

LOCATION PLAN

SCALE: 1" = 250'

SUBDIVISION CONDITIONS OF APPROVAL

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 ADDRESSORS 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.

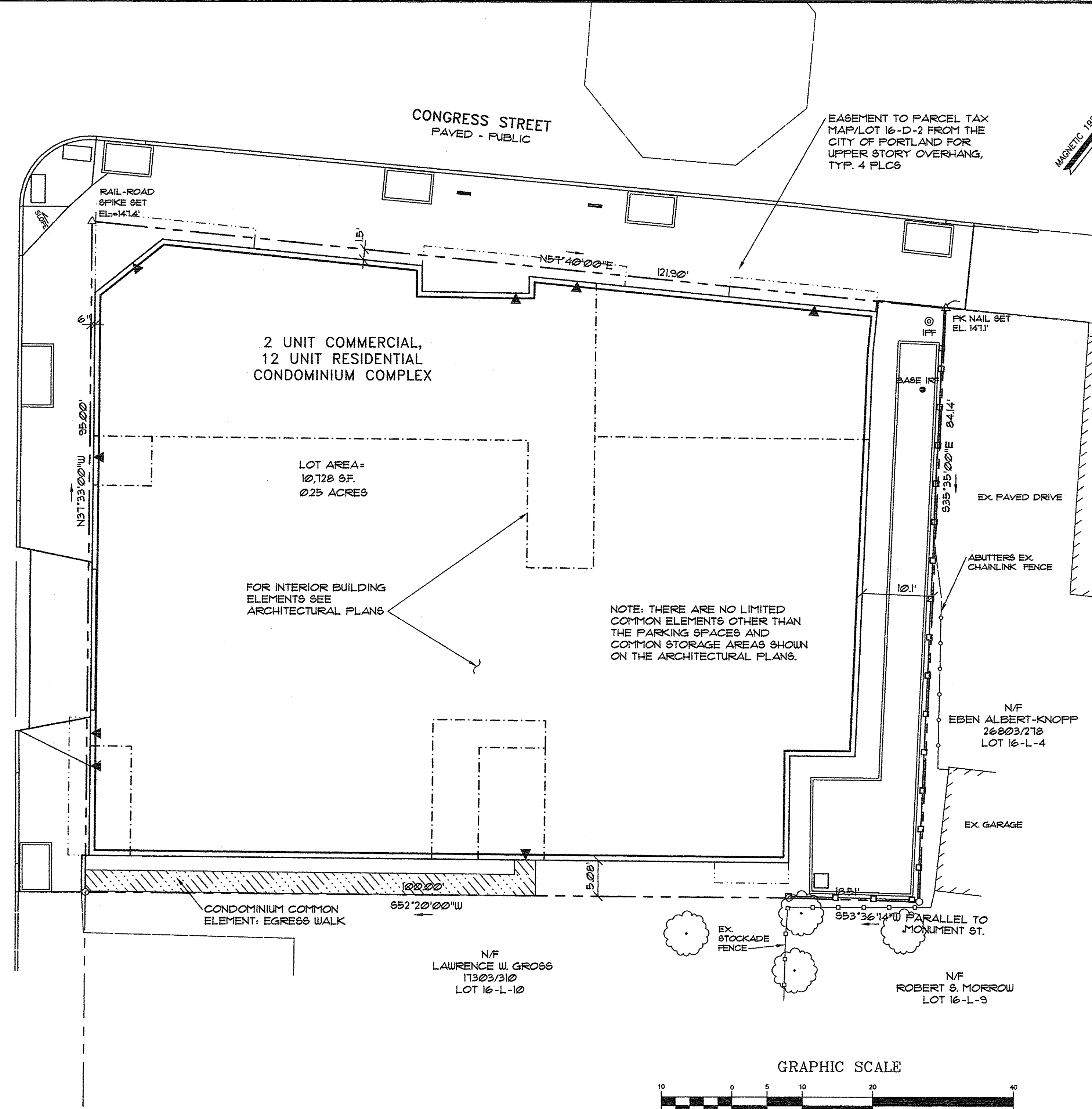
PLAN REFERENCES

- "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.

LEGEND

EXISTING	PROPOSED

ST. LAWRENCE STREET
PAVED - PUBLIC



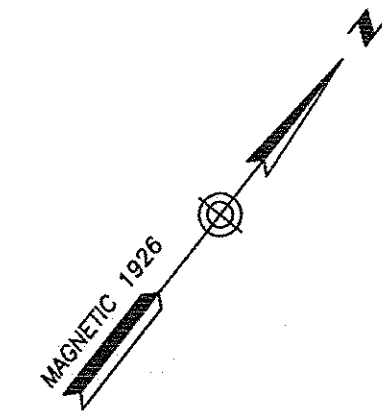
2 UNIT COMMERCIAL,
12 UNIT RESIDENTIAL
CONDOMINIUM COMPLEX

LOT AREA =
10,128 SF.
0.25 ACRES

FOR INTERIOR BUILDING
ELEMENTS SEE
ARCHITECTURAL PLANS

NOTE: THERE ARE NO LIMITED
COMMON ELEMENTS OTHER THAN
THE PARKING SPACES AND
COMMON STORAGE AREAS SHOWN
ON THE ARCHITECTURAL PLANS.

EASEMENT TO PARCEL TAX
MAP LOT 16-D-2 FROM THE
CITY OF PORTLAND FOR
UPPER STORY OVERHANG,
TYP. 4 PLCS



GENERAL NOTES

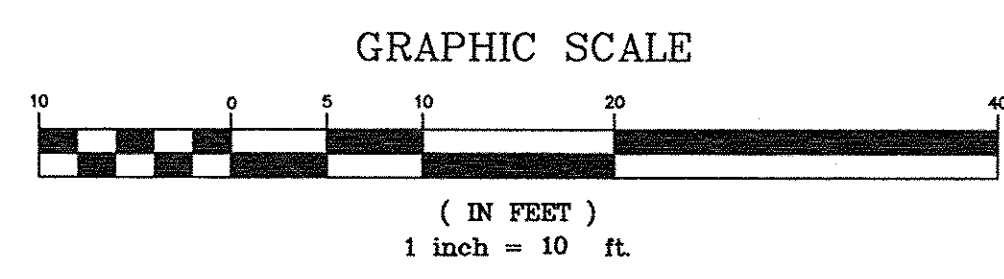
- OWNER: EMT, LLC, 118 CONGRESS STREET, PORTLAND MAINE 04101. DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 14136, PG. 214, DATE SEPTEMBER 10, 1998.
- DEVELOPER: 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, 28 VANNAH 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.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER
- ALL WORK WITHIN THE RIGHT OF WAY IS TO MEET CITY OF PORTLAND STANDARDS.

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

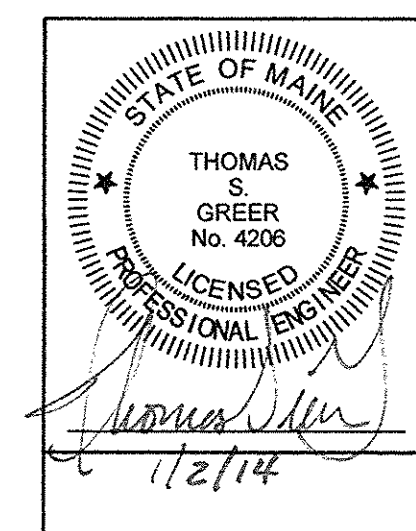
SPACE STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.25 AC.
MINIMUM STREET FRONTAGE	50 FEET	121.9 FEET
MINIMUM FRONT YARD	10 FEET MAX.	0.5 FEET
MINIMUM REAR YARD	NONE	5.3 FEET
MINIMUM SIDE YARD	NONE ①	10.1 FEET
MINIMUM SIDE YARD ON A SIDE STREET	10 FEET MAX.	0.5 FEET
MINIMUM LOT WIDTH	NONE	118.5 FEET
MAXIMUM BUILDING HEIGHT	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

DATE



1	01/02/14	REVISED LAYOUT, ADDED GARDEN
REV.	DATE	DESCRIPTION
<p>118 CONDOMINIUMS, LLC 118 CONGRESS STREET, PORTLAND ME</p> <p>118 on MUNJOY HILL 118 CONGRESS STREET, PORTLAND, ME</p> <p>PINKHAM & GREER</p> <p>CONSULTING ENGINEERS 28 VANNAH AVENUE PORTLAND, MAINE</p> <p>SUBDIVISION RECORDING PLAT</p>		
SCALE: AS SHOWN	DRN BY: JDC	C1.0
DATE: NOVEMBER 13, 2013	DESG BY: TSG	
PROJECT: 13143	CHK BY: TSG	