## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE | |
| | ABUTTER LOT LINE | |
| | PROPERTY CORNER | ● |
| SS | SANITARY SEWER LINE | |
| | SANITARY SEWER CLEANOUT | |
| W | WATERLINE | W |
| | WATER SHUTOFF | |
| M | WATER LINE METER PIT | M |
| G | GAS LINE | |
| ohu | OVERHEAD UTILITY LINE | |
| U | UNDERGROUND COMMUNICATIONS | |
| | UTILITY POLE | |
| | BUILDING | |
| x | METAL FENCE | |
| o | WOOD FENCE | |
| | EDGE OF PAVEMENT | |
| | EDGE OF CONCRETE | |
| | GRANITE CURB | |
| | BRICK SIDEWALK | |

## PARCEL INFORMATION

1. SITE AREA: 9,726 SF
2. APPLICANT: CLEAN AND SIMPLE LIVING, INC.
   C/O KEVIN DWYER
   315 16TH STREET
   BOULDER, CO 80302
3. OWNER: EAST END LOFTS, INC. (A SUBSIDIARY OF CLEAN AND SIMPLE LIVING, INC.)
   C/O KEVIN DWYER
   315 16TH STREET
   BOULDER, CO 80302
   CORD BOOK 32617, PAGE 34
4. ZONING DISTRICTS:
   B-2b COMMUNITY BUSINESS ZONE
   INDIA STREET HISTORIC DISTRICT
5. SPACE AND BULK STANDARDS

| | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MINIMUM LOT SIZE | NONE | 9,726 SF | NO CHANGE |
| MINIMUM LOT WIDTH | NONE | 43.7' | NO CHANGE |
| MINIMUM STREET FRONTAGE | 20' | 42.93' | NO CHANGE |
| FRONT YARD SETBACK | NONE | 0' | NO CHANGE |
| REAR YARD SETBACK | 10' | 40.7' | NO CHANGE |
| SIDE YARD SETBACK | NONE | 0' | NO CHANGE |
| SIDE YARD ON SIDE STREET | NONE | N/A | N/A |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 90% | 100% | NO CHANGE |
| MAXIMUM HEIGHT OF STRUCTURES | 45' | 35.7'± | NO CHANGE |
| MINIMUM LOT AREA PER DWELLING (ON PENINSULA) | 435 SF | 9,726 SF/UNIT | 972.6 SF/UNIT |

6. PROPOSED NUMBER OF UNITS:
   10 RESIDENTIAL UNITS
   1 RETAIL UNIT
7. OFF-STREET PARKING REQUIREMENTS:
   THE SITE CURRENTLY CONTAINS 5 EXTERIOR PARKING SPACES. NO ADDITIONAL PARKING SPACES ARE REQUIRED BECAUSE THE STRUCTURE IS A "CONTRIBUTING STRUCTURE" LOCATED WITHIN AN HISTORIC DISTRICT (PER SECTION 14-332.2(d)).
8. BICYCLE PARKING:
   NO ADDITIONAL VEHICULAR PARKING SPACES ARE REQUIRED PER SECTION 14-332.2(d). THEREFORE, NO BICYCLE PARKING SPACES ARE REQUIRED. HOWEVER RESIDENT BICYCLE PARKING IS AVAILABLE IN THE RESIDENT LOCKERS AND ONE BICYCLE RACK WILL BE INSTALLED IN THE CONGRESS STREET SIDEWALK.
9. SNOW STORAGE AREA IS LIMITED ON-SITE. THE OWNER WILL CONTRACT WITH A SNOW REMOVAL COMPANY FOR STORM EVENTS IN EXCESS OF 1" AND AS NEEDED.

## GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS.
10. ALL WATER MAIN AND WATER SERVICE WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
11. ALL PROPOSED WORK WITHIN THE CONGRESS STREET RIGHT-OF-WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
13. CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN TO THE DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET AND/OR SIDEWALK CLOSURES.
14. ALL STREET CLOSURES SHALL BE PERFORMED DURING OFF-PEAK HOURS OR DURING THE NIGHT.

## PLAN REFERENCES:

1. ONSITE TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM THE FOLLOWING:
   - 1.1. A PLAN TITLED "PLAN DEPICTING THE RESULTS OF AN EXISTING CONDITIONS & TOPOGRAPHY SURVEY MADE FOR WALSH ENGINEERING ASSOCIATES, INC.", PREPARED BY NADEAU LAND SURVEYS OF PORTLAND, MAINE, DATED OCTOBER 30, 2015.
   - 1.2. A PLAN TITLED "PLAN DEPICTING THE RESULTS OF A BOUNDARY SURVEY & PROPOSED BOUNDARY LINE AGREEMENT MADE FOR EAST END STUDIOS, LLC", PREPARED BY NADEAU LAND SURVEYS OF PORTLAND, MAINE, DATED AUGUST 27, 2015.
   - 1.3. BOUNDARY LINE AGREEMENT BETWEEN EAST END STUDIOS, LLC, AND CONGREGATION ETZ CHAIM AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32546, PAGES 299 & 302.
   - 1.4. FIELD OBSERVATION BY WALSH ENGINEERING ASSOCIATES, INC. IN SEPTEMBER AND OCTOBER 2015.
2. PLAN IS REFERENCED TO CITY OF PORTLAND HORIZONTAL DATUM, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
3. BASIS OF PROPERTY LINE BEARINGS IS MAGNETIC NORTH PER PLAN REFERENCE 1.2 ABOVE.
4. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL BENCHMARK, TBM1 - 3' OFFSET MONUMENT ALONG THE NORTHEASTERLY SIDELINE OF LOCUST STREET, LOCATED 213' NORTHERLY FROM CONGRESS STREET, CITY DATUM ELEVATION 63.562'.
5. THE COORDINATES DEPICTED ON THIS PLAN ARE FOR MUNICIPAL APPROVAL PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT. WALSH ENGINEERING ASSOCIATES AND NADEAU LAND SURVEYS ASSUME NO LIABILITY AND/OR RESPONSIBILITY IF USED FOR CONSTRUCTION PURPOSES.

## EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES HEREON SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE DESIGN ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE DESIGN ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.

## LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
3. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.

## Approved by Portland Planning Board

Date: _____

Chair: _____

Board Members:

_____

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_____

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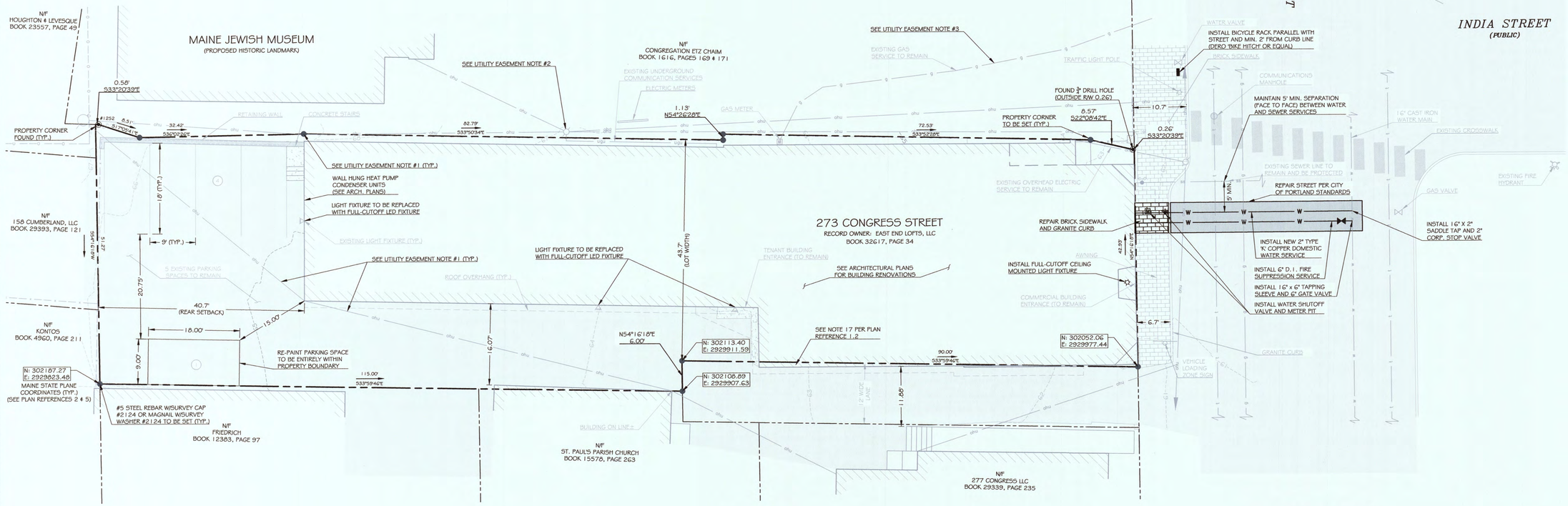


## UTILITY EASEMENT NOTES:

1. UTILITY EASEMENTS WILL BE GRANTED BY THE OWNER TO THE APPROPRIATE UTILITY COMPANIES FOR THE EXISTING ONSITE OVERHEAD UTILITY LINES CROSSING THE SITE. EASEMENTS SHALL BE 10' WIDE CENTERED ALONG THE INSTALLED LOCATION OF THE OVERHEAD WIRES.
2. A UTILITY EASEMENT WILL BE COORDINATED WITH THE CONGREGATION ETZ CHAIM AND GRANTED TO THE APPROPRIATE UTILITY COMPANIES FOR ACCESS TO THE UTILITY POLE LOCATED NEAR THE CENTER OF THE NORTHEASTERN SIDE OF THE EAST END LOFTS BUILDING. THE EASEMENT SHALL BE 10' WIDE CENTERED ON THE POLE AND 5' DEEP FROM THE PROPERTY LINE.
3. A UTILITY EASEMENT WILL BE COORDINATED WITH THE CONGREGATION ETZ CHAIM AND GRANTED TO THE APPROPRIATE UTILITY COMPANIES FOR THE OFFSITE NATURAL GAS SERVICE TO THE EAST END LOFTS BUILDING. THE EASEMENT SHALL BE 15' WIDE CENTERED ALONG THE INSTALLED UNDERGROUND LOCATION OF THE GAS LINE.

GRAPHIC SCALE

10 0 5 10 20 40

1 inch = 10 ft.

## SURVEYOR'S STATEMENT:

NADEAU LAND SURVEYS HEREBY STATES EXCLUSIVELY TO THE CLIENT LISTED HEREON, THAT THE PARCEL BOUNDARIES DEPICTED ON THIS PLAN ARE BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, IT CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE.

THE SEALING OF THIS PLAN BY NADEAU LAND SURVEYS IS SOLELY FOR THE PARCEL BOUNDARIES, EASEMENTS, COORDINATES AND TOPOGRAPHY DEPICTED HEREON. THIS OFFICE SHALL NOT BE HELD LIABLE FOR ANY MATTERS REGARDING THIS SUBDIVISION PLAN OTHER THAN FOR THE PARCEL BOUNDARIES, EASEMENTS, COORDINATES AND TOPOGRAPHY DEPICTED HEREON.

THIS PLAN IS NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE BELOW LISTED PROFESSIONAL LAND SURVEYOR WHO PREPARED THIS PLAN AS IT MAY CONTAIN UNAUTHORIZED ALTERATIONS UNKNOWN TO THIS OFFICE.

NADEAU LAND SURVEYS

JAMES D. NADEAU, P.L.S. #2124 (AGENT) — DATE: 1-5-2016

STATE OF MAINE · JAMES D. NADEAU · 2124 · PROFESSIONAL LAND SURVEYOR


WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com


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STATE OF MAINE · SILAS W. CANAVAN · No. 12639 · LICENSED PROFESSIONAL ENGINEER · 1/5/16


Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 Brighton Avenue
Portland, Maine 04102
(207) 878-7870


East End Lofts
273 Congress Street
Portland, Maine

Clean and Simple Living, Inc.
315 16th Street
Boulder, CO 80302

| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 11/3/15 | Issued for Level III Site Plan Review | SWC | NGC |
| 2 | 1/5/16 | Revised Per City Comments | SWC | NGC |

Sheet Title:

# Subdivision Plat

| | |
|---|---|
| Job No.: | 310 |
| Date: | Nov. 3, 2015 |
| Scale: | 1" = 10' |
| Drawn: | SWC |
| Checked: | NGC |

Sheet No.: 1 of 1

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