLAT, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

REV.	DATE	DESCRIPTION
5	4/17/14	SUBMITTED FOR FINAL APPROVAL
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



**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

**SUBDIVISION RECORDING PLAT**

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

**C1.0**